

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/516

- Applicant** : Metex House Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 24-32 Fui Yiu Kok Street, Tsuen Wan
- Site Area** : About 973.6m²
- Lease** : Tsuen Wan Town Lot (TWTL) 131:
(a) Held under New Grant No. 4723;
(b) To expire on 30.6.2047; and
(c) Restricted to general industrial and/or godown purposes excluding offensive trades.
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : “Industrial” (“I”)

(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 100 metres above Principal Datum (mPD), or the PR/height of the existing building, whichever is the greater
(b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. 1.9 or +20%) at 24-32 Fui Yiu Kok Street (the Site) in Tsuen Wan East Industrial Area (TWEIA), which falls within an area zoned “I” on the approved Tsuen Wan OZP No. S/TW/33 (**Plan A-1**). The Site is currently occupied by an existing industrial building (IB) constructed before 1987 (pre-1987 IB¹). The proposal is for development of a 24-storey (including 2 basement levels) IB with a maximum BH of about 98mPD for permitted “industrial use”. According to the Notes for the “I” zone of the OZP, “Industrial Use” is a Column 1 use which is always

¹ The Occupation Permit for the subject building was issued on 7.5.1974.

permitted within the zone. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance.

- 1.2 According to the applicant, the proposed scheme will incorporate a full-height building setback of 1m wide fronting Fui Yiu Kok Street to enhance wind penetration (**Drawings A-3 and A-6**). The setback area at pedestrian level will be paved to provide pleasant walking environment. The applicant intends to claim bonus plot ratio under Section 22 of Building (Planning) Regulations (B(P)R) for the proposed setback area fronting Fui Yiu Kok Street which will be determined during detailed design stage, subject to approval by the Building Authority (BA). According to the applicant, the proposed BH would be able to accommodate the bonus PR and thus relaxation on BH restriction would not be sought (**Appendix If**).
- 1.3 Greenery features including a vertical green wall on the building façade along Fui Yiu Kok Street and landscaping features on 1/F flat roof will be provided (**Drawings A-4, A-7 to A-9**). The total greenery coverage is about 20.7% (about 201.8m²) with the proposed greenery area at 1/F and vertical greenery at G/F.
- 1.4 Relevant floor plans and schematic sections submitted by the applicant are shown at **Drawings A-1 to A-9**. Major development parameters of the proposed scheme (**Appendix Ia**) are as follows:

Major Development Parameters	Proposed Scheme
Site Area	About 973.6m ²
PR ^[1]	Not more than 11.4
Total Gross Floor Area (GFA) ^[1]	About 11,099.04m ²
BH (main roof)	About 98mPD
Site Coverage (SC)	
• G/F	Not more than 95.9%
• 1/F to 25/F	Not more than 60%
No. of Block	1
No. of Storeys	24 (including two basement levels)
Proposed Uses	Workshops
Parking Spaces and Loading/Unloading Bays	
• Private Car	12 (including two accessible parking spaces)
• Motorcycle	2
• Light Goods Vehicle (LGV)	11
• Heavy Goods Vehicle (HGV)	5
• Waiting Space	1
Building Setback along Fui Yiu Kok Street	1m full-height
Total Greenery Ratio	About 20.7% (about 201.8m ²)
Anticipated Year of Completion	2023

Notes:

[1] Any bonus PR/floor area that may be approved by the BA under (B(P)R 22(1) or (2) for the setback areas to be surrendered to the government have not been reflected in the above. Bonus PR/floor area to be claimed would be subject to approval by the BA during detailed design stage.

- 1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 13.1.2020 (Appendix I)
- (b) Supporting Planning Statement (SPS) received on 13.1.2020 (Appendix Ia)
- (c) Clarification letter received on 13.1.2020 with replacement pages of the SPS (Appendix Ib)
- (d) Further information (FI) vide letter received on 28.2.2020 (FI 1) responding to departmental comments and enclosing architectural drawings and revised technical assessments[#] (Appendix Ic)
- (e) FI 2 vide letter received on 31.3.2020* responding to departmental comments* (Appendix Id)
- (f) FI 3 vide letter received on 16.4.2020 responding to departmental comments and enclosing updated sewerage impact assessment (SIA)[#] (Appendix Ie)
- (g) FI 4 vide letter received on 18.5.2020 responding to departmental comments and enclosing consolidated SIA* (Appendix If)

Remarks:

[#] accepted but not exempted from publication and recounting requirement

* accepted and exempted from publication and recounting requirement

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are set out in Section 5 of the Planning Statement at **Appendix Ia** and summarized as follows:

In line with Government's Policies for Revitalising IBs

- (a) The proposed development with PR relaxation by 20% is in line with the 2018 Policy Address to optimize the use of vacant or underutilized IBs in a better way and provide more floor area through the introduction of IBs revitalization policy to meet Hong Kong's changing economic and social needs.

In Support of Recommendations in the 2014 Area Assessments Report

- (b) According to "Report on 2014 Area Assessments of Industrial Land in the Territory", the TWEIA was recommended to be retained as "I". The proposed development echoes with the recommendations to ensure an adequate supply of industrial floor space in the area and provide employment for the labour force in Tsuen Wan New Town.

Planning and Design Merits for the Proposed Development

- (c) The proposed full-height building setback fronting Fui Yiu Kok Street would attain visual enhancements and permeability and further enhance wind penetration at Fui Yiu Kok Street. The setback area at pedestrian level would be paved to provide pleasant walking environment. A vertical green wall and road side planters will be designed to improve micro-climate at pedestrian level.

- (d) The proposed landscape area at the flat roof at 1/F would provide visual interest across the façade of the proposed development and enhance the visual quality along Fui Yiu Kok Street. Majority of the entrance lobby at 1/F would be enclosed with tall clear glasses to enhancing the visual connection between the pedestrians, the greenery and within the proposed development.
- (e) The proposed scheme adopts a “low podium design” to eliminate podium effect of the standard design of 15m high podium. The design would facilitate sunlight penetration and natural ventilation in the local area. Moreover, all car parking spaces are proposed to be located at basement levels.
- (f) As the site area is less than 1,000m², the requirements as per the SBDG (App-152) might not be applicable to the Site. Nevertheless, features of the proposed development in relation to building setback and greenery provision as identified in the SBDG are complied with.
- (g) The proposed greenery at flat roof can reduce the solar heat gain of the building and reduce the cooling load and energy consumption.
- (h) The proposed scheme would apply for BEAM Plus certification and the proposed rating will be confirmed during detailed design stage.

Contributing to the Transformation of TWEIA

- (i) Upon the planning approval, the existing IB at the Site will be redeveloped into an IB that meets present-day building standards for conventional “industrial/ godown uses” and/ or “modern industrial uses”. The proposed development would increase the provision of industrial floor spaces as well as facilitate the transformation of TWEIA in supporting the economy of Hong Kong.

Accommodating the Additional PR with No Exceedance to the BH Restriction in the Area

- (j) Effort have been made to minimise potential adverse visual impacts of the proposed building while accommodating the additional PR and minimising the increase in BH as far as possible. The resultant BH of the proposed development will be 98mPD, which does not exceed the BH restriction stipulated in the “I” zone of the OZP, is considered compatible with the building height profile of the surrounding area.

Fully Respecting the Planning Intention of the “I” Zone

- (k) The proposed development is proposed for industrial use, which is a Column 1 use always permitted under the “I” zone. The proposed minor relaxation of PR is intended to optimise the development potential for valuable land resources, therefore fully respecting the planning intention of the “I” zone of the OZP.

No Adverse Traffic and Sewerage Impact

- (l) The submitted Visual Impact Assessment (VIA), SIA and Traffic Impact Assessment (TIA) have demonstrated that the proposed development is anticipated to generate no adverse impacts to the surrounding area.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

Policy Initiatives of Revitalisation of IBs

- 4.1 As set out in 2018 Policy Address, to provide more floor area to meeting Hong Kong’s changing social and economic needs, and make better use of the valuable land resources, a new scheme to incentivise redevelopment of IBs is announced. To encourage owners to redevelop IBs constructed before 1987², there is a policy direction to allow relaxation of the maximum permissible non-domestic PR as specified in an OZP by up to 20% for redevelopment of pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns into industrial/commercial uses. The relaxation of PR is subject to approval by the Board on a case-by-case basis and the maximum non-domestic PR permissible under the B(P)R³. The Board may approve such application subject to technical assessments confirming the feasibility of allowing such in terms of infrastructure capacity, technical constraints, as well as relevant planning principles and considerations.
- 4.2 The time limit for owners to submit applications is three years, with effect from 10.10.2018. Should the application be approved, the modified lease should be executed (with full land premium charged) within three years after the planning permission is granted.

5. **Previous Application**

The Site was the subject of an application (No. A/TW/510) submitted by the same applicant for proposed minor relaxation of PR restriction from 9.5 to 11.4 (+20%) and BH restriction from 100mPD to 119.7mPD (+19.7%) for permitted industrial use. The application was withdrawn on 30.12.2019. Separately, the Site was also the subject of a planning application (No. A/TW/415) (**Plan A-1**) for proposed wholesale conversion of the existing IB for shop and services, and eating place uses, which was rejected by the Committee on 5.8.2011 on the grounds of unacceptable car parking proposals and setting of an undesirable precedent for similar application without the provision of necessary supporting car parking and loading/unloading facilities.

² Pre-1987 IBs refer to those eligible IBs which were wholly or partly constructed on or before 1.3.1987, or those constructed with their building plans first submitted to the Building Authority for approval on or before the same date.

³ Under the new policy, any bonus floor area claimed under section 22(1) or (2) of the B(P)R is not to be counted towards the proposed increase of non-domestic PR by 20% for redevelopment projects.

6. Similar Applications

Since March 2019, the Committee has considered a total of 26 applications for minor relaxation of PR and/or BH in the Metro Area relating to the Policy, including four applications (No. A/TW/505, A/TW/508, A/TW/509 and A/TW/514) in Tsuen Wan (**Plan A-1**). Out of the 26 similar applications, 24 applications were approved with conditions and two were rejected (No. A/K13/313 and A/K14/764) mainly on the ground that there was insufficient planning and design merits to support the proposed minor relaxation of BH restriction and the applicant failed to demonstrate that it will not create adverse visual impact on the area (see **Appendix IV** for details). In consideration of these applications, the Committee generally indicated support for the Policy to relax the PR up to 20% as it provides incentives to encourage redevelopment of pre-1987 IBs taking account that relevant technical assessments were submitted to support the technical feasibility and there was no adverse comment from relevant government departments.

7. The Site and Its Surrounding Areas (**Plans A-1** and **A-2** and photos on **Plans A-3** to **A-5**)

7.1 The Site is:

- (a) abutting Fui Yiu Kok Street within the TWEIA; and
- (b) currently occupied by a 11-storey IB with an Occupation Permit issued on 7.5.1974 for workshop use.

7.2 The surrounding areas have the following characteristics (**Plans A-2** to **A-4**):

- (a) the neighbouring buildings to the east, south and west are mainly industrial buildings in TWEIA under active operation;
- (b) to the north across Fui Yiu Kok Street are three commercial and service apartment developments, namely Indi Home, H Cube and Chelsea Court; and
- (c) is well served by various modes of public transport including bus, public light bus and taxi. MTR Tsuen Wan West Station is located about 600m to the west (**Plan A-5**).

8. Planning Intention

- 8.1 The planning intention of the “T” zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.
- 8.2 As stated in the Explanatory Statement of the OZP, provision of industrial land in Tsuen Wan has been made in conjunction with the industrial land planned for Kwai Chung and Tsing Yi to ensure that sufficient land is set aside for industrial developments to provide employment for the labour force in Tsuen Wan New Town.

9. Comments from Relevant Government Departments

9.1 The following Government bureaux/departments have been consulted and their views on the application are summarized as follows:

Policy Perspective

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) it is Government's policy to incentivise owners to redevelop old IBs to optimise utilisation of existing industrial stock and make better use of the valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses. To this end, relaxation of the maximum permissible non-domestic PR by up to 20% may be permitted, on a case-by-case basis, under the current revitalisation scheme for redevelopment projects of pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns;
- (b) he is willing to provide policy support for the application, on the clear understanding that the development proposal (if materialised) would help address the increasing long-term shortfall of industrial floor space, particularly for information technology and telecommunications industries, under the current projection. This is subject to applicant's confirmation that the proposed "workshop units" in the lay-out are not intended to be used by any occupants inappropriately for domestic purposes in future; and
- (c) he understands that LandsD has advised on the need for lease modification if certain industrial uses contemplated by the applicant may exceed the user restrictions under the existing lease.

Land Administration

9.1.2 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TW&KT) and the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):

- (a) TWTL 131 ("the Lot") is governed by New Grant No. 4723 ("the NG") with a term expiring on 30 June 2047. The Lot, with a site area of 10,480ft² (or about 973.6m²) is restricted to general industrial and/or godown purposes excluding any offensive trade. No building shall be erected on the Lot except a factory and/or a warehouse, ancillary offices and such quarters as may be required for watchmen or caretakers who, in the opinion of the Commissioner of Labour, are essential to the safety and security of the buildings. The number of watchmen and caretakers to be accommodated in any such quarters and the number and size of the quarters shall be subject to the approval of the said Commissioner, and the floor area of any such quarters shall in any event not exceed 45ft² for each person to be accommodated.

According to the recent Land Registry record, the current registered owner of the Lot is “Metex House Limited”;

- (b) as per Special Condition No. (S.C.) 13 of the NG, space shall be provided within the Lot to the satisfaction of the District Commissioner, New Territories for the parking, loading and unloading of motor vehicles at the rate of not less than one vehicle for each 10,000 ft² or part thereof of GFA, excluding any floor area to be used for parking, loading/unloading (L/UL), or not less than 1 vehicle for each 5,000 ft² or part thereof of the site area, whichever is the greater rate. A layout plan indicating the parking, L/UL spaces to be provided with the Lot in accordance with S.C. 13 and approved by the Building Authority, or a copy of such plan certified by an authorised architect, shall be registered in the District Land Office under S.C. 14 of the NG.
- (c) there is no PR, total GFA, or BH restrictions under the NG;
- (d) “industrial use” in planning terms covers a wide range of uses, e.g. “information technology and telecommunications industries”, “research, design and development centre”, etc. According to para 5.6.1 of the SPS, the proposed development will be for “Column 1” uses. The “Column 1” uses permitted under the “I” zone would constitute uses in breach of the lease conditions whereby the user restriction of “industrial and/or godown purposes” under lease should involve manufacturing process and/or transient deposit and storage for delivery purposes as per court decided cases; and
- (e) if the applicant submits a lease modification application, the application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as LandsD shall deem appropriate to do so, including, among others, payment of premium and administrative fee. The applicant should be advised that there is no guarantee that the application, if received by LandsD, will be approved and he reserves his comment on such.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no objection in principle to the application; and
- (b) should the application be approved, the following condition is recommended to be incorporated:

the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Environment

9.1.4 Comments of the Director of Environment Protection (DEP):

- (a) no objection to the application; and
- (b) should the application be approved, it is recommended to impose the following conditions:
 - (i) the submission of an updated SIA for the proposed development to the satisfaction of the DEP or of the Board; and
 - (ii) the implementation of the local sewerage upgrading/sewerage connections works identified in the updated SIA for the proposed development in condition (i) above to the satisfaction of the Director of Drainage Services or of the Board.

Urban Design, Visual and Landscape

9.1.5 Comments of Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchsD):

- (a) no comment from visual impact point of view; and
- (b) it appears that the proposed vertical greenery on G/F façade facing Fui Yiu Kwok Street will enhance street environment to some extent.

9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) located within the TWEIA, the Site with an area of about 973m² fronts onto Fui Yiu Kok Street. The Site is surrounded by a cluster of industrial buildings within the same “T” zone with BH ranging from 32mPD to 103mPD. The proposed minor relaxation of PR does not involve additional BH beyond what is permitted on the OZP. Given this context and as illustrated in the photomontages of the VIA, the resulting development would unlikely induce any significant visual impact to the surrounding areas;
- (b) the applicant proposes a low podium design of 4.9m (i.e. 9.4mPD) with a setback of 1m at G/F along Fui Yiu Kok Street, and above podium level, a building setback of 4.8m along the same street. The SC of the proposed development at G/F is about 95.9% and 59.7% from 1/F and above. Greenery areas/landscape features are proposed on the flat roof of 1/F. Vertical greenery on the podium façade and roadside planters are also proposed. The pavement of Fui Yiu Kok Street is currently about 2.2m in width, the setback at G/F would result in a

pavement width of 3.2m. The proposed measures including setbacks/low podium design and provision of greenery on the low zone of the development will enhance the pedestrian environment. Regarding the incorporation of continuous protection from rain and sun along the proposed building edge (**Appendix Ic**), it is noted that the applicant will explore opportunities with the relevant departments in detailed design stage.

Landscape

- (c) with reference to the aerial photo of 2018, the site is situated in an area of industrial urban landscape character surrounded by industrial and commercial buildings. The site is currently occupied by an industrial building without any existing landscape resource on site;
- (d) it is noted that proprietary vertical greening system is proposed on the building façade along Fui Yiu Kok Street. The applicant is reminded to take into consideration of long-term commitment to provide proper maintenance to the vertical green for healthy and sustainable plant growth;
- (e) in consideration that the Site is not located at visually sensitive location and significant adverse landscape impact created by the proposed development is not envisaged, he has no objection to the application from landscape planning perspective; and
- (f) it is noted that the main entrance of the proposed development is not located along a major road. In view of the limited public frontage, a landscape condition is considered not necessary should the application be approved by the Board.

Building Matters

9.1.7 Comments of the Chief Building Surveyor/NTW, Buildings Department (CBS/NTW, BD):

- (a) no objection under the Buildings Ordinance (BO) to the proposed minor relaxation of PR restriction;
- (b) presumably the site abuts on a specified street – Fui Yiu Kok Street of not less than 4.5m wide, and as such, the development intensity shall not exceed the permissible as stipulated under the First Schedule of the B(P)R;
- (c) the applicant is advised to appoint an Authorised Person/Registered Structural Engineer/Registered Geotechnical Engineer and submit the required plans to the Building Authority for approval in accordance with the BO. His position under the BO is hereby reserved;
- (d) the sustainable building design requirements and pre-requisites under

PNAP APP-151 & 152 would be applicable to the proposed building if GFA concessions are claimed for any green/amenity features/ and/or non-mandatory/non-essential plant rooms;

- (e) in order to deter the misuse of IBs for residential uses at building design stage, building design measures under PNAP APP-159 would be applicable in processing new proposals for IBs; and
- (f) detailed comments will be given at the building plan submission stage.

9.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Mainland South, DSD (CE/MS, DSD);
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/NT West, Highways Department;
- (d) Commissioner of Police;
- (e) Project Manager (West), Civil Engineering and Development Department;
- (f) Director-General of Trade and Industry;
- (g) Director of Fire Services; and
- (h) District Officer (Tsuen Wan), Home Affairs Department.

10. Public Comments Received During Statutory Publication Period

During the statutory public inspection periods, a total of 19 public comments (**Appendix II**) were received, including 11 supporting comments from individuals and eight objecting comments from individuals and the representative of Indi Home Owners' Corporation. The eleven supporting comments are mainly of the views that the proposed development would facilitate new industrial development with modern fire service installations, enhance streetscape/pedestrian experience, and encourage future business development in the district. The eight objecting comments are mainly on the grounds that the proposed vertical greening system would require extensive maintenance, the proposed building setback area may not bring significant improvement to sunlight/wind penetration in the surrounding, the proposed development would lower the supply of industrial floor space for warehouse use in TWEIA, and the proposed development would obstruct the view enjoyed by the surrounding residences and cause adverse impacts to air quality, traffic and health of the residents living in the surrounding areas.

11. Planning Considerations and Assessments

11.1 The application is for minor relaxation of PR restriction from 9.5 to 11.4 (by 20%) to facilitate redevelopment of an existing IB at the Site, which falls within an area zoned "I", into a 24-storey IB development (including two basement levels) for permitted industrial uses. The proposed development is generally in line with the planning intention of the "I" zone in TWEIA, which is primarily for general industrial use. The proposed BH of about 98mPD complies with the BH restriction of 100mPD under the OZP.

Policy Aspect

- 11.2 The existing IB at the Site with an OP issued on 7.5.1974 can be regarded as an eligible pre-1987 IB under Government's new policy on revitalising IBs. SDEV gives in-principle policy support to the application, with the initiative to incentivise redevelopment of old IBs to optimise utilisation of the existing industrial stock and make better use of the valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses.

Technical Aspect

- 11.3 The proposed minor relaxation of PR from 9.5 to 11.4 (i.e. +20%) generally follows the policy on revitalisation of pre-1987 IBs, and consideration of such application is subject to technical assessments confirming the feasibility of the proposed development. To support the application, the TIA submitted demonstrates that the proposed development will not cause adverse traffic impact to the surrounding areas. In this regard, C for T has no in-principle objection to the application subject to the imposition of an approval condition as set out in paragraph 12.2(a) below. DEP has no objection to the application subject to the imposition of approval conditions set out in paragraphs 12.2(b) and (c) below respectively so as to address the concern on sewerage aspect. Other relevant Government departments consulted including DSD, FSD and CHE/NT West, HyD have no objection to/no comment on the application.

Planning and Design Merits Aspect

- 11.4 The proposed scheme will provide a voluntary full-height 1m-wide building setback fronting Fui Yiu Kok Street as per the setback requirement under the SBDG (**Drawings A-3 and A-6**). The setback area at pedestrian level will be paved to provide pleasant walking environment. A vertical green wall will be incorporated on the building façade along Fiu Yiu Kok Street to improve micro-climate at pedestrian level while road side planters will be designed to improve street environment (**Drawings A-7 to A-9**). Flat roof with landscaping features is proposed along Fiu Yiu Kok Street at 1/F. With the proposed greenery area and vertical greenery at 1/F, a total greenery coverage of about 20.7% (about 201.8m²) will be achieved (**Drawing A-4**). CTP/UD&L, PlanD considers that proposed measures including setback/low podium design and provision of greenery on the low zone of the development would enhance the pedestrian environment.
- 11.5 On the sustainability building design aspect, although the Site is less than 1,000m² in which the requirement on greenery provision under the SBDG is not applicable, the applicant has shown efforts in building design improvement by introducing greenery provision of not less than 20% of the site area. The applicant has also proposed that green building measures will be adopted for meeting the requirements of BEAM Plus certification. Detailed proposed measures on green building design could be considered at the detailed building design stage upon building plans submission.

Public Comments

11.6 Regarding the concerns raised in the public comments, the planning assessments above and departmental comments in paragraph 9 above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application on the terms of the application as submitted to the Board, it is suggested that the permission shall be valid until 12.6.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of an updated Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works as identified in the updated Sewerage Impact Assessment for the proposed development in condition (b) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

The applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio restriction.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or to refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form received on 13.1.2020
Appendix Ia	Supporting Planning Statement received on 13.1.2020
Appendix Ib	Clarification letter received on 13.1.2020
Appendix Ic	FI 1 vide letter received on 28.2.2020
Appendix Id	FI 2 vide letter received on 31.3.2020
Appendix Ie	FI 3 vide letter received on 16.4.2020
Appendix If	FI 4 vide letter received on 18.5.2020
Appendix II	Public comments received during the statutory publication periods
Appendix III	Recommended advisory clauses
Appendix IV	Similar applications
Drawings A-1 and A-2	Basement Plans
Drawing A-3	G/F Plan
Drawing A-4	1/F Plan
Drawing A-5	2/F to 25/F Plan
Drawing A-6	Development Schedule and Section Plan
Drawings A-7 and A-8	Architectural Artist Renderings
Drawing A-9	Proposed Vertical Greening System
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3 to A-4	Site Photos
Plan A-5	Pedestrian Access Network in Tsuen Wan

**PLANNING DEPARTMENT
JUNE 2020**