

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/TW/517**

- Applicant** : Winning Focus Limited represented by Urbantraces Limited
- Site** : 46-48 Pak Tin Par Street, Tsuen Wan
- Site Area** : About 721.59m<sup>2</sup>
- Lease** : Tsuen Wan Town Lot (TWTL) 46 S.C:  
(a) Governed by Conditions of Sale No. 5208;  
(b) Varied or modified by Modification Letter dated 9.10.1972; and  
(c) Restricted to industrial or godown purposes or both.
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : Other Specified Uses” annotated “Business” (“OU(B)”)  
(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 100 meters 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 the individual merits of development proposal.
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 9.832<sup>1</sup> to 11.4 (i.e. 1.568 or +16%) on the application site (the Site) in the Chai Wan Kok Industrial/Business Area, which falls within an area zoned “OU(B)” 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 IB<sup>2</sup>). The application is for development of a 25-storey IB (including two basement levels and one level of sky garden) with a maximum BH of 100mPD for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods). According to the Schedule II for industrial or industrial-

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<sup>1</sup> According to Buildings Department, the PR of the existing building based on the latest approved building plans, is 9.832 without any bonus PR.

<sup>2</sup> The Occupation Permit (OP) for the subject building was issued on 14.7.1976.

office (I-O) buildings of the Notes for the “OU(B)” zone of the OZP, ‘Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of dangerous goods’ is a Column 1 use which is always permitted. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance.

- 1.2 The Site abuts Pak Tin Par Street at its northern boundary (**Plan A-2**). According to the applicant, to enhance the pedestrian environment, the proposed development will incorporate a voluntary 2m-wide full-height setback along Pak Tin Par Street with trees, and canopy<sup>3</sup> above for rain protection and sun shading (**Drawings A-3 and A-4**). Besides, the proposed development will provide vertical greening at the building façade along Pak Tin Par Street, peripheral greening at 3/F and a sky garden with vegetated edge at 12/F (**Drawing A-11 and A-12**). The proposed development will provide about 177.8m<sup>2</sup> of greenery area. No bonus PR under Building (Planning) Regulations (B(P)R) will be claimed by the applicant under the application. According to the applicant, to allow flexibility for the design, BEAM plus certificate for the proposed development will not be applied.
- 1.3 For the sustainability and maintenance of vertical greening, the applicant has submitted a “Vertical Green System Inspection and Maintenance Schedule” (the Schedule) stating the inspection frequency and recommended actions for maintaining the vertical greenery. The applicant undertakes to engage landscape architect to prepare a maintenance manual should the application be approved. The Schedule is detailed in **Appendix Ig**.
- 1.4 Relevant floor/section plans and renderings of the proposed scheme submitted by the applicant are shown at **Drawings A-1 to A-11**. Major development parameters of the proposed scheme (**Appendices I, If, Ig and Ih**) are as follows:

Major Development Parameters	Proposed Scheme
Site Area	About 721.59m <sup>2</sup>
PR	Not more than 11.4
Total Gross Floor Area (GFA)	About 8,826.13m <sup>2</sup>
BH (main roof)	Not more than 100mPD
Site Coverage (SC)	
• G/F to 2/F	Not more than 84.29%
• 3/F to 25/F	Not more than 58.11%
No. of Block	1
No. of Storeys	25 (including two basement levels and one level of sky garden )
Proposed Uses	Workshops
Greenery (Greenery %)	177.8m <sup>2</sup> (24.634% of total site area) - Greenery (G/F, 3/F and 12/F): 116m <sup>2</sup> (16.07%) - Vertical Greening (G/F, 1/F and 2/F): 61.8 m <sup>2</sup> (8.564%)

<sup>3</sup> According to the applicant (**Appendix Ii**), the provision of the canopy will be subject to the approval of the Buildings Department.

<b>Major Development Parameters</b>	<b>Proposed Scheme</b>
Parking Spaces and Loading/Unloading Bays <ul style="list-style-type: none"> <li>• Private Car</li> <li>• Motorcycle</li> <li>• Light Goods Vehicle (LGV)</li> <li>• Heavy Goods Vehicle (HGV)</li> </ul>	14 (including one accessible parking space) 2 4 3
Building Setback	Full-height setback of 2m along Pak Tin Par Street
Anticipated Year of Completion	2023/24

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

- (a) Application form received on 18.3.2020 **(Appendix I)**
- (b) Planning Report received on 18.3.2020 enclosing Traffic Impact Assessment (TIA) and Sewerage Impact Assessment (SIA) **(Appendix Ia)**
- (c) Clarification letter received on 26.3.2020 **(Appendix Ib)**
- (d) Further information (FI) vide letter received on 19.5.2020 (FI 1) responding to departmental comments and enclosing architectural drawings, renderings and revised technical assessments<sup>#</sup> **(Appendix Ic)**
- (e) FI 2 vide email received on 25.5.2020 for minor clarification<sup>#</sup> **(Appendix Id)**
- (f) FI 3 vide letter received on 12.6.2020 responding to departmental comments\* **(Appendix Ie)**
- (g) FI 4 vide letter received on 22.6.2020 responding to departmental comments and enclosing replacement pages of SIA and TIA and revised floor plans\* **(Appendix If)**
- (h) FI 5 vide letter received on 13.7.2020 responding to departmental comments\* **(Appendix Ig)**
- (i) FI 6 vide letter received on 10.8.2020 responding to departmental comments and enclosing revised TIA and revised floor plans<sup>#</sup> **(Appendix Ih)**
- (j) FI 7 vide letter received on 24.9.2020 for minor clarification<sup>#</sup> **(Appendix Ii)**
- (k) FI 8 vide letter received on 29.9.2020 for minor clarification<sup>#</sup> **(Appendix Ij)**

*Remarks:*

<sup>#</sup> *accepted but not exempted from publication and recounting requirement*

\* *accepted and exempted from publication and recounting requirement*

1.6 On 15.5.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer a decision as requested by the applicant. After the deferral, the applicant submitted further information on 25.5.2020, 12.6.2020, 22.6.2020 and 13.7.2020. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled. Upon receipt of FIs on

10.8.2020, 24.9.2020 and 29.9.2020, the application is scheduled for consideration by the Committee at this meeting.

## **2. Justifications from the Applicant**

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

### In line with Government's Policies for Revitalising IBs

- (a) The proposed development meets the criteria of the Government's policy of allowing relaxation of 20% for redevelopment projects of pre-1987 industrial buildings locating outside residential zone.

### In line with Hong Kong 2030+

- (b) The proposed development will be a supply to meet the shortfall of industrial sites under the "Hong Kong 2030+ Towards A Planning Vision and Strategy Transcending 2030".

### Meet the planning intention of "OU(B)" providing new industrial floor space

- (c) The proposed development will provide a more updated design of industrial buildings in terms of fire safety, barrier free access facilities, as well as parking space. Together with other recently approved similar applications, the current application will also expedite the transformation of "OU(B)" zone to add variety and vitality to the community/district.

### No adverse traffic and sewerage impacts

- (d) The proposed relaxation is minor in nature and the submitted SIA and TIA have demonstrated that no adverse impacts are anticipated.

## **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not the "current land owners" of the Site. In respect of the "current land owner(s)", the applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by given written notification to the land owner on 7.2.2020. Detailed information would be deposited at the meeting for Members' inspection.

## **4. Background on the 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 1987<sup>4</sup>, 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)R<sup>5</sup>. 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

There is no previous application for minor relaxation of PR at the Site.

## 6. Similar Applications

- 6.1 Since March 2019, the Committee has considered a total of 14 applications for minor relaxation of PR and/or BH in the Yau Tsim Mong, Cheung Sha Wan, Kwai Chung and Tsuen Wan areas relating to the Policy, including five applications (No. A/TW/505, A/TW/508, A/TW/509, A/TW/514 and A/TW/516) in Tsuen Wan (**Plan A-1**). Out of the 14 similar applications, 13 applications were approved with conditions and one were deferred pending for the applicant’s submission of further information on the design of the proposed setback areas and greenery measures on ground level under the proposed scheme, and clarifications on the future management responsibility and pedestrian accessibility of the proposed setback areas (No. A/K5/820) (**Appendix V**). 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.
- 6.2 Same as the current application, planning applications No. A/TW/508 and A/TW/509 are located in the Chai Wan Kok Industrial /Business Area approved with conditions on 17.1.2020 and 13.12.2019 respectively, of which the former is to the northwest of the Site across Pun Shan Street, while the latter is located immediately to the Site on the east (**Plan A-1**). The other three (Nos. A/TW/505, A/TW/514 and

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<sup>4</sup> 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.

<sup>5</sup> 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.

A/TW/516) are located in Tsuen Wan East Industrial Area at Texaco Road, which were approved with conditions (**Appendix V**).

**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) currently occupied by a 13-storey IB (Ideal Plaza) built in 1976 for non-domestic use;
- (b) abutting Pak Tin Par Street within the Chai Wan Kok Industrial/Business Area;
- (c) well served by various modes of public transport including bus, public light bus and taxi. MTR Tsuen Wan Station is located about 800m to the northeast (**Plan A-5**)

**7.2 The surrounding areas have the following characteristics (**Plans A-2 to A-5**):**

- (a) the neighbouring buildings to the west, south and southeast are industrial buildings under active operation, whilst the site to its east is currently under construction for office development; and
- (b) to the north across Pak Tin Par Street are IBs including Wah Lik Industrial Centre and Wah Wai Industrial Building, and the Mills which was the subject of a planning application (No. A/TW/464) for wholesale conversion for research, design and development centre, training centre, place of recreation, sports or culture, shop and services, and eating place. The Mills is now in operation.

**8. Planning Intention**

- 8.1 The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.
- 8.2 As stated in the Explanatory Statement (ES) of the OZP, to cater for the traffic and pedestrian movement needs in the Chai Wan Kok Industrial/Business Area, setbacks from the lot boundaries along the roads and/or between buildings for carriageway and footpath improvement and greening are required. The detailed requirements have been stipulated on the Tsuen Wan Central Outline Development Plan (ODP), and the Site is not subject to any setback requirement under the ODP (**Plan A-2**).

## **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 the existing industrial stock and make better use of our valuable land resources, while addressing more effectively the issues of the 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 of pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns. In this light, he generally welcomes more of such redevelopment projects seeking the aforesaid relaxation, if applicants may demonstrate strong justifications for the propose use(s)/development and comply with relevant requirements under the revitalisation scheme, and also subject to departments' assessments of technical feasibility and planning parameters; and
- (b) he notes that the applicant intends to develop a new industrial building on the site for non-polluting industrial uses. He is willing to provide policy support for the application, on the clear understanding that the development (if materialised) would help address the increasing long-run shortfall of industrial floor space in Hong Kong under the current projection, subject to the applicant's compliance with all the technical requirements as examined by relevant departments.

### **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) the Site comprises Section C of Tsun Wan Inland Lot No. (TWIL) 46 (the "Lot"). The Lot is governed by Conditions of Sale No. 5208 as varied or modified by a Modification Letter dated 9.10.1972. The Lot is restricted to industrial or godown purposes or both. Adequate space shall be provided within the Lot for the parking of motor vehicles to the satisfaction of the then Director of Public Works. There is no GFA, site coverage or building height restrictions under lease governing the Lot;
- (b) "Non-polluting industrial use" in planning terms will constitute uses in breach of the lease conditions including the user restriction of "industrial and/or godown purposes" which should involve

manufacturing process and/or transient deposit and storage for delivery purpose as decided by court cases. As indicated in the application form that the applicant is not the “current land owner”, the application for lease modification shall be submitted by the owner of the subject Lot. The lease modification application will be considered by LandsD acting in its capacity as the landlord at its own discretion and any approval given will be subject to such terms and conditions as may be imposed, including the user restriction, the payment of full premium and administrative fee, other conditions application to 2018IB revitalisation measure, etc. and there is no guarantee that the lease modification application will be approved by LandsD; and

- (c) Other detailed comments are at **Appendix II**.

### **Traffic**

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

- (a) no objection in principle to the application;
- (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 C for T or of the Board.

### **Environment**

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

- (a) he has no objection to the application;
- (b) should the application be approved, it is recommended to impose an approval condition on submission of an updated Sewerage Impact Assessment for the proposed development to the satisfaction of the DEP or of the Board;
- (c) considering that the proposed re-development may involve demolition/construction/alteration of area with potential contaminating activities/land uses on the ground floor/underground of the existing buildings, the following approval condition on land contamination and an advisory clauses on construction and demolition (C&D) are proposed:

#### Approval condition for land contamination assessment

the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the Site to the satisfaction of the DEP or of the Board; and



Advisory clause for waste management

the applicant is advised to minimise the generation of C&D materials; reuse and recycle the C&D materials on-site as far as possible and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.

9.1.5 Chief Engineer/Mainland South, DSD (CE/MS, DSD):

- (a) he has no in principle objection to the application;
- (b) should the application be approved, it is recommended to impose an approval condition on the implementation of the local sewerage improvement and upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment for the proposed development to the satisfaction of the DSD or of the Board.

**Urban Design and Landscape**

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

- (a) no comment from architectural and visual impact point of view; and
- (b) the proposed development consists of one tower block with a height of 100mPD which complies with the BH permitted in the OZP and may not be incompatible with adjacent developments with BH of 100mPD.

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

Urban Design and Visual

- (a) located within the Chai Wan Kok Industrial/Business Area, the Site fronts onto Pak Tin Par Street and amidst a cluster of industrial buildings within the same “OU(B)” zone. The proposed minor relaxation of PR does not involve additional BH beyond what is permitted on the OZP. Given the context, accommodation of the proposed development would unlikely cause significant visual impact to the surroundings;
- (b) the applicant has proposed a sky garden on 12/F, greening in the form of trees on G/F and vertical greening on the facade along Pak Tin Par Street. A canopy is also proposed at G/F for weather protection. The proposed 2m-wide setback and greening treatment at the building’s low zone would enhance the pedestrian environment and visual amenity along the building frontage;

### Landscape

- (c) he has no objection to the application from landscape planning perspective;
- (d) the Site is situated in an area of urban landscape character. It is currently occupied by an IB without any existing landscape resource. The proposed development is considered not incompatible with the surrounding environment. Significant adverse landscape impact arising from the proposed development is not anticipated and landscape condition in planning permission is not required, should the application be approved by the Board ; and
- (e) the applicant is reminded of selecting appropriate tree species and providing sufficient space for tree growth on the G/F, since there is only 1m between the proposed trees and the building.

### **Building Matters**

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

- (a) he has no objection to the application subject to the following comments:
  - (i) the OP of the existing building was issued on 14.7.1976. In this connection the existing building can be regarded as a “pre-1987 industrial building”;
  - (ii) based on the latest approved building plans, the existing PR of the building is 9.832 without any bonus PR;
  - (iii) detailed comments will be given at the building plan submission stage; and
  - (iv) other detailed comments are in **Appendix II**.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Highway Engineer/NT West, Highways Department;
- (c) Commissioner of Police;
- (d) Director of Fire Services (D of FS);
- (e) Project Manager (West), Civil Engineering and Development Department; and
- (f) District Officer (Tsuen Wan), Home Affairs Department.

## **10. Public Comments Received During Statutory Publication Period**

During the statutory public inspection periods, a total of three public comments by the same individual were received (**Appendix III**) which are mainly to express their concerns on the cumulative impact of approving minor relaxation cases in the area and the sustainability of the proposed greenery.

## **11. Planning Considerations and Assessments**

11.1 The application is for minor relaxation of PR restriction from existing 9.832 to 11.4 (+1.568 or +16%) to facilitate redevelopment of an existing IB at the Site into a 25-storey IB development (including two basement levels and one level of sky garden) for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods). The proposed development is generally in line with the planning intention of the “OU(B)” zone which is primarily for general business uses, including non-polluting industrial use. The proposed BH of not more than 100mPD complies with the BH restriction under the OZP.

### Policy Aspect

11.2 The existing IB at the Site with an OP issued on 14.7.1976 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 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 by the applicant demonstrates that the proposed development will not cause adverse traffic impact to the surrounding areas. In this regard, C for T has no objection to the application subject to the imposition of an approval condition as set out in paragraph 12.2(a) below. CE/MS, DSD and DEP have also no objection to the application subject to the imposition of approval conditions on sewerage and land contamination aspects as set out in paragraphs 12.2(b), (c) and (d) below respectively. Other relevant Government departments consulted including CA/CMD2, ArchSD, D of FS and CHE/NTW, HyD have no objection to/no comment on the application.

### Planning and Design Merits Aspect

11.4 The proposed development will provide a voluntary 2m-wide full-height building setback fronting Pak Tin Par Street (**Drawing A-3**). The setback area at G/F will be provided with greenery and canopy above for rain protection and sun shading to enhance the pedestrian environment (**Drawing A-4**). Vertical greening will be provided on the façade facing Pak Tin Par Street and peripheral planter will also be

provided at the 3/F and the sky garden at 12/F (**Drawing A-11**). CTP/UD&L, PlanD considers that proposed 2m-setback and greening treatment at the building's low zone would enhance the pedestrian environment and visual amenity along the building frontage.

- 11.5 On the sustainability building design aspect, although the Site is less than 1,000m<sup>2</sup>, such that the minimum requirement on greenery coverage under Sustainable Building Design Guidelines is not applicable, the applicant has demonstrated effort in building design improvement by introducing greenery provision of about 177.8m<sup>2</sup> (about 24.634% of the total site area).

#### Public Comments

- 11.6 Regarding the public concerns on the cumulative impact of approving minor relaxation cases in the area, any such application in the future have to be supported by relevant technical assessments and will be considered on their individual merits. Regarding the sustainability of the proposed greenery, the applicant has submitted a "Vertical Green System Inspection and Maintenance Schedule" stating the inspection frequency and recommended actions for maintaining the vertical greenery (paragraph 1.3 refers).

### **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, PlanD 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 9.10.2024, 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 (SIA) for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (c) the implementation of the local sewerage upgrading/sewerage connection works as identified in the updated SIA for the proposed development in condition (b) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- (d) the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the Site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

Advisory clauses

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

- 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**

<b>Appendix I</b>	Application form received on 18.3.2020
<b>Appendix Ia</b>	Planning Report received on 18.3.2020
<b>Appendix Ib</b>	Clarification letter received on 26.3.2020
<b>Appendix Ic</b>	FI 1 vide letter received on 19.5.2020
<b>Appendix Id</b>	FI 2 vide letter received on 25.5.2020
<b>Appendix Ie</b>	FI 3 vide letter received on 12.6.2020
<b>Appendix If</b>	FI 4 vide letter received on 22.6.2020
<b>Appendix Ig</b>	FI 5 vide letter received on 13.7.2020
<b>Appendix Ih</b>	FI 6 vide letter received on 10.8.2020
<b>Appendix Ii</b>	FI 7 vide letter received on 24.9.2020
<b>Appendix Ij</b>	FI 8 vide letter received on 29.9.2020
<b>Appendix II</b>	Detailed Departmental Comments
<b>Appendix III</b>	Public comments received during the statutory publication periods
<b>Appendix IV</b>	Recommended advisory clauses
<b>Appendix V</b>	Similar applications
<b>Drawings A-1 and A-2</b>	Basement Plans
<b>Drawing A-3</b>	G/F Plan
<b>Drawing A-4</b>	1/F Plan

<b>Drawing A-5</b>	2/F Plan
<b>Drawing A-6</b>	3/F Plan
<b>Drawing A-7</b>	12/F Plan
<b>Drawing A-8</b>	5/F-25/F Typical Floor Plan
<b>Drawing A-9</b>	Roof Plan
<b>Drawing A-10</b>	Section Plan
<b>Drawing A-11</b>	Green Area Ratio Calculation
<b>Drawing A-12</b>	Architectural Artist Rendering
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plans A-3 to A-4</b>	Site Photos
<b>Plans A-5</b>	Pedestrian Access Network

**PLANNING DEPARTMENT  
OCTOBER 2020**