

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/273

- Applicant** : Red Carpet Limited represented by Fairmile Consultants Limited
- Site** : Kowloon Inland Lot (KIL) No. 6414, 33 Sheung Heung Road, To Kwa Wan, Kowloon
- Site Area** : About 390.192m²
- Lease** : (a) KIL No. 6414 held under the Government lease dated 1.4.1971 for a term of 75 years renewable for 75 years commencing from 12.10.1955; and
(b) restricted for industrial purposes subject to standard offensive trade restrictions.
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30
- Zoning** : “Residential (Group E)” (“R(E)”)
- (a) maximum plot ratio (PR) of 7.5 for domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or PR of the existing building, whichever is the greater;
- (b) maximum PR of 9.0 for a non-domestic building; and
- (c) maximum building height (BH) of 120mPD or the height of the existing building, whichever is the greater.
- Application** : Proposed Flat, Shop and Services and Eating Place

1. The Proposal

- 1.1 The applicant seeks planning permission to redevelop an existing 10-storey industrial building (IB) into a 26-storey residential building (excluding two levels of basement carpark) providing about 76 flats, with commercial uses including shop and services and eating place uses (the Scheme) at 33 Sheung Heung Road, To Kwa Wan (the Site) (**Plan A-1**). According to Schedule I for non-IBs of the Notes of the OZP for “R(E)” zone, ‘Flat’ use requires planning permission from the Town Planning Board (the Board), while ‘Eating Place’ and ‘Shop and Services’ uses on the lowest three floors of a building, taken to include basements, excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room, are always permitted.
- 1.2 According to the Scheme, the applicant proposes a 1m setback at G/F from the lot

boundary abutting Sheung Heung Road to widen the public footpath to about 4m for enhancing pedestrian walking environment (**Drawing A-2**). A 1.2m wide canopy is proposed at G/F along Sheung Heung Road and Ha Heung Road (**Drawings A-2, A-3 and A-9 to A-11**). Besides, the proposed development will provide vertical greening on G/F, a landscape corner on 1/F, a deck area on 2/F and a landscaped podium garden on 3/F, with edge planters on both 1/F and 3/F (**Drawings A-10 to A-12**).

- 1.3 A pedestrian entrance will be proposed at Ha Heung Road and a vehicular ingress/egress will be provided at Sheung Heung Road. A total of 15 private car parking spaces, 2 motorcycle parking spaces and 2 loading/unloading (L/UL) bays will be provided on B2/F, B1/F and G/F (**Drawings A-1, A-2 and A-9**). The Scheme proposes commercial floor spaces for ‘shop and services’ and ‘eating place’ uses on 1/F and 2/F, residents’ recreational facilities on 4/F, E&M facilities on 5/F and flats from 6/F upwards (**Drawings A-3, A-4, A-6, A-7 and A-9**).
- 1.4 Noise mitigation measures recommended under the Noise Impact Assessment (NIA) including the use of acoustic window, fixed glazing and acoustic balcony would be adopted to mitigate the road traffic noise impact.
- 1.5 Floor plans, section plans, an illustration of proposed design measures and landscape proposals submitted by the applicant are shown at **Drawings A-1 to A-13**. The major development parameters of the Scheme are summarized as follows:

Development Parameters	
Site Area	About 390.192m ²
Plot Ratio (PR)	
- Domestic (max.)	7.5
- Non-domestic (max.)	1.5
Gross Floor Area (GFA)	
- Domestic	2,926.44m ²
- Non-domestic	585.288m ²
Site Coverage (SC)	
- Domestic	Not more than 37.5%
- Non-domestic	Not more than 100%
No. of Storeys	
- Aboveground	26 (excluding a level of transfer plate)
- Basement	2
Building Height (mPD) (max.) (at main roof level)	110.65
No. of Flats (average flat size)	About 76 (about 38.5m ²)
Private Open Space (about)	Not less than 265m ²
Greenery Coverage ^[a]	Not less than 20%
Parking Spaces and L/UL Bays	
- Private Cars	15 (including 2 accessible parking spaces)
- Motorcycles	2
- L/UL Bays for Light Goods Vehicles	2
Tentative Completion Time	2027

Note:

- [a] Provision of greenery is voluntary as no green coverage is required for site with area less than 1,000m² according to the Sustainable Building Design Guidelines (SBDG).

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

- (a) Application form received on 16.1.2024 (Appendix I)
- (b) Supporting Planning Statement (SPS) received on 16.1.2024 (Appendix Ia)
- (c) Supplementary Information received on 22.1.2024 (Appendix Ib)
- (d) Further Information (FI) received on 14.5.2024[#] (Appendix Ic)
- (e) FI received on 5.8.2024[#] (Appendix Id)
- (f) FI received on 7.8.2024^{*} (Appendix Ie)

** accepted and exempted from publication and recounting requirements*

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

1.7 On 15.3.2024 and 5.7.2024, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application each for two months as requested by the applicant.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application as set out in the SPS, supplementary information and FIs at **Appendices Ia to Ie** are summarized as follows:

In line with Government's Policy for Increasing Housing Supply

- (a) The provision of about 76 small-sized flats of the proposed development can contribute to addressing the housing shortage and demand in Hong Kong.

In line with the Planning Intention of "R(E)" zone and Compatible with Surroundings

- (b) The Site is zoned "R(E)" with the planning intention of phasing out existing industrial uses for residential use. The proposed residential development is in line with the planning intention of the "R(E)" zone, contributing to expediting the redevelopment of nearby industrial building and addressing the Industrial/Residential (I/R) interface problems. The proposed development not exceeding 120mPD with retail uses is compatible with surrounding BH profile and the residential developments nearby.

Design Merits of the Scheme

- (c) A continuous weather-proof canopy will be provided above the pedestrian footpaths at G/F along Sheung Heung Road and Ha Heung Road fronting the Site to enhance pedestrian safety and comfort. A 1m wide building setback will also be provided at G/F abutting Sheung Heung Road with decorative pavings, contributing to a wider public footpath of around 4m for improving its capacity and circulation.
- (d) Flat roofs on 1/F and 2/F and a landscaped podium garden on 3/F are proposed to facilitate air ventilation at street level, along with vertical greening on G/F to improve streetscape and soften the architectural form for pedestrians. The proposed

commercial uses at the lower floors will also bring vibrancy to the street.

- (e) Although there is no greening requirement for the Site under SBDG due to its site area less than 1,000m², the applicant will provide 20% SC of greenery through the abovementioned landscape proposals.

Technically Feasible with No Adverse Impacts

- (f) The Environmental Assessment (EA) concludes that with implementation of mitigation measures, no insurmountable environmental impact with respect to air quality, noise, waste management, sewerage and land contamination are anticipated.
- (g) Since the Site falls within the 300m Consultation Zone (CZ) of Ma Tau Kok Gas Works (MTKGW) (**Plan A-1**), a Quantitative Risk Assessment (QRA) was conducted. The QRA demonstrates that the risks associated with MTKGW, considering the surrounding population including the proposed development, comply with Hong Kong Risk Guidelines.
- (h) The Traffic Impact Assessment (TIA) also demonstrates that the proposed redevelopment will not result in adverse traffic impact to the surrounding road network and is considered acceptable from traffic engineering point of view. The car parking as well as L/UL spaces provisions are in line with the requirements under the Hong Kong Planning Standards and Guidelines (HKPSG). Pedestrian circulation will also be improved with the widened footpath.

Response to Public Comments

- (i) Regarding the views that the Site is not suitable for proposed flat, shop and services and eating place uses and concerns about the adverse traffic and visual impacts and insufficient air ventilation brought by the proposed development, the proposed redevelopment is in line with the planning intention of “R(E)” zone as detailed in paragraph 2(b) above; the development is with limited scale and the change from industrial to residential use will likely reduce traffic flow as detailed in paragraph 2(h) above; and the proposed design measures will be incorporated into the Scheme as detailed in paragraphs 2(c) to (e) above which could enhance visual / air permeability to the street level.

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

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

4. Previous Application

There is no previous planning application at the Site under the current “R(E)” zoning.

5. Similar Application

- 5.1 There are nine similar applications involving seven sites (Nos. A/K10/178, A/K10/180, A/K10/181, A/K10/186, A/K10/209, A/K10/237, A/K10/266, A/K10/267 and

A/K10/269) for proposed flat, shop and services/eating place uses within the “R(E)” zone in the Ma Tau Kok area (**Plan A-1**). All these nine applications were approved with conditions by the Committee mainly on the grounds that the proposed uses would help phase out existing industrial uses and provide an opportunity for redevelopment of obsolete IBs which was in line with the planning intention of “R(E)” zone; the proposed development would not create adverse environmental impact; the traffic noise impact could be mitigated by appropriate measures; and the Committee had approved similar applications in “R(E)” zone. Details of these applications are at **Appendix II**.

- 5.2 For the permissions granted, two sites abutting Yuk Yat Street had been redeveloped for the approved residential and shop and services uses (including Applications No. A/K10/209 and A/K10/237) and four other permissions granted (under Applications No. A/K10/178, A/K10/180, A/K10/181 and A/K10/186) had lapsed (**Plan A-1**). Applications No. A/K10/266, A/K10/267 and A/K10/269 for proposed flat, eating place and/or shop and services uses were recently approved with conditions by the Committee on 4.12.2020, 8.1.2021 and 12.11.2021 respectively with the planning permission valid for four years each.

6. **The Site and Its Surrounding Areas (Plans A-1 to A-3 and Site Photos on Plans A-4 and A-5)**

6.1 The Site is:

- (a) occupied by a 10-storey IB, namely Ting Sun Plaza, completed in 1962;
- (b) a corner site bounded by Sheung Heung Road and Ha Heung Road, at the central part of the Ma Tau Kok area near Kowloon City Road; and
- (c) falls within the 300m CZ of the MTKGW.

6.2 The surrounding areas have the following characteristics:

- (a) there are three existing IBs within the “R(E)” zones surrounding the Site, including two along Sheung Heung Road, i.e. Luen Fat Mansion¹ to the immediate southeast and Cheong Wah Factory Building to the further southeast, and On Lok Factory Building along Ha Heung Road to the northwest of the Site. A construction site of a former IB is located to the west of the Site currently undergoing redevelopment for approved residential use (Application No. A/K10/267) (**Plan A-3**);
- (b) to its immediate and further north across the back alley is Cheung Ning Street Refuse Collection Point and To Kwa Wan Sports Centre respectively;
- (c) clusters of private residential buildings zoned “R(A)” are located to the immediate south of the Site across Sheung Heung Road and to the further west across Kowloon City Road; and
- (d) well served by a variety of public transport services along To Kwa Wan Road and Ma Tau Wai Road, and the MTR To Kwa Wan Station is located at about 250m

¹ According to the applicant’s EA, this IB is well-enclosed with a window film workshop and a vehicle maintenance workshop at G/F with no signs of contamination.

to the west of the Site.

7. Planning Intention

- 7.1 The “R(E)” zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of I/R interface problem.
- 7.2 According to the Explanatory Statement (ES) of the OZP, upon redevelopment of the industrial sites with potential land contamination risk, the developer will be required to prepare contamination assessment report to examine any possible ground contamination and if land contamination is confirmed, to propose remedial measures to deal with it.

8. Comments from Relevant Government Bureau/Departments

- 8.1 The following Government bureau/departments have been consulted and their views on the application are summarized as follows:

Land Administration

- 8.1.1 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW of LandsD):
 - (a) the Site falls within KIL No. 6414 (the Lot), which is held under the Government Lease dated 1.4.1971 for a term of 75 years renewable for 75 years commencing from 12.10.1955. Under the lease conditions, the Lot is restricted for industrial purposes subject to the standard offensive trade restrictions; and
 - (b) the proposed development does not comply with the existing lease conditions. If the application is approved by the Board, the Lot owner has to apply to LandsD for a lease modification/land exchange to implement the proposal. However, there is no guarantee that such application will be approved. Such application, if received, will be considered by LandsD acting in the capacity as the landlord at its sole discretion and will be subject to such terms and conditions, including, among others, the payment of premium and administrative fee as may be imposed by LandsD.

Building Matters

- 8.1.2 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K of BD):
 - (a) no objection to the application and his advisory comments are at **Appendix V**; and
 - (b) for the public comment in respect of proposed small flat size with

relevance to the building regulations, he advises that there is no specific requirement under the Buildings Ordinance regarding minimum size of domestic flats, and the requirements of provision of natural lighting and ventilation for kitchen and room for habitation are stipulated in the Building (Planning) Regulations.

Traffic

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

no adverse comments on the submission.

8.1.4 Comments of the Commissioner of Police (C of P):

- (a) no adverse comments on the submission and his advisory comments are at **Appendix V**; and
- (b) in response to concerns on traffic impact from the public comments, the applicant should also consider traffic safety and provide related facilities, such as speed bumps near the exit.

Urban Design and Landscape

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

Urban Design and Visual

- (a) the Site is predominantly surrounded by industrial and residential buildings within “R(A)”/“R(E)” zones, with BH restrictions of 100mPD/120mPD. To the immediate northeast of the Site is a cluster of low-rise Government, Institution and Community (GIC)/recreational facilities, namely Cheung Ning Street Refuse Collection Point, To Kwa Wan Sports Centre, To Kwa Wan Recreation Ground, all of which fall within an area zoned “Open Space”. Since the PR and BH of the proposed development do not exceed the development restrictions stipulated on the OZP, accommodation of the proposed development will unlikely cause any significant adverse visual impact on the surroundings;
- (b) as gathered from the applicant’s submission (**Appendix Ia**), the proposed development has incorporated a 1m-wide building setback fronting Sheung Heung Road. A 1.2m-wide canopy at a height of 5m above ground is proposed along the full street frontage facing Ha Heung Road and Sheung Heung Road. Landscape treatments including vertical greening at a height of 4.5m above ground along the facades fronting Ha Heung Road and Sheung Heung Road, edge planters at 1/F and 3/F, and sky garden at 3/F are introduced. Decorative paving is also provided within the setback area at G/F. These design measures may contribute to the improvement of streetscape by softening the building edges and promoting visual interest and pedestrian comfort;

Air Ventilation

- (c) the proposed development at the Site does not fall within the criteria set out in the Joint Housing, Planning and Lands Bureau (HPLB) and Environment, Transport and Works Bureau (ETWB) Technical Circular on Air Ventilation Assessment (AVA) No. 1/06 for an AVA. With reference to the AVA-Expert Evaluation on Ma Tau Kok Area (March 2008), the Site does not fall within any identified air path. As such, no significant adverse impact on the pedestrian wind environment is anticipated;

Landscape

- (d) no comment on the application from landscape planning point of view; and
- (e) the Site is currently occupied by an existing industrial building, Ting Sun Plaza. There is no existing tree within the Site. The proposed residential cum commercial development is considered not incompatible to the landscape character of the surrounding environment. With reference to the submitted Landscape Master Plan (**Drawing A-10**), landscape provisions such as vertical greening at main entrance along Ha Heung Road and façade facing Sheung Heung Road at G/F, landscape corner at 1/F, deck area at 2/F and sky garden at 3/F with tree, shrubs and lawn are proposed for enjoyment of the users.

Environment

8.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) based on the findings of the EA summarized at **Appendix IV**, insurmountable environmental impacts associated with the proposed development are not anticipated and he has no objection to the application from environmental perspective; and
- (b) to address the remaining comments at **Appendix IV** and any revision of the proposed development in future as well as to ensure implementation of suitable mitigation measures, relevant approval conditions in paragraph 11.2 below are recommended to be imposed should the Board decide to approve the application.

Fire Safety

8.1.7 Comments of the Director of Fire Services (D of FS):

- (a) no comment on the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction under regulatory regimes; and
- (b) his advisory comments are at **Appendix V**.

Gas Safety

- 8.1.8 Comments of the Director of Electrical and Mechanical Services (DEMS):
- (a) no comment on the application and the QRA of MTKGW from electricity supply safety, regulatory services and town gas safety perspectives; and
 - (b) his advisory comments are at **Appendix V**.

District Officer's Comments

- 8.1.9 Comments of the District Officer (Kowloon City), Home Affairs Department (DO(KC) of HAD):
- (a) no comment on the application; and
 - (b) noted that PlanD has notified the interested Kowloon City District Council members, To Kwa Wan Area Committee and the Owners Committees/Management Committees of buildings near the Site about the application and they have been invited to make comments on the application.
- 8.2 The following government departments have no adverse comments/no objection to the application and their advisory comments, if any, are at **Appendix V** respectively:
- (a) Chief Engineer/ Mainland South, Drainage Services Department (CE/MS of DSD);
 - (b) Chief Highway Engineer/Kowloon, Highways Department (CHE/K of HyD);
 - (c) Chief Engineer/Construction, Water Supplies Department (CE/Construction of WSD);
 - (d) Project Manager (East), Civil Engineering and Development Department (PM(E) of CEDD); and
 - (e) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO) of CEDD).

9. Public Comments Received During Statutory Publication Period

- 9.1 During the statutory public inspection periods of the application and the FIs (**Appendices Ia to Id**), five objecting comments from individuals (three from the same individual) were received (**Appendix III**).
- 9.2 The opposing views are summarized as follows,
- (i) the Site is not suitable for residential use due to its limited size, which can only accommodate small flats. The housing market is already saturated with such units and its demand is in decline;
 - (ii) both the proposed redevelopment in conjunction with another nearby redevelopment at Sheung Heung Road (i.e. No. A/K10/267) may result in an excessive density of residential blocks, causing adverse impacts in visual, landscape and air ventilation aspects, as well increasing traffic burden to the area

for nearby residents; and

- (iii) 'nano' flats with limited lighting and ventilation, cramped bathroom space, and a lack of separation between cooking and bedrooms are not conducive to a healthy living environment; and relevant legislations should be strictly enforced and/or implemented.

10. Planning Considerations and Assessments

- 10.1 The application is for proposed redevelopment of the existing IB at the Site into a 26-storey building (excluding two levels of basement carpark) with 'Flat', 'Shop and Services' and 'Eating Place' uses. According to Schedule I for non-IBs of the Notes of the OZP for "R(E)" zone, 'Flat' use requires planning permission from the Board, while 'Eating Place' and 'Shop and Services' uses on the lowest three floors of a building, taken to include basements, excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room, are always permitted. The Site will be redeveloped with a domestic/total PR not exceeding 7.5/9.0 and a BH of not more than 120mPD, for a provision of about 76 flats.

Planning Intention and Development Intensity

- 10.2 The proposed redevelopment complies with the planning intention of the "R(E)" zone for phasing out of existing industrial uses through redevelopment (or conversion) for residential use. The proposed development parameters in terms of PR and BH comply with the statutory restrictions under the OZP.

Land Use Compatibility

- 10.3 The wider areas in the vicinity of the Site are predominantly residential (**Plan A-3**). To the south of the Site across Sheung Heung Road and further west across Kowloon City Road are largely residential developments with commercial/retail uses on the lower floor(s). For lots along the northern side of Sheung Heung Road, there are residential developments with 'shop and services' uses as well as IBs in "R(E)" zones including a site across Ha Heung Road undergoing residential redevelopment (i.e. Application No. A/K10/267 on **Plan A-1**). The proposed residential development is considered not incompatible with the surrounding context and will facilitate the gradual transformation of the area for residential use in the long run.

Environmental Considerations

- 10.4 It may not be possible to phase out all IBs within the "R(E)" zones in one go and there is a possibility that residential buildings might be redeveloped within smaller cluster of IBs. The potential I/R interface issues between the proposed development and nearby industrial uses have been assessed by the applicant in the EA. Result of the EA indicated that there is no sign of contamination and in the surrounding IBs, and the proposed development is not subject to I/R interface issues in terms of fixed noise and air quality aspects. It is also demonstrated in the EA that with the recommended mitigation measures including use of baffle type acoustic windows, fixed glazing with maintenance window and acoustic balcony etc., as well as sewer upgrading works, no insurmountable environmental problems with respect to air quality, noise, waste management, sewerage and land contamination are anticipated. DEP has no objection to the application from environmental planning perspective but suggests imposition of

relevant approval conditions on noise, land contamination and sewerage aspects in paragraph 11.2 below.

Urban Design/Visual and Landscape Aspects

- 10.5 The Site will be redeveloped with a BH within the statutory restriction of 120mPD, as such, CTP/UD&L of PlanD advises that it is unlikely that the proposed redevelopment will induce any significant visual impact. The applicant has proposed various design measures to improve visual quality and street vibrancy, including a 1m setback at G/F, a landscape corner on 1/F, a deck area on 2/F and a landscape podium on 3/F with relevant vertical greening and edge planters as detailed in paragraphs 2(e) and (f) above. CTP/UD&L of PlanD has comment on the application from urban design, visual and air ventilation perspectives.
- 10.6 The proposed redevelopment would provide vertical greening along the podium façades and a landscaped podium garden at 3/F, achieving a total greening ratio of not less 20% of the site area, despite there is no greening requirement for the Site with area less than 1,000m² under SBDG. Moreover, about 265m² of private open space would be provided in accordance with the HKPSG (i.e. not less than 1m² per person) at 3/F podium catering for the active and passive recreational needs of the residents. CTP/UD&L of PlanD has no comment on the application from landscape planning perspective.

Other Technical Aspects

- 10.7 The TIA submitted by the applicant demonstrated that the proposed redevelopment will not induce significant traffic impact on the surrounding road network and is considered acceptable from traffic engineering point of view. The proposed development would provide parking spaces as in line with the HKPSG. C for T has no adverse comment on the application from traffic engineering perspective. DEMS has no comments on the QRA in support of the application.
- 10.8 Other relevant government departments consulted including BD, FSD, HyD, WSD and DSD have no adverse comment on/no objection to the application, subject to incorporation of relevant approval conditions as stated in paragraph 11.2 below.

Similar Applications

- 10.9 The Committee had previously approved nine similar applications for residential development within “R(E)” zones in Ma Tau Kok (**Plan A-1** and **Appendix II**) on grounds mentioned in paragraph 5 above that are applicable to the subject application. Approval of the application is in line with the previous decision of the Committee on other similar applications in “R(E)” zones.

Public Comments

- 10.10 Regarding public comments pertaining to visual, air ventilation, traffic, landscape and building aspects, the applicant’s justifications at paragraph 2(i), above comments of the relevant government department in paragraph 8 and the assessments in paragraph 10 above are relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments as mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 4.10.2028, 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 submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the submission of revised 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;
- (c) the submission of a revised sewerage impact assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (d) the implementation of the local sewerage upgrading/sewerage connection works as identified in the sewerage impact assessment under condition (c) for the proposed development 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 V**.

- 11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 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.

13. Attachments

Appendix I	Application form received on 16.1.2024
Appendix Ia	SPS received on 16.1.2024
Appendix Ib	Supplementary Information received on 22.1.2024
Appendix Ic	FI received on 14.5.2024
Appendix Id	FI received on 5.8.2024
Appendix Ie	FI received on 7.8.2024
Appendix II	Similar Applications within “Residential (Group E)” zone in Ma Tau Kok OZP
Appendix III	Public Comments
Appendix IV	Detailed Departmental Comments
Appendix V	Recommended Advisory Clauses
Drawings A-1 to A-8	Floor Plans
Drawing A-9	Section Plan
Drawings A-10 to A-12	Landscape Proposals
Drawing A-13	Illustrations Showing the Proposed Design Measures
Plan A-1	Location Plan
Plans A-2 and A-3	Site Plans
Plans A-4 and A-5	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2024**