

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/855

- Applicant** : 1 Plus 15 Investment Company Limited
- Site** : 924-926 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
- Site Area** : About 1,115m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 3953 (the Lot)
- (a) governed by the government Lease dated 6.5.1959 as varied or modified by a Deed of Variation dated 11.2.1985
- (b) restricted for the purpose of a factory excluding offensive trades
- Plan** : Draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/38
- Zoning** : “Other Specified Uses” annotated “Business (2)” (“OU(B)2”)
- (a) maximum plot ratio (PR) of 12
- (b) maximum building height (BH) of 130 metres above Principal Datum (mPD)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office Use

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 12 to 14.27 (i.e. +2.27 or +18.93%) for a proposed office development at 924-926 Cheung Sha Wan Road (the Site), which is zoned “OU(B)2” on the draft Cheung Sha Wan OZP No. S/K5/38 (**Plans A-1 and A-2**).
- 1.2 The application is for development of a 29-storey building (including one-storey of basement car park) for ‘Office’ use, which is always permitted under Schedule I (for open-air development or for building other than industrial or industrial-office (I-O) building) of the Notes for “OU(B)2” zone under the OZP. Minor relaxation of the PR restriction may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance. The Site was previously occupied by a pre-1987 industrial building (pre-1987 IB) namely

Centennial Building⁽¹⁾, which has been demolished, and is under construction⁽²⁾, for the previously approved scheme under application no. A/K5/826.

- 1.3 The previous application submitted by the same applicant for minor relaxation of PR restriction for permitted non-polluting industrial use, and approved with conditions by the Metro Planning Committee (the Committee) of the Board on 20.11.2020 (see paragraph 5 and **Appendix II** for details). According to the Applicant's submission, the proposed office development is to reflect its new company direction in view of the estimated office land shortfall in non-CBD areas.
- 1.4 In accordance with the setback requirements under the draft Cheung Sha Wan and Sham Shui Po Outline Development Plan (Northern Part) No. D/K5A/1B (the ODP) (**Plan A-2**), for the purpose of street widening and streetscape improvement, the proposed Scheme incorporates full-height building setbacks of 2m along Cheung Sha Wan Road (i.e. the non-building area (NBA) in **Drawings A-8** and **A-9**). The existing footpath along Cheung Sha Wan Road will be widened from 4m to 6m by incorporating the proposed 2m setback areas for better pedestrian movement. The building is further recessed of about 1.45m from Cheung Sha Wan Road from 5/F and above (total recess for about 3.45m from the site boundary). The back of the building is also recessed for 0.8m from the service lane from 1/F to 3/F and is further recessed for about 10.485m from 5/F and above (4/F omitted) (**Drawing A-8**). A light-weight glass canopy of 1.5m wide is proposed along the building edges facing Cheung Sha Wan Road for weather protection (**Drawings A-2** and **A-9**). Vehicular and pedestrian accesses will be provided at Cheung Sha Wan Road.
- 1.5 The proposed Scheme will also provide landscaped areas on 3/F and R/F (194.021m² in total) (**Drawings A-4** and **A-6**) and vertical green walls on the façades on 1/F, 2/F, 3/F and 5/F facing Cheung Sha Wan Road (66.89m² in total⁽³⁾) (**Drawings A-7** and **A-9**). An overall greenery coverage of 260.9m² (about 23%) and greenery coverage within the pedestrian zone (i.e. below 15m) of 115.9m² (about 10%) will be achieved (**Drawing A-10**). Two trees will be provided within the setback area on G/F (**Drawing A-2**).
- 1.6 The floor plans, elevation plan, artist impression and greenery area calculation submitted by the applicant for the proposed Scheme are at **Drawings A-1** to **A-10**. Major development parameters of the proposed Scheme are as follows:

Major Development Parameters	
Site Area ⁽¹⁾	1,114.836m ²
PR	14.27 (+18.93%)
Total Gross Floor Area (GFA)	Not more than 15,910m ²
Site Coverage (SC)	
- below 15m	100% or less
- above 15m	Not more than 60%
No. of Storeys	29 (including 1 storey of basement)

⁽¹⁾ The Occupation Permit for the subject IB was issued on 7.8.1985.

⁽²⁾ The construction works is on-going, with foundation and lower floor façade works completed.

⁽³⁾ The actual provision of vertical greening is 388.729m² of which 66.89m² is accountable towards required greenery coverage.

Major Development Parameters	
Maximum BH (at main roof)	Not more than 130mPD
Proposed Use	Office
Greenery Coverage	About 23%/ 260.9m ² (about 10% / 115.9 m ² at pedestrian zone)
Internal Transport Facilities	
- Private Car Parking Space	98 (including 2 accessible parking spaces)
- Motorcycle Parking Space	10
- Loading/Unloading (L/UL) Bay for Light/Heavy Goods Vehicles	5
Full-height Building Setback ⁽ⁱⁱ⁾	
- Cheung Sha Wan Road	2m
Anticipated Year of Completion	2023

Notes:

- (i) The site area includes the setback along Cheung Sha Wan Road.
- (ii) According to the applicant, bonus PR under section 22 of the Building (Planning) Regulations (B(P)R) will not be claimed.

1.7 The main floor uses are summarised below:

Floor	Main Uses
B1/F	Carpark
G/F	Lobby and L/UL Bays
1/F	E&M Rooms
2/F – 5/F	Carpark and Podium Garden at 3/F (4/F omitted)
6/F – 31/F	Office (13/F, 14/F and 24/F omitted and Refuge Floor on 12/F)
R/F – UR/F	Landscaped Area and Cooling Tower

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

- (a) Application Form and Supplementary Information received on 3.11.2022 **(Appendix I)**
 - (b) Planning Statement
 - (c) Further Information (FI)1 received on 11.11.2022 with a new Traffic Impact Assessment (TIA) *
 - (d) FI2 received on 16.11.2022 #
 - (e) FI3 received on 8.12.2022 with Sewerage Impact Assessment (SIA) * **Appendix Ib**
- } **(Appendix Ia⁽⁴⁾)**

⁽⁴⁾ A consolidated Planning Statement, updated greenery calculations and layout plans were received on 12.1.2023, i.e. FI6 **(Appendix Ia)** which supersedes the previous submissions of Planning Statement, FI2, FI4 and FI5, thus items as listed in (b), (d), (f) and (g) above are not attached in this paper.

- (f) FI4 received on 22.12.2022 #
 - (g) FI5 received on 29.12.2022 #
 - (h) FI6 received on 12.1.2023 providing consolidated Planning Statement, updated greenery calculations and layout plans etc. superseding documents (b), (d), (f) and (g) #
 - (i) FI7 received on 13.1.2023 providing consolidated TIA superseding document (c) #
 - (j) FI8 received on 19.1.2023 providing replacement pages of the consolidated Planning Statement #
- (Appendix Ia⁽⁴⁾)
- (Appendix Ic)
- (Appendix Id)

[* Accepted but not exempted from publication and recounting requirements.]

[# Accepted and exempted from the publication and recounting requirements.]

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Planning Statement at **Appendix Ia**. They are summarised as follows:

- (a) the application is in line with the policy intention to provide more floor area to make better use of the valuable land resources. The application complies with the eligible criteria for relaxation of maximum permissible PR for IBs up to 20%;
- (b) the “Hong Kong 2030+” Study projected that there will be a shortfall of office land in non-CBD areas. The proposed development is in line with the “Hong Kong 2030+” Study to provide additional office floor space to cater for the demand;
- (c) the proposed development for office use is in line with the planning intention of the “OU(B)” zone. It will provide new office floor space and expedite the transformation of Cheung Sha Wan Industrial/Business Area (CSWIBA);

Planning and Design Merits

- (d) the application seeks minor relaxation of PR restriction from a maximum non-domestic PR of 12.0 to 14.27 (18.93%) to optimize the utilization of precious land resources in a major employment node in West Kowloon. The proposed development is formulated in accordance with the maximum BH stipulated under the OZP of not more than 130mPD. Aiming to protect the environment and mitigate the scale of excavation, only one level of basement car park will be provided, while other required parking spaces will be provided at 2/F to 5/F. With a conforming BH, the proposed development will be in harmony with the surrounding development context. The relaxation of PR being sought is considered minor in nature and deemed acceptable;
- (e) the proposed Scheme has taken into account the relevant Sustainable Development Design Guidelines (SBDG). With the full-height building setback of 2m along Cheung Sha Wan Road as required under the ODP, the existing footpaths of the

street will be widened from about 4m to 6m for enhancing pedestrian environment. The setback area will be paved and designated as NBA with provision of canopy for weather protection (**Drawings A-2 and A-9**). The setback area will be designed, constructed, maintained and managed by the applicant. Various partial recesses of building facades are incorporated to reduce the building mass. Due to the limited size of the Site and constraints posed by the building structure upon accommodating essential facilities, as well as the space occupied by the turntable and L/UL bays, it is not feasible to provide further setback within the Site;

- (f) vertical greening on the building façade along Cheung Sha Wan Road is proposed to enhance the visual quality (**Drawings A-7 and A-9**). About 23% greenery coverage of site area will be achieved to create a more pleasant streetscape and public realm along the streets. The vertical greening will be equipped with an automatic sprinkler system for irrigation. Recycled water will be used for irrigation;
- (g) car parking spaces and L/UL bays will be provided in accordance with the requirements stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG). The Site is within 5 minutes of walking distance from Mass Transit Railway (MTR) Lai Chi Kok Station and the area is well served by public transportation such as buses and minibuses;
- (h) different types of building services equipment will meet the design standards of the Building Energy Efficiency Ordinance (BEEO). The applicant will make use of LED lights, adopt aluminium curtain wall (an environmentally friendly building material) with low-e glass as exterior wall to reduce on site production and construction waste, and recycle the water from the air-conditioning tower to supply flushing water; and

Technical Impacts

- (i) according to the TIA and SIA, the proposed development will not result in adverse traffic and sewerage impacts, subject to the implementation of mitigation measures.

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. Background on the Policy Initiatives of Revitalisation of IBs

- 4.1 As set out in the 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 pre-1987 IBs⁽⁵⁾, there is a policy direction to allow

⁽⁵⁾ 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.

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 Policy). 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 Building (Planning) Regulations (B(P)R)⁽⁶⁾. 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 As announced in the 2021 Policy Address, the implementation period of the current revitalization scheme will be extended to October 2024. 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

Planning Application No. A/K5/826 submitted by the same applicant for minor relaxation of PR restriction for permitted non-polluting industrial use, at the same site was approved with conditions by the Committee on 20.11.2020 on the considerations that policy support was given, no adverse traffic and environmental impacts were anticipated, planning and design merits such as greening, canopy and building setbacks were proposed and no adverse comment from relevant government departments was received. General building plans for the proposed development under Planning Application No. A/K5/826 were firstly approved on 10.2.2021 and the corresponding building works is in progress.

6. Similar Applications

- 6.1 Since March 2019, the Committee has considered a total of 13 applications involving minor relaxation of PR/BH in Cheung Sha Wan within the “OU(B)” zone (**Plan A-1**), amongst which, 10 involve minor relaxation of PR only. All these applications were approved with conditions by the Committee except A/K5/836. In consideration of these applications with respect to the PR aspect, the Committee generally indicated support for the Policy to relax PR up to 20% as it provided incentives to encourage redevelopment of pre-1987 IBs taking into account that policy support was given, no adverse traffic and environmental impacts were anticipated, planning and design merits such as greening, canopy and building setbacks were proposed and no adverse comment from relevant government departments was received.. Application No. A/K5/836 was rejected on grounds that the applicant had not provided strong justification for the proposed minor relaxation of PR on top of the 20% increase already approved under the previous application, which was also beyond the limit under the Policy.
- 6.2 Planning Application No. A/K5/856 also for minor relaxation of PR restriction for permitted office use at an adjoining site falling within the same “OU(B)2” zone is

⁽⁶⁾ 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.

scheduled for consideration by the Committee in the same meeting (**Plans A-1 and A-2**).

7. The Site and Its Surrounding Areas (Plans A-1, A-2 and photos on Plan A-3)

7.1 The Site is:

- (a) under construction;
- (b) bounded by Cheung Sha Wan Road to the south, a site currently under construction (i.e. Application No. A/K5/856) to the east and other IBs namely Times Tower and Grandion Plaza to the west, and International Industrial Building and Wing Hing Industrial Building to the north; and
- (c) at about 90m northwest of MTR Lai Chi Kok Station and well-served by other modes of public transport (**Plan A-1**).

7.2 The surrounding areas have the following characteristics:

- (a) the Site is located at the northern portion of CSWIBA which is mainly occupied by IBs, I-O and commercial/office developments under active operation or in the process of redevelopment;
- (b) to the south across Cheung Sha Wan Road are Cheung Sha Wan Road/Cheung Shun Street Playground and a cluster of IBs, I-O and commercial/office developments; and
- (c) to the west across Tsing Sha Highway is Lai Chi Kok Reception Centre.

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 I-O buildings.

8.2 The Explanatory Statement of the OZP also stipulates that the setting back of buildings to cater for the future increase in traffic demand in CSWIBA is required. Since 2002, for street widening and streetscape improvement, building setback requirements have been incorporated in the ODP (**Plan A-2**).

9. Comments from Relevant government Bureau/Departments

9.1 The following government bureau/departments have been consulted and their views on the application are summarised as follows:

Policy Perspective

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) she notes that the Site was the subject of a previous application (Application No. A/K5/826) for minor relaxation of PR restriction for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods). The previous application was approved with conditions by the Board on 20.11.2020; and
- (b) in the current application, the applicant intends to pursue an office (instead of non-polluting industrial) development on the Site to fit in its new company direction. While she would provide her support in principle, subject to its compliance with all relevant requirements under the current revitalisation scheme, she notes that the Applicant had previously advised that the prevailing lease restricted the use of the Site for “industrial and/or godown” purpose only. She suggests the Planning Department (PlanD) liaise with the relevant government departments in relation to assessments of technical feasibility and planning parameters of this proposal for consideration by the Board.

Land Administration

9.1.2 Comments of the District Lands Officer/Kowloon West (DLO/KW) and the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):

- (a) no objection to the application;
- (b) the Site falls within NKIL No. 3953 which is governed by a government Lease dated 6.5.1959 as varied or modified by a Deed of Variation dated 11.2.1985. The Lot shall only be used for a factory excluding offensive trades. The design and disposition shall be subject to approval of the Director of Lands; and
- (c) the proposed development does not comply with the existing lease conditions. Should the application be approved by the Board, the owner of the subject lots is required to apply a lease modification/land exchange from LandsD to implement the proposal. Upon receipt of the lease modification/land exchange application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that the application will be approved by LandsD. In the event that the application is approved, it will be subject to such terms and conditions including among others user restriction for non-residential purposes, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to the 2018 IB

Revitalisation Measures etc. LandsD would reserve comments on the proposed development (including schematic design) in the Planning Statement and would examine in detail against the existing lease during the building plan submission stage. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter/ conditions of exchange shall be executed within 3 years from the date of the Board's approval letter.

Traffic

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

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

the design and provision of parking facilities, L/UL spaces and vehicular access for the proposed development to the satisfaction of the C for T or of the Board; and

- (c) the applicant's attention should be drawn that C for T has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.

Environment

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

- (a) he considers the proposed development would not cause insurmountable environmental impact; and
- (b) should the application be approved, it is recommended to impose the following approval conditions:
 - (i) the submission of an updated SIA for the proposed development to the satisfaction of DEP or of the Board; and
 - (ii) the implementation of the local sewerage upgrading/sewerage connection works as identified in the updated SIA for the proposed development to the satisfaction of the Director of Drainage Services or of the Board.

Design and Landscape

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

Urban Design

- (a) the Site of about 1,115m² is located within the western portion of CSWIBA with intended BHs generally ranging from 120mPD to 130mPD under the OZP. The proposed minor relaxation of PR does not involve additional BH beyond the OZP restriction. Given the context, it is unlikely that the proposed development will induce any adverse effect on the visual character of the surrounding townscape;
- (b) the proposed development incorporates a 2m full-height setback from site boundary along Cheung Sha Wan Road in accordance with the requirement under the ODP, for which no bonus PR will be claimed. Besides, a 5.45m setback from site boundary facing Cheung Sha Wan Road at the entrance portion is proposed. Various partial recesses of building facades as stated in paragraph 1.4 are incorporated. Landscape treatments in the form of tree planting; vertical greening and landscaped areas are incorporated. Glass canopy of 1.5m in width along the building edge facing Cheung Sha Wan Road on G/F is proposed. The above measures may promote visual interest and pedestrian comfort;

Landscape

- (c) no objection to the application from landscape planning point of view;
- (d) according to the aerial photo of 2022, the Site is situated in an area of industrial urban landscape character predominated by a mix of commercial, industrial-office development, government, institution and community (G/IC) facilities and a massive road junction at the west. The Site is currently under construction and no existing tree / landscape resource were observed. The proposed use is not incompatible with the landscape character of surrounding setting, and significant landscape impact is not anticipated from the Site; and
- (e) the applicant is reminded that approval of the planning application does not imply approval of the SC of greenery requirements under PNAP APP-152 and/or under the lease. The SC of greenery calculation should be submitted separately to the Building Authority for approval.

Buildings Matters

9.1.6 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) no in-principle objection to the application; and

- (b) all building works are subject to compliance with the Buildings Ordinance (BO). Detailed comments under BO on individual sites for private developments such as permissible PR, SC, means of escape, emergency vehicular access, private streets, and/or access roads, barrier free access facilities, compliance with SBDG, etc. will be formulated at the building plan submission stage.

9.2 The following government departments have no objection to or no comment on the application:

- (a) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (b) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (c) Director of Fire Services (D of FS);
- (d) Project Manager (South), Civil Engineering and Development Department (PM(S), CEDD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (g) Commissioner of Police (C of P); and
- (h) District Officer (Sham Shui Po), Home Affairs Department (DO(SSP), HAD).

10. Public Comments Received During Statutory Publication Periods

During the statutory public inspection periods, six public comments were received. One comment from an individual expressed concerns on increased parking provision when compared with the previously approved scheme and the arrangements and maintenance issues of the greening proposals. The remaining five comments were from the members of Sham Shui Po Area Committee and individuals. They indicated no comments/no particular views or support to the application for the reason of better utilising land resources (**Appendix III**).

11. Planning Considerations and Assessments

- 11.1 The current application is for minor relaxation of PR restriction from 12 to 14.27 (+18.93%) for a proposed 29-storey office development (including one basement level) at the Site zoned “OU(B)2” for permitted office use. The proposed development is generally in line with the planning intention of the “OU(B)2” zone, which is primarily for general business uses, including office. The proposed BH of 130mPD complies with the BH restriction under the OZP. The same applicant obtained planning permission for redeveloping the IB with minor relaxation of PR restriction for permitted non-polluting industrial use at the Site on 20.11.2020.

Policy Aspect

- 11.2 The OP of the IB previously located on the Site was issued in 1985 and the Site can be regarded as an eligible pre-1987 IB under the government’s new policy on

revitalising IBs. SDEV provides policy support for the application, subject to the applicant's compliance with all relevant requirements under the current revitalisation scheme.

Technical Aspects

- 11.3 The proposed minor relaxation of PR restriction from 12 to 14.27 (i.e. +2.27 or +18.93%) 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. The TIA submitted indicates that the proposed development would not cause adverse traffic impact to the surrounding areas. C for T has no objection to the application subject to the incorporation of approval condition on traffic aspect as set out in paragraph 12.2(a) below. Regarding the environmental aspects, approval conditions to mitigate possible sewerage impacts are recommended by DEP as set out in paragraphs 12.2 (b) and (c) below. Other concerned government departments consulted, including CBS/K of BD, CE/MS of DSD, CHE/K of HyD and D of FS, have no objection to/no adverse comments on the application.

Planning and Design Merits

- 11.4 In the proposed Scheme, the provision of building setback of 2m along Cheung Sha Wan Road is in accordance with the ODP's requirements for the purpose of street widening and streetscape improvement. A canopy of 1.5m in width is proposed along the building edge for weather protection of pedestrians. Besides, vertical greening on the building façades and landscape areas are proposed, achieving a greenery provision of about 260.9m² (i.e. greenery coverage of about 23% and about 115.9m² (about 10%) within the pedestrian zone). Two trees on G/F are also proposed. Various partial recesses of building facades (including 3.45m from site boundary along Cheung Sha Wan Road; and 10.485m (from 5/F and above) from site boundary along the rear service lane) are also incorporated. The applicant indicates that relevant SBDG have been taken into account in proposing the aforesaid setback and greening measures. CTP/UD&L, PlanD considers the proposed building setbacks with canopy and landscape treatment would promote the pedestrian comfort and visual interest. CA/CMD2, ArchSD has no comment on the application from visual impact point of view.

Public Comments

- 11.5 Regarding the public comments received, the planning assessments above and departmental comments in paragraph 9 are relevant.

Previous and Similar Applications

- 11.6 The Committee approved previous and various similar applications mainly on the considerations that policy support was given, no adverse traffic and environmental impacts were anticipated, planning and design merits such as greening, canopy and building setbacks were proposed and no adverse departmental comment was received. Approval of the current application is consistent with the previous decision of the Committee on the previous and similar applications.

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, it is suggested that the permission shall be valid until 3.2.2027, 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 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 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 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 and Supplementary Information received on 3.11.2022
Appendix Ia	FI received on 12.1.2023 providing Consolidated Planning Statement, Updated Greenery Calculations and Layout Plans etc. superseding previous FIs
Appendix Ib	FI received on 8.12.2022 with SIA
Appendix Ic	FI received on 13.1.2023 providing Consolidated TIA superseding FI1
Appendix Id	FI received on 19.1.2023 providing replacement pages of the Consolidated Planning Statement
Appendix II	Similar Applications
Appendix III	Public Comments
Appendix IV	Advisory Clauses
Drawings A-1 to A-6	Floor Plans
Drawing A-7	Elevation Plan
Drawing A-8	Proposed NBA and Building Setbacks
Drawing A-9	Artist Impression
Drawing A-10	Greenery Area Calculation
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2023**