

Similar Applications

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
Chai Wan							
1.	S/H20/24 “OU(B)” A/H20/195 BHR: 120mPD	14-16 Lee Chung Street, Chai Wan (976.96m ²)	I	<u>PR</u> 12 to 14.4 (20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 4.12.2020	4.5m (Non-polluting Industrial Use)	● Voluntary setback of about 1.1m from the lot boundary at ground level fronting Lee Chung Street up to 15m in height ● Building separation of about 9m from the adjacent Minico Building ● Introduce a 3-tier stepped height profile of 120mPD, 98.725mPD and 21.95mPD ● Incorporation of a podium garden and edge planting at 3/F ● Vertical greening at building facade ● Weather canopy along part of the frontage facing Lee Chung Street to improve the general environment and pedestrian amenity
Kwun Tong Business Area							
2.	S/K14S/22 “OU(B)” A/K14/763 BHR: 100mPD	350 Kwun Tong Road, Kwun Tong (1,782m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 22.3.2019	4m (Office)	● Full-height setback along Hang Yip Street and Lai Yip Street in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 357m² (about 20% of Site Area) ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may still allow a stepped BH profile in the Area ● Incorporation of refuge floor cum communal sky garden
3.	S/K14S/22 “OU(B)” A/K14/764 (same site as No. A/K14/771) BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 130.2mPD (+30.2%)	<u>Rejected</u> on 22.3.2019 on the following grounds: (I), (II) [see remarks for details]	3.5m (Office)	● Full-height setback/ground floor NBA^[2] along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 127m² (about 14% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal sky garden
4.	S/K14S/22 “OU(B)” A/K14/766	41 King Yip Street, Kwun Tong (2,042.011m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 16.8.2019	4.025m (Office)	● Full-height setback/ground floor NBA^[2] along King Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment. ● Voluntary setback and corner setback (G/F to 1/F) along King Yip Street to provide more ground floor greening and weather protection to the pedestrian

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	BHR: 100mPD			<u>BH</u> 100mPD to 126mPD (+26%)			● Curvilinear building design with five layers of edge plantings ● Greening provision of 530 m² (about 26% of Site Area) ● Incorporation of refuge floor cum communal sky garden ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may not be incompatible with the planned stepped BH profile in the Area
5.	S/K14S/22 "OU(B)" A/K14/771 (same site as No. A/K14/764) BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 119.7mPD (+19.7%)	<u>Approved</u> with conditions on 16.8.2019	3.5m (Office)	● Full-height setback/ground floor NBA^[2] along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 197 m² (about 22% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal sky garden ● Tower deposition to allow building separation at tower with adjoining building to facilitate wind penetration to inland area ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may not be incompatible with the planned stepped BH profile in the Area. Confined site configuration while the applicant had made effort in the building design to improve the local environment as listed above
6.	S/K14S/22 "OU(B)" A/K14/774 BHR: 100mPD	7 Lai Yip Street, Kwun Tong (1,026m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 13.12.2019	4m (Office)	● Full-height setback along Lai Yip Street and Hang Yip Street in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 222.7m² (about 22% of Site Area) ● Incorporation of refuge floor cum communal sky garden ● Weather protection canopy along the frontage facing Lai Yip Street ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may still allow a stepped BH profile
7.	S/K14S/22 "OU(B)" A/K14/775 BHR: 100mPD	132 Wai Yip Street, Kwun Tong (418.06m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 120mPD (+20%)	<u>Approved</u> with conditions on 3.1.2020	3.9m (Office)	● Full-height setback/ground floor NBA^[2] along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 63m² including vertical greenery (about 15% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated

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8.	S/K14S/22 "OU(B)" A/K14/773 BHR: 100mPD	82 Hung To Road, Kwun Tong (929.03m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 119.85mPD (+19.85%)	<u>Approved</u> with conditions on 17.1.2020	4.1m (Workshop)	● Voluntary full-height setback along Hung To Road for improving pedestrian environment ● Greening provision of 202.3m² including vertical greenery (about 21.8% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal sky garden ● Weather protection canopy along the frontage facing Hung To Road ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated
9.	S/K14S/22 "OU(B)" A/K14/778 BHR: 100mPD	203 Wai Yip Street, Kwun Tong (935.99m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.1.2020	4.04m (Workshop)	● Full-height setback/ground floor NBA^[2] along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 270m² (about 29% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Weather protection canopy along the frontage facing Wai Yip Street ● Compliance with SBDG and incorporation of green building design measures
10.	S/K14S/22 "OU(B)" A/K14/777 BHR: 160mPD	71 How Ming Street, Kwun Tong (1,271.66m ²)	O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 15.5.2020	5m (Office)	● Full-height setback/ground floor NBA^[2] along How Ming Street, Chong Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment ● Incorporation of refuge floor cum communal sky garden ● Weather protection canopy along the frontage facing How Ming Street and Chong Yip Street ● Greening provision of about 20% of Site Area ● Compliance with SBDG
11.	S/K14S/22 "OU(B)" A/K14/782 BHR: 100mPD	4 Tai Yip Street, Kwun Tong (557.414m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 15.5.2020	3.875m (Shop and Services (Medical-related))	● Full-height setback along Tai Yip Street and Yan Yip Street in accordance with ODP requirement for improving pedestrian environment ● Pedestrian Accesses on G/F facing both Tai Yip Street and Yan Yip Street to enhance pedestrian connectivity ● Greening provision of not less than 20% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal podium garden ● Compliance with SBDG and incorporation of green building design measures
12.	S/K14S/22 "OU(B)" A/K14/780 BHR: 100mPD	107-109 Wai Yip Street, Kwun Tong (1,170.578m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to	<u>Approved</u> with conditions on 29.5.2020	4.08m (Office)	● Full-height setback/ground floor NBA^[2] along Wai Yip Street and the back alley in accordance with ODP requirement and additional above-ground NBA along the back alley for improving pedestrian environment ● 4.4m-wide public passageway on G/F for better connection between Wai Yip Street and the back alley ● Greening provision of about 27% of Site Area ● Compliance with SBDG and incorporation of green building design measures

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				115mPD (+15%)			
13.	S/K14S/22 “OU(B)” A/K14/783 BHR: 100mPD	1 Tai Yip Street, Kwun Tong (536.98m ²)	Hotel	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 115.4mPD (+15.4%)	<u>Approved</u> with conditions on 20.11.2020	3.15m (Hotel)	● Full-height setback/ground floor NBA^[2] along Wai Yip Street, Tai Yip Street and the back alley in accordance with ODP requirement ● Incorporation of communal podium garden ● Weather protection canopy along the frontage facing Wai Yip Street ● Greening provision of about 23.3% of Site Area [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Compliance with SBDG and incorporation of green building design measures
14.	S/K14S/22 “OU(B)” A/K14/793 BHR: 200mPD	77 Hoi Yuen Road, Kwun Tong (1,858.05m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 4.12.2020	4.965m (Non-polluting Industrial Use)	● Full-height building setback from the lot boundary abutting Hoi Yuen Road in accordance with the setback requirements under the ODP, for the purpose of footpath/carriageway widening and amenity/streetscape enhancement ● Additional voluntary setback at G/F and 1/F and above at façade abutting Hoi Yuen Road ● A canopy for pedestrian weather protection at full street frontage along Hoi Yuen Road ● Greenery provision including vertical greenings and plantings at building edges on G/F to 5/F facing Hoi Yuen Road, podium garden on 2/F, and a sky garden on 21/F ● Compliance with SBDG and incorporation of green building design measures
Kowloon Bay Business Area							
15.	S/K13/29 “OU(B)” A/K13/313 (same site as No. A/K13/320) BHR: 120mPD	13 Sheung Yuet Road, Kowloon Bay, Kowloon (1,696m ²)	O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 141.25mPD (+17.7%)	<u>Rejected</u> on 17.3.2020 on the following grounds: (III), (IV) [see remarks for details]	4.2m (Office)	● Proposed setbacks along Sheung Yuet Road and Wang Tai Road in accordance with ODP requirement for air ventilation, footpath widening and amenity purposes ● Ground floor NBA from the lot boundary abutting Wang Chiu Road in accordance with OZP requirement ● Incorporation of refuge floor cum communal sky garden ● Greenery coverage of 438m² (about 26% of Site Area) excluding 146m² of greenery area at refuge floor at 16/F ● Compliance with SBDG
16.	S/K13/29 “OU(B)” A/K13/316 BHR:	33 Tai Yip Street, Kwun Tong, Kowloon (1,070.244m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u>	<u>Approved</u> with conditions on 10.7.2020	4.1m (Office)	● A voluntary ground floor setback of 1.5m from Tai Yip Street and 1.8m to 2.3m from Wai Yip Street in order to improve pedestrian environment ● Greening at G/F, 2/F, 3/F and R/F achieving a total greenery ratio of about 20% ● Compliance with SBDG

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	100mPD			100mPD to 109.9mPD (+9.9%)			
17.	S/K13/30 "OU(B)" A/K13/318 BHR: 120mPD	20 Kai Cheung Road, Kowloon Bay (9,532m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 128.2mPD (+6.8%)	<u>Approved</u> with conditions on 23.10.2020	4.1m (Office)	● Full-height setbacks from lot boundary abutting Wang Chiu Road in accordance with the NBA requirement under the OZP ● Full-height setbacks from lot boundary abutting Lam Hing Street in accordance with ODP requirement for air ventilation, footpath widening and amenity purposes ● Greenery ratio of 2,204m² (about 23.1% of Site Area) ● A podium garden on 2/F that is open to public at specified hours ● A covered pedestrian thoroughfare (4.5m-wide) transversing the Site on G/F connecting Lam Hing Street and Kai Cheung Road ● Separation of 15m between the two proposed towers on podium and 25m-wide void area at G/F ● Compliance with SBDG ● A 24-hour covered walkway on 1/F with a lift to G/F allowing connections to the existing footbridge and two potential footbridges to adjacent buildings
18.	S/K13/30 "OU(B)" A/K13/320 (same site as No. A/K13/313) BHR: 120mPD	13 Sheung Yuet Road, Kowloon Bay, Kowloon (1,696m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Deferred by the Committee</u> on 4.9.2020	4.2m (Office)	● Full-height setbacks (aboveground) from the lot boundary abutting Sheung Yuet Road and Wang Tai Road in accordance with ODP requirement for air ventilation, footpath widening and amenity purposes ● Full-height setback (aboveground) from the lot boundary abutting Wang Chiu Road in accordance with the NBA requirement under the OZP ● Greenery coverage of 462m² (about 27% of Site Area) ● Compliance with SBDG ● Incorporation of potential connections on 1/F to the future footbridge system as stipulated on the ODP
19.	S/K22/6 "C(2)" A/K22/27 BHR: 100mPD	7 Kai Hing Road, Kowloon Bay, Kowloon (4,293m ²)	C/O	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 4.9.2020	4.5m (Office)	● Provision of waterfront promenade for public enjoyment which complies with the OZP requirements ● Allow public access through the G/F entrance lobby to the waterfront promenade during opening hours of the building ● Open-air public passage along south-western site boundary as an alternative access from Kai Hing Road to the waterfront promenade ● Provision of a landscape flat roof on 3/F and landscape areas on G/F, 3/F and the roof ● Compliance with the higher greenery provision requirements of Kai Tak Development

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San Po Kong Business Area							
20.	S/K11/29 “OU(B)” A/K11/233 BHR: 120mPD	1 Tsat Po Street, San Po Kong (1,386m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 12.4.2019	3.325m (Workshop)	● Full-height setback in accordance with OZP along Tsat Po Street and Sam Chuk Street for improving pedestrian environment. ● Greening provision of 278 m² (about 20% of Site Area)
21.	S/K11/29 “OU(B)” A/K11/235 BHR: 120mPD	21 Luk Hop Street, San Po Kong, Kowloon (776.1m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 13.12.2019	3.603m (Workshop)	● Full-height setback wider than OZP requirement to achieve a total of 3.4m-wide setback from the lot boundary abutting Luk Hop Street featured with landscape planters ● Greening provision of 278 m² (about 35.8% of Site Area) by inclusion of planters, vertical green wall and green roof ● Incorporation of green building design measures
Hung Hom							
22.	S/K9/26 “OU(B)” A/K9/274 BHR: 120mPD	13 Hok Yuen Street, Hung Hom (3,698.8m ²)	C/O	<u>PR</u> 12 to 12.782 (+6.52%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.5.2019	N/A	● Proposed corner setback at Hok Yuen Street and 4.5m setbacks from adjacent buildings at east and west for improving the pedestrian environment ● A 26.8m-wide building gap between the two office towers ● Greening provision of 740 m² (including a landscaped garden on 1/F) (about 20% of Site Area)
Yau Tsim Mong Area							
23.	S/K3/31 “OU(B)” A/K3/582 BHR: 110mPD	107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui, Kowloon (386.5m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.025m (Workshop)	● Setback above 15m measured from the mean street level along Maple Street in accordance with OZP requirement ● Full-height setback along Tung Chau Street ● Greening ratio of about 33.4% (about 129m²) with greening on G/F (about 11m²) and 3/F (about 48m²) as well as vertical greening (about 70m²) ● Incorporation of landscaped area at the setback on G/F ● Incorporation of a sky garden with edge planters on 3/F ● Provision of vertical greening features on the podium façade along Tung Chau Street ● Compliance with SBDG and incorporation of green building design measures
24.	S/K3/32 “OU(B)” A/K3/588	100-114 Bedford Road, Kowloon (932.925m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 29.5.2020	3.73m (Office)	● Voluntary Full-height setback from the south-eastern part of the lot boundary abutting Bedford Road ● Greening ratio of about 25.87% (about 241.39m²) with greening on 3/F (about 116m²) and R/F (about 80m²) as well as green wall on lower floors (about 45.39m²) ● Incorporation of a sky garden on 3/F

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	BHR: 110mPD			BH Nil			● Compliance with SBDG and incorporation of green building design measures
Cheung Sha Wan							
25.	S/K5/37 “OU(B)” A/K5/813 BHR: 120mPD	822 Lai Chi Kok Road, Cheung Sha Wan (1318.3m ²)	C/O	PR 12 to 14.4 (+20%) BH 120mPD to 125.7mPD (+4.75%)	<u>Approved</u> with conditions on 6.3.2020	4.375m (Office)	● Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with ODP requirement for street widening and streetscape improvement ● Voluntary setback at G/F and 1/F along Cheung Yee Street to provide shading and to enhance pedestrian connectivity and comfort ● Incorporation of refuge floor cum communal sky garden ● Incorporation of flat roofs/recessed terraces with greenery ● Greenery coverage of 263.891m² (about 20% of Site Area) with an additional 50m² vertical greening ● Compliance with SBDG and incorporation of green building design measures
26.	S/K5/37 “OU(B)” A/K5/816 BHR: 130mPD	121 King Lam Street, Cheung Sha Wan (509.4m ²)	I	PR 12 to 14.4 (+20%) BH Nil	<u>Approved</u> with conditions on 21.8.2020	4.5m (Workshop)	● Voluntary full-height setback along King Lam Street in addition to setback in accordance with ODP requirement for improving pedestrian circulation ● Voluntary full-height setback along eastern boundary to facilitate manoeuvring of vehicles ● Incorporation of podium garden for cross ventilation and visual permeability ● Greenery provision at G/F, 3/F and roof, with greenery coverage of 76.75m² (about 15.07% of Site Area) ● Compliance with SBDG
27.	S/K5/37 “OU(B)” (about 97%) ‘Road’ (about 3%) A/K5/820 BHR: 130mPD	1016-1018 Tai Nan West Street, Cheung Sha Wan (1,347m ²)	I	PR 12 to 14.4 (+20%) BH Nil	<u>Deferred by the Committee</u> on 18.9.2020	4.7m (Workshop)	● Full-height setbacks along Wing Hong Street, Tai Nan West Street and King Lam Street in accordance with ODP requirement for street widening and streetscape improvement ● Weather protection canopy along Wing Hong Street, Tai Nan West Street and King Lam Street ● Corner splays ● Incorporation of communal garden and recessed platform with greenery ● Greenery coverage of about 20% of Site Area with an additional vertical greening ● Compliance with SBDG and incorporation of green building design measures
28.	S/K5/37 “OU(B)2” A/K5/825 BHR: 130mPD	916-922 Cheung Sha Wan Road, Cheung Sha Wan (892m ²)	I	PR 12 to 13.455 (+12.1%) BH Nil	<u>Approved</u> with conditions on 20.11.2020	4.55m (Non- polluting Industrial Use)	● Full-height setbacks along Cheung Sha Wan Road in accordance with ODP requirement for street widening and streetscape improvement ● A light-weight glass canopy along the building edge facing Cheung Sha Wan Road for weather protection ● Two trees within the setback areas on G/F to enhance the pedestrian environment ● Landscaped areas on 1/F, 2/F and 29/F ● Vertical greening on the podium façades on 1/F facing Cheung Sha Wan Road to create a more pleasant public realm and streetscape ● Greening will be provided in the form of vertical greening on 1/F and the landscaped areas on 1/F and 2/F

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							achieving 20% greenery coverage ● Compliance with SBDG and incorporation of green building design measures
29.	S/K5/37 “OU(B)2” A/K5/826 BHR: 130mPD	924-926 Cheung Sha Wan Road, Cheung Sha Wan (1115m ²)	I	<u>PR</u> 12 to 14.352 (+19.6%) <u>BH</u> Nil	<u>Approved</u> with conditions on 20.11.2020	4.55m (Non-polluting Industrial Use)	● Full-height setbacks along Cheung Sha Wan Road in accordance with ODP requirement for street widening and streetscape improvement ● A light-weight glass canopy along the building edge facing Cheung Sha Wan Road for weather protection ● Two trees within the setback areas on G/F to enhance the pedestrian environment ● Landscaped areas on 1/F, 2/F and 29/F ● Vertical greening on the podium façades on 1/F facing Cheung Sha Wan Road to create a more pleasant public realm and streetscape ● Greening will be provided in the form of vertical greening on 1/F and the landscaped areas on 1/F and 2/F achieving 20% greenery coverage ● Compliance with SBDG and incorporation of green building design measures
Kwai Chung							
30.	S/KC/29 “OU(B)” A/KC/460 BHR: 130mPD	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m ²)	I-O	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 5.7.2019	N/A	● Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation
31.	S/KC/29 “OU(B)” A/KC/464 BHR: 105mPD	20-24 Kwai Wing Road, Kwai Chung (1,579m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 29.11.2019	4.2m (Workshop)	● Voluntary full-height setbacks at the northern portion of site and along Castle Peak Road - Kwai Chung for improving pedestrian environment, air ventilation and visual permeability ● Greening provision of 316m ² (about 20% of Site Area) ● Provision of communal escalator with universal accessible lift and staircase open to the public for improving pedestrian connectivity, accessibility and comfort ● Compliance with SBDG and incorporation of green building design measures

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32.	S/KC/29 "OU(B)" A/KC/463 BHR: 105mPD	Kwai Chung Town Lot (KCTL) 49 and Ext. RP, 45-51 Kwok Shui Road, Kwai Chung, New Territories (Gross Site Area: 1,324.3m ² Net Site Area ^[3] : 1,181.727m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.20m (Workshop)	● 2m Voluntary full-height setback along Kwok Shui Road for proposed pedestrian footpath and landscaped area ● Weather protection canopy along the northern and western facades ● Greening ratio of about 28.37% (335m²) ● Incorporation of landscaped area at G/F, 1/F, 3/F and the rooftop ● Compliance with SBDG and incorporation of green building design measures
33.	S/KC/29 "Industrial" A/KC/465 BHR: 120mPD	22 Yip Shing Street, Kwai Chung (532.1m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 12.6.2020	4.32m (Workshop)	● Voluntary setback at lower level G/F to 3/F) along Yip Shing Street ● A weather proof canopy at the building frontage facing Yip Shing Street to enhance pedestrian comfort ● A communal podium garden on 3/F to enhance the visual and wind permeability ● Landscaped areas planted with peripheral planters on 2/F and 3/F ● Vertical greening on the building façade facing Yip Shing Street on 1/F to 3/F
34.	S/KC/29 "OU(B)" A/KC/466 BHR: 130mPD	2-16 Lam Tin Street (1,858m ²)	Information Technology and Telecommunications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 130mPD to 146.5mPD (+12.7%)	<u>Approved</u> with conditions on 29.5.2020	5.5m (data centre)	● Full-height NBAs along Lam Tin Street and Chun Pin Street in accordance with OZP requirement to cater for the long-term road widening proposal and enhance the air permeability of the area ● Incorporation of landscape area at B1/F, G/F, 1/F, 3/F and R/F and vertical greening at the low zone of the building along the western and eastern façades ● Greening ratio of about 22.69% (421.501m²) ● Compliance with SBDG and incorporation of green building design measures
35.	S/KC/29 "OU(B)" A/KC/467 BHR: 105mPD	132-134 Tai Lin Pai Road, Kwai Chung (569.4m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 10.7.2020	4.2m (Workshop)	● A full-height setback along Tai Lin Pai Road to the corner portion of Ka Hing Road in accordance with ODP requirement for future widening of Tai Lin Pai Road ● Voluntary full-height setback along Ka Hing Road in order to enhance the overall pedestrian environment and comfort ● A setback from the existing scavenging lane for a height of 15 feet (i.e. about 4.57m) above the ground level along Ka Kin Lane at the northern portion of the Site, as required under lease to facilitate the parking and loading /unloading of vehicles ● Vertical greening at the building frontage along Ka Hing Road and Tai Lin Pai Road

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
							- Peripheral greenery at the 2/F flat roof, and a sky garden cum refuge floor with vegetated edge at 10/F - Compliance with SBDG and incorporation of green building design measures
36.	S/KC/29 "OU(B)" A/KC/469 BHR: 130mPD	57-61 Ta Chuen Ping Street, Kwai Chung (2,248m ²)	Hotel	PR 9.5 to 11.4 (+20%) BH Nil	<u>Approved</u> with conditions on 6.11.2020	3.3m (Hotel)	- Full-height NBAs abutting Ta Chuen Ping Street in accordance with OZP requirement and voluntary full-height setback to further improve permeability and streetscape - Incorporation of landscaped area at G/F, 1/F and 2/F and vertical greening at 1/F façades - Greening ratio of about 26.09% (586.5m²) - Compliance with SBDG and incorporation of green building design measures
Tsuen Wan							
37.	S/TW/33 "Industrial" A/TW/505 BHR: 100mPD	14-18 Ma Kok Street, Tsuen Wan (1,858.1m ²)	I	PR 9.5 to 11.4 (+20%) BH Nil	<u>Approved</u> with conditions on 1.11.2019	3.5m (Workshop)	- Voluntary full-height setback along Ma Kok Street for improving pedestrian environment - Greening at G/F (with 0.6m setback) along Tsuen Yip Street - Greening provision of 389 m² (about 20% of Site Area) - Compliance with SBDG and incorporation of green building design measures
38.	S/TW/33 "OU(B)" A/TW/509 BHR: 100mPD	8-14 Sha Tsui Road, Tsuen Wan (4,645.16m ²)	I	PR 9.5 to 11.4 (+20%) BH Nil	<u>Approved</u> with conditions on 13.12.2019	4.95m (Workshop)	- Full-height setback along Sha Tsui Road, Pun Shan Street and back alley - Building setback above 1/F - Landscape and seating provided in setback area along Sha Tsui Road and Pun Shan Street - Substantial vertical greenery in front facade and total greenery coverage of not less than 20% - Compliance with SBDG and incorporation of green building design measures
39.	S/TW/33 "OU(B)" A/TW/508 BHR: 100mPD	18-20 Pun Shan Street, Tsuen Wan (2,322.557m ²)	I	PR 9.5 to 11.4 (+20%) BH Nil	<u>Approved</u> with conditions on 17.1.2020	3.85m (Workshop)	- Full-height setback along Pun Shan Street in accordance with ODP requirement for improving pedestrian environment - Setback from G/F to 3/F along the service lane at the west of the application site - Landscape area provided at 1/F, 2/F and roof floor - Greenery provided at entrance foyer and run-in/out, and total greenery coverage of not less than 20% - Compliance with SBDG and incorporation of green building design measures
40.	S/TW/33 "Industrial" A/TW/514 BHR: 100mPD	Tsuen Wan Town Lot 85 and Lot 486 in D.D. 443, Fui Yiu Kok Street, Tsuen Wan (593 m ²)	I	PR 9.5 to 11.4 (+20%) BH Nil	<u>Approved</u> with conditions on 29.5.2020	3.5m (Workshop)	- Full-height setback along Fui Yiu Kok Street - Upgrading works at G/F setback area and adjoining public footpath - Provision of a continuous glass canopy structure facing Fui Yiu Kok Street above the pavement - Incorporation of a communal podium garden at 1/F - Total greenery provision of about 119.378m² (not less than 20% of site area) - Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
41.	S/TW/33 “Industrial” A/TW/516 BHR: 100mPD	24-32 Fui Yiu Kok Street, Tsuen Wan (973.6 m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 12.6.2020	4.08m (Workshop)	● Full-height setback along Fui Yiu Kok Street ● Incorporation of landscape area at the flat roof at 1/F ● Total greenery provision of about 201.8m² (about 20.7% of site area) ● Compliance with SBDG and incorporation of green building design measures
42.	S/TW/33 “OU(B)” A/TW/517 BHR 100mPD	46-48 Pak Tin Par Street, Tsuen Wan (721.59 m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 9.10.2020	3.85m (Workshop)	● Voluntary full-height setback of 2m along Pak Tin Par Street with trees, and canopy above for rain protection and sun shading ● Provision of 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 ● Total greenery provision of about 177.8m² (24.634% of site area)

Notes

- [1] Proposed Uses: Industrial (I), Commercial/ Office (C/O), Office (O) and Industrial-Office (I-O)
- [2] For back alleys, in addition to a 1.5m full-height setback, a 1.5m non-building area (NBA) from ground level with clear headroom of 5.1 are required, which basement structures as well as cantilevered structures projecting above the minimum 5.1m headroom are allowed.
- [3] The Site comprises parent lot KCTL No.49 (about 1,181.727m²) and Ext. RP (about 142.6m²). The extension area was granted after the building plans for the existing Topy Tower were approved in 1974. Under the lease, no structure other than boundary walls and fences is permitted to be erected within the extension area except with prior approval of the Director of Lands, and the extension area shall not be PR/site coverage accountable. Hence, only the area of KCTL 49, i.e. about 1,181.727m² should be accountable for PR/GFA calculation.

Rejection Reasons

- (I) The applicant failed to demonstrate that there were sufficient planning and design merits to justify the proposed minor relaxation of building height restriction.
- (II) The approval of the application would set an undesirable precedent for similar applications for minor relaxation of building height restriction in the area, the cumulative effects of approving similar applications would have adverse visual impact on the area.
- (III) The applicant failed to demonstrate that the proposed minor relaxation of BH restriction will not create adverse visual impact on the area.
- (IV) The applicant had not provided strong justifications for the proposed minor relaxation of BH restriction.

Detailed Comments of Government Departments

1. Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

salient conditions governing the Site are as follows:

- (i) User : Industrial and/or godown purposes excluding offensive trade (S.C. 11);
- (ii) Type of Building : Only factory(s), warehouse(s), ancillary offices and watchmen or caretakers quarters in the opinion of the Commissioner of Labour be essential to the safety and security of the building are permitted to be erected on the Lot. (S.C. 6(a));
- (iii) Height : No part of any structure erected or to be erected on the Lot shall exceed a height of 91.44 metres above the mean formation level of the Lot (S.C. 9);
- (iv) Parking, Loading and Unloading : (a) Space shall be provided within the Lot for the parking, loading and unloading of vehicles (including containers on trailers with their prime movers) at the rate of not less than one vehicle for each 930 square meters or part thereof of gross floor area, excluding any floor area to be used for this purpose, of any building erected on the Lot or at the rate of not less than one vehicle for each 460 square metres or part thereof of the site area, whichever rate provides the greater amount of such space (S.C. 13(a));

(b) Of the space provided in item (a) above for parking, loading and unloading, one half shall be used for the parking of private cars and light vans assuming each vehicle to have a turning circle of 7.3 metres outer radius and to occupy an area of 4.9 metres x 2.4 metres with a minimum headroom of 2.3 metres and one half for the parking, loading and unloading of lorries assuming each lorry to have a turning circle of 9.1 metres outer radius and to occupy an area of 7.65 metres x 2.4 metres with a minimum headroom of 4.72 metres (provided that the space stipulated herein for the parking, loading and unloading of lorries shall be designed so that a portion thereof will accommodate at least one container on a trailer with its prime mover) (S.C. 13(d));

(c) Of the space provided for lorries and containers on trailers, two-thirds shall be used for parking and one-third to provide for simultaneous loading and unloading (S.C. 13(e)); and

(v) Vehicular Access : Vehicular access to or from the Lot shall be restricted from or to Lee Chung Street only (S.C. 15).

2. Comments of the Chief Estate Surveyor/Development Control (CES/DC), LandsD:

- (a) to be qualified for the measure on relaxation of the maximum permissible non-domestic PR by 20% for redevelopment project, the building has to be pre-1987 IBs located outside “Residential” zones in main urban areas and new towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). Pre-1987 IB refers to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to Building Authority for approval on or before 1.3.1987;
- (b) “Non-polluting industrial use” in planning terms covers a wide range of uses as cited in the guidelines issued by the Board. These uses would constitute breach of the lease conditions whereby the user restriction of “industrial and/or godown purpose” under lease should involve manufacturing process and/or transient deposit and storage for delivery purpose as per court decided cases;
- (c) the proposed development may not comply with the existing lease conditions. If the Board approves the application, the owner of the subject lot is required to apply a lease modification/land exchange from LandsD to implement the proposal. When processing the lease modification application, LandsD will impose such appropriate terms and conditions including user restriction, the 5-years time for completion of the development, payment of full premium and administrative fee, etc. There is no guarantee that the application will be approved by LandsD; and
- (d) other technical assessments such as traffic impact, building and landscape design, sewerage impact and environmental air quality impact etc., should be considered by the relevant bureaux/departments.

3. Comments of the Director of Environmental Protection (DEP):

- (e) according to the information provided, it is noted that the application seeks permission for the proposed minor relaxation of PR to facilitate the redevelopment of the existing IB at the Site to a 27-storey building for non-polluting industrial use. The Site, with an area of about 621m², is currently zoned “OU(B)”. The applicant has confirmed that the proposed development will be equipped with central air-conditioning and will not rely on opened windows for ventilation; and

- (f) since the proposal involves building demolition, the applicant is advised to minimize the generation of construction and demolition (C&D) materials, and 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. In addition, the applicant is reminded to properly design and install the fixed plants in the proposed development, if any, to meet the relevant noise criteria in the HKPSG.
4. Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

Regarding the drainage impact, the applicant shall make sure the project will not cause any adverse impact to the existing drainage system during both construction and permanent stages according to DSD Advice Note No. 1 for Private Sector Projects or ETWB TC(W) No. 2/2006 for Public Sector Projects. Any diversion of existing storm drain(s) shall be submitted to DSD for vetting in advance.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Estate Surveyor/Development Control, LandsD that:
 - (i) the applicant may approach Buildings Department (BD) on confirmation of pre-1987 status and no excess of non-domestic PR under Building (Planning) Regulations (B(P)R);
 - (ii) under the 2018 IB revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within 3 years from the date of the Board's approval letter;
 - (iii) the applicant has confirmed in his response-to-comment table that "the proposed development will not be used for any purpose other than for industrial or godown purposes or both as per the Special Condition (11) of the Conditions of Sales of the subject CWIL 91". The applicant should be advised that the above should be binding on the subsequent assigns of the lot owner(s) but not the current application; and
 - (iv) should the proposed development be not comply with the existing lease conditions, the owner of the subject Lot is required to apply a lease modification/land exchange from LandsD to implement the proposal. When processing the lease modification application, LandsD will impose such appropriate terms and conditions including user restriction, the 5-years time for completion of the development, payment of full premium and administrative fee, etc. There is no guarantee that the application will be approved by LandsD;
- (b) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, BD that:
 - (i) if the PR/site coverage calculations of the proposed development are based on the assumption that GFA concessions under PNAP APP 151 will be granted (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or site coverage), the pre-requisites in paragraph 6 of PNAP APP-151 should be complied with;
 - (ii) car parking spaces and loading/unloading areas may be exempted from GFA calculation provided all the relevant requirements under PNAP APP-2 are complied with;
 - (iii) undesignated space in the car park may not be disregarded from GFA calculation;
 - (iv) vertical greening may not be excluded from site coverage and/or GFA calculation unless exempted;

- (v) covered pedestrian corridor on G/F shall be included in GFA calculation; and
 - (vi) detailed comments on compliance with the Buildings Ordinance will be made at building plan submission stage;
- (c) to note the comments of the Director of Fire Services that:
- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) the emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by BD;
- (d) to note the comments of the Chief Highway Engineer/Hong Kong, Highways Department (HyD) that:
- (i) agreement from the Transport Department (TD) should be sought on the proposed location of run-in/out. The applicant should be reminded that the construction of run-in/out should follow the latest HyD's standards. TD should also be consulted on the assessment of traffic impact/road safety and the layout of the car park;
 - (ii) should there be any proposed works on public footpath surrounding the proposed redevelopment, the details of such proposed works should be submitted to HyD for comment; and
 - (iii) the applicant is reminded that the weather canopy shall comply with the requirements as stipulated in regulation 10 under Cap. 123F B(P)R, in particular, the following:
 - 1. every canopy erected within 600mm of the outer edge of a footpath, or projecting over a road, shall have a clear space of not less than 5.5m beneath every part thereof;
 - 2. every canopy erected over a footpath shall have a clear space of not less than 3.3m beneath every part thereof; and
 - 3. every canopy shall be provided with adequate surface water drainage;
- (e) to note the comments of the Commissioner of Police that the applicant is advised that the proposal should not cause adverse traffic impact to the local community and each temporary traffic arrangement involving works on footpath and/or carriageway should be submitted to his office for comment;
- (f) to note the comments of the Director of Environmental Protection that since the proposal involves building demolition, the applicant is advised to minimize the generation of construction and demolition (C&D) materials, and 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. In addition, the applicant is reminded to properly design and install the fixed plants in the proposed development, if any, to meet the relevant noise criteria in the Hong Kong Planning Standards and Guidelines; and

- (g) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD) that regarding the drainage impact, the applicant shall make sure the project will not cause any adverse impact to the existing drainage system during both construction and permanent stages according to DSD Advice Note No. 1 for Private Sector Projects or ETWB TC(W) No. 2/2006 for Public Sector Projects. Any diversion of existing storm drain(s) shall be submitted to DSD for vetting in advance.