

Section 4 : Parking Standards for Industrial and Business Developments

Section 4.1: General Industrial Use (GIU) and Business Use [“OU(B)”]

Type of Development		Parking Requirements		Loading/unloading Requirements	
		Standards	Remarks	Standards	Remarks
General Industrial Use (GIU)	Industrial Use (I)	– Private car: 1 per 1 000-1 200m ² GFA.	See Notes (2) – (3)	– 1 goods vehicle bay per 700-900m ² GFA, 50% of which should be for parking of goods vehicles. – One container vehicle loading/unloading bay with turning circle of 11.6m outer radius should be provided for a site with dimensions not less than 45m x 40m.	See Notes (4) – (7) & (11).
	Industrial/ Office Uses (I/O)	– Private car: 1 per 600-750m ² GFA.		– 1 goods vehicle bay per 1 000-1 200m ² of 50% of the I/O GFA; and 1 per 2 000-3 000m ² of the remaining 50% of the I/O GFA – 50% of all the above required goods vehicle bays shall be for parking of goods vehicles. – 1 goods vehicle bay per 800-1 200m ² for commercial GFA solely for loading/unloading. – One container vehicle loading/unloading bay with turning circle of 11.6m outer radius should be provided for a site with dimensions not less than 45m x 40m.	See Notes (4) – (11).

(Refer to Statement of Intent for further guidance)

Table 11 Section 4.1 (cont'd)

Type of Development		Parking Requirements		Loading/unloading Requirements	
		Standards	Remarks	Standards	Remarks
Business Use [“OU(B)”]	Industrial Buildings (I)	– Private car: 1 per 600-750m ² GFA.		<ul style="list-style-type: none"> – 1 goods vehicle bay per 1 000-1 200m² of 50% of the GFA; and 1 per 2 000-3 000m² of the remaining 50% of the GFA. – 50% of all the above required goods vehicle bays shall be for parking of goods vehicles. – One container vehicle loading/unloading bay with turning circle of 11.6m outer radius should be provided for a site with dimensions not less than 45m x 40m. 	See Notes (4) – (7) & (11).
	Industrial/ Office (I/O) Buildings	– Private car: 1 per 600-750m ² GFA.		<ul style="list-style-type: none"> – 1 goods vehicle bay per 1 000-1 200m² of 50% of the I/O GFA; and 1 per 2 000-3 000m² of the remaining 50% of the I/O GFA. – 50% of all the above required goods vehicle bays shall be for parking of goods vehicles. – 1 goods vehicle bay per 800-1 200m² for commercial GFA solely for loading/unloading. – One container vehicle loading/unloading bay with turning circle of 11.6m outer radius should be provided for a site with dimensions not less than 45m x 40m. 	See Notes (4) – (11).

(Refer to Statement of Intent for further guidance)

Table 11 Section 4.1 (cont'd)

Type of Development		Parking Requirements		Loading/unloading Requirements	
		Standards	Remarks	Standards	Remarks
	Office Buildings	<ul style="list-style-type: none"> - Private car: 1 per 150-200m² GFA for the first 15 000m² GFA; 1 per 200-300m² GFA for the remaining GFA. 		<ul style="list-style-type: none"> - 1 goods vehicle bay per 2 000-3 000m² GFA. - For sites of at least 5 000m² net site area, 1 picking up/setting down lay-by for taxis and private cars for every 20 000m², or part thereof, GFA. 	Nil
	Business Buildings	<ul style="list-style-type: none"> - Private car: 1 per 200-300m² GFA 		<ul style="list-style-type: none"> - 1 goods vehicle bay per 800-1 200m² GFA, 50% of which should be for parking of goods vehicles. - A minimum of 1 picking up/setting down lay-by for taxis and private cars shall be provided for sites of at least 5 000m² net site area. - One container vehicle loading/unloading bay with turning circle of 11.6m outer radius should be provided for a site with dimensions not less than 45 m x 40 m. 	See Notes (4) – (11).

(Refer to Statement of Intent for further guidance)

* Notes :

1. Provision referring to gross floor area (GFA) includes part thereof of the specified m² GFA.
2. In preparation of planning layouts for industrial areas, provision should be made for public parking areas to cater for transit vehicles which cannot be accommodated within individual lots.
3. The following design standards apply:
 - i) For private cars: Turning circle - 7.5m outer radius.
 - ii) For goods vehicles: turning circle - 11.5m outer radius.
4. Goods vehicle provision is divided into 65 % LGV and 35 % HGV.
5. The space provided for loading/unloading is required to abut a goods handling platform or area which must be provided and so laid out that the goods loading/unloading from/to such platform or area may be transported within the lot to all parts of the building both horizontally and vertically.

6. The goods handling platform or area must give access to the building in accordance with the Code of Practice for Provision of Means of Escape in Case of Fire and allied requirements made under the Buildings Ordinance.
7. All parking and loading/unloading bays shall be laid out in such a way to avoid the need for vehicles to reverse onto roads abutting the lot.
8. The handling of all goods must be through designated goods entrances, goods lifts lobbies and goods lifts that are segregated from those for passengers.
9. Points of access should not interrupt the main shopping frontage.
10. The manoeuvring of goods vehicles should be within the curtilages of the site; generally no reversing movement into/from a public road will be permitted.
11. The provision of container vehicle loading/unloading bay on sites with dimensions less than 45m x 40m should be considered on a case-by-case basis and in consultation with the Transport Department.

Advisory clauses

- (a) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) on the need to apply to the District Lands Office, Kowloon East for a temporary waiver/lease modification to give effect to the proposal. However, there is no guarantee at this stage that the temporary waiver/lease modification would be approved. If the application for temporary waiver/lease modification is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to those terms and conditions including the payment of waiver fee/premium as appropriate as proposed by LandsD. The applicant is required to demonstrate the dimensions and calculation of the floor area when a temporary waiver/lease modification application is submitted;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that all building works/change in use are subject to compliance with the Buildings Ordinance (BO). The applicant is advised to appoint an Authorized Person to submit building plans for the proposed change in use and alterations and additions works to demonstrate compliance with the BO, in particular compliance with Building (Planning) Regulations (B(P)R) 21 is to be demonstrated since additional GFA will be resulted; adequate means of escape should be provided to the premises in accordance with B(P)R 41(1) and the “Code of Practice for Fire Safety in Buildings 2011” (FS Code); the subject premises should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and the FS Code; access and facilities for persons with a disability including accessible toilet should be provided to the Premises in accordance with B(P)R 72 and “Design Manual: Barrier Free Access 2008”; adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and structural justification should be provided if solid partition walls are to be erected within the premises. Detailed comments under BO can only be provided at the building plan submission stage. For unauthorised building works (UBW) erected on leased land/private buildings (if any), enforcement action may be taken by the Building Authority (BA) to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any UBW on the application site under the BO. The applicant’s attention is also drawn to “Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-47” that the BA has no powers to give retrospective approval or consent for any UBW;
- (c) to note the comments of the Commissioner for Transport that the parking and loading/unloading (L/UL) provision of the subject building should be subject to agreement with relevant Government departments including the Transport Department. The applicant may consider other management measures and/or modification of the parking and L/UL provisions for better utilization of the parking spaces to serve the parking requirement of the “tiny office

units” use of the building in accordance with the Hong Kong Planning Standards and Guidelines; and

- (d) to note the comments of the Director of Fire Services that detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans. Regarding matters related to fire resisting construction of the premises, the applicant is reminded to comply with the FS Code which is administered by the BA. The applicant’s attention is drawn to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises”.