

**Similar S.16 Applications
within “Residential (Group C) 7” Zone on the
Kowloon Tong Outline Zoning Plan**

Approved Applications

No.	Application No.	Location	Proposal	Date of Consideration	Main Reasons for Approval/ Approval Conditions
1.	A/K18/204	2 Beacon Hill Road	Minor relaxation of building height restriction from five storeys to seven storeys (72.62mPD) for a permitted residential development	16.5.2003 (MPC)	(i) to (v) / (a), (b) & (d)
2.	A/K18/242	Ditto	Ditto	25.5.2007 (MPC)	(i), (ii), (iii) & (v) / (a) to (d)
	A/K18/242-1	Ditto	Class B Amendments to Application No. A/K18/242 for an increase in average unit size	12.10.2007 (D of Plan under delegated authority of the Board)	(i), (ii), (iii) & (v) / (a) to (d)
4.	A/K18/264	12 Beacon Hill Road	Proposed minor relaxation of building height restriction from five storeys to six storeys for a permitted residential development	9.10.2009 (MPC)	(i),(iii)&(v)/(a), (c) & (e)

Main Reasons for Approval :

- (i) No adverse visual impact
- (ii) Not jeopardizing the stepped height profile concept for the area
- (iii) Enhancement of the overall amenity of the development itself and the locality
- (iv) Improvement to the major access
- (v) Acceptable on traffic, environmental and infrastructural grounds

Approval Conditions :

- (a) Submission and implementation of landscape proposals and a tree preservation scheme
- (b) Submission of a Heritage Impact Assessment and implementation of mitigation measures
- (c) Provision of water supplies for firefighting and fire service installations
- (d) Usual time clause
- (e) Design and provision of vehicular access for the proposed development

Rejected Applications

No.	Application No.	Location	Proposal	Date of Consideration	Main Reasons for Rejection
1.	A/K18/234	2 Beacon Hill Road	Minor relaxation of building height restriction from five storeys to seven storeys (83mPD) for a permitted residential development	13.1.2006 (MPC)	(C) & (D)
2.	A/K18/235	Ditto	Minor relaxation of building height restriction from five storeys to seven storeys (80mPD) for a permitted residential development	28.7.2006 upon review (TPB)	(A) to (D)

No.	Application No.	Location	Proposal	Date of Consideration	Main Reasons for Rejection
3.	A/K18/253	4 Beacon Hill Road	Minor relaxation of plot ratio restriction from 1.65 to 2.03 and building height restriction from five storeys to eight storeys ¹	19.9.2008 (MPC)	(D) to (F)
4.	A/K18/257	Ditto	Minor Relaxation of plot ratio restriction from 1.65 to 1.81 and building height restriction from five storeys to six storeys	9.1.2009 (MPC)	(D), (E), (G) & (H)

Main Reasons for Rejection :

- (A) Insufficient information to demonstrate that the development intensity of the site could not be achieved without minor relaxation of the building height restriction
- (B) Insufficient information to demonstrate that a basement option could not be adopted to overcome the constraints of the site posed by the Old Beacon Hill Tunnel/gas main
- (C) Insufficient information to demonstrate the design merits of the proposed development
- (D) Undesirable precedent
- (E) Insufficient planning justifications and design merits for the proposed relaxation of plot ratio and building height restrictions
- (F) Insufficient information to demonstrate that the vehicular access arrangement, and the provision and layout of parking and loading/unloading facilities would be acceptable
- (G) Insufficient information to demonstrate that the proposed development could not be achieved without minor relaxation of the plot ratio and building height restrictions
- (H) Proposed car park layout, provision of motorcycle parking space and vehicular access were not acceptable

¹ Buildings Department confirmed that the proposed development would have a total of eight storeys instead of seven storeys as claimed by the applicant.

Suggested Advisory Clauses

- (a) The approval of the application does not imply that the proposed building design elements could fulfill the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession (including the basement car park, staircases, void area and/or plant rooms) for the proposed development will be approved/granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) and the Lands Department (LandsD) direct to obtain the necessary approval. If the building design elements, and the GFA concession are not approved/granted by the BA and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Town Planning Board may be required;
- (b) to note Chief Building Surveyor/Kowloon, BD's comments that in assessing whether the underground car park is reasonable and is not excessive for disregarding its area from GFA calculation under B(P)R 23(3)(b), the Building Authority will make reference to the Hong Kong Planning Standards and Guidelines (HKPSG) and the advice of the Commissioner for Transport (C for T). Any excessive car parking spaces and associated spaces (i.e. ramp, driveway, etc.) should be included in GFA calculation. The applicant should refer to PNAP APP-2 and APP-111 for details; and since the existing building was built under volume calculation, no existing PR under BO was demonstrated on the building plans approved on 7.3.1966. The applicant should provide justifications in support of the existing PR calculation (i.e. 2.33) where necessary;
- (c) to note the comments of the District Lands Officer/Kowloon East, LandsD that the applicant has to apply to LandsD for lease modification to implement the proposal. However, there is no guarantee that the lease modification would be approved. Such application, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval given will be subject to such terms and conditions including, inter alia, payment of premium and administrative fee as may be considered appropriate by LandsD; and
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to minimise the generation of Construction & Demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.