

MPC Paper No. A/K5/820
for Consideration by the
Metro Planning Committee
on 18.9.2020

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/K5/820

- Applicant** : CSW 1018 Company Limited
- Site** : 1016-1018 Tai Nan West Street, Cheung Sha Wan, Kowloon
- Site Area** : About 1,374m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 3505 s.A s.s.1, s.A RP, s.B s.s.1, s.B s.s.2 and s.B RP (the Lot)
- (a) Held under a Government Lease dated 24.8.1948 and modified by a Modification letter dated 16.2.1959
- (b) Restricted the Lot to be used for general industrial purposes excluding offensive trades
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) (about 97%)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 130 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
- (b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- Areas shown as ‘Road’ (about 3%)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 12 to 14.3998 (i.e. +2.3998 or +20%) for a proposed industrial development at 1016-1018 Tai Nan West Street (the Site), which is zoned “OU(B)” with a minor portion

encroached on area shown as 'Road' on the approved Cheung Sha Wan OZP No. S/K5/37 (**Plans A-1 and A-2a**) based on the boundary of the Lot.

- 1.2 Majority of the Site (97%) falls within an area zoned "OU(B)" on the approved Cheung Sha Wan OZP No. S/K5/37 (**Plan A-2a**), with a minor portion (about 41.5m² or 3% of the site area) encroached upon the adjoining area shown as 'Road', which can be considered as minor boundary adjustment in zoning boundaries and is always permitted under the Covering Notes of the OZP.
- 1.3 The application is for development of a 29-storey industrial building (IB) (including three levels of basement car park and a mechanical plant floor) for 'non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods)' (the Proposed Scheme) which is a use always permitted under Schedule II for industrial or industrial-office (I-O) building of the Notes for "OU(B)" zone. Minor relaxation of the PR restriction may be considered by 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 Kwong Loong Tai Building ⁽¹⁾, which was demolished and the Site is currently vacant.
- 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 Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street (i.e. the non-building areas (NBAs) in **Drawing A-10**). The existing footpaths along the three streets together with the setback areas and corner splays proposed at Wing Hong Street/Tai Nan West Street and King Lam Street/Tai Nan West Street will create wider footpaths for better pedestrian movement (**Drawing A-10**). A glass canopy is proposed along the building edges facing Wing Hong Street, Tai Nan West Street and King Lam Street for weather protection ⁽²⁾ (**Drawing A-11**).
- 1.5 The Proposed Scheme also incorporates planter boxes within the setback areas on G/F to enhance the pedestrian environment (**Drawings A-4 and A-11**), a communal garden on 2/F (**Drawing A-6**) for the users/workers of the proposed development and the recessed platforms on 29/F for greening (**Drawing A-8**). Vertical greening is proposed on the podium façades on G/F and 1/F along Wing Hong Street and Tai Nan West Street to create a more pleasant public realm and streetscape (**Drawing A-11**). Greening will be provided in the form of vertical greening on G/F and 1/F (82.440m² ⁽³⁾) and communal garden (192.412m²) achieving 20% greenery coverage (274.852m²), of which 11.41% (156.751m²) is within the pedestrian zone (i.e. below 15m from G/F to 2/F).
- 1.6 The floor plans, section plan, artist impression and photomontages submitted by the applicant for the Proposed Scheme are at **Drawings A-1 to A-14**. Major development parameters of the Proposed Scheme are as follows:

⁽¹⁾ The Occupation Permit for the subject IB was issued on 11.5.1962.

⁽²⁾ The provision of glass canopy is subject to the approval of the Buildings Department.

⁽³⁾ The actual provision of vertical greening is 149.839m² of which 82.440m² is accountable towards required greenery coverage.

Major Development Parameters	
Site Area ⁽ⁱ⁾	About 1,374m ²
PR	14.3998
Total Gross Floor Area (GFA)	19,785.3m ²
Site Coverage (SC)	
- 2/F and below	Not more than 85%
- 3/F and above	Not more than 60%
No. of Storeys	29 (including three levels of basement and a mechanical plant floor)
Maximum BH (at main roof)	Not more than 130mPD
Proposed Use	Workshops
Greenery Coverage	About 20% (274.852m ²)
Internal Transport Facilities	
- Private Car Parking Space	33 (including one accessible parking space)
- Motorcycle Parking Space	4
- Light Goods Vehicle Loading/Unloading (L/UL) Bay	10
- Heavy Goods Vehicle L/UL Bay	5
Full-height Building Setbacks ⁽ⁱⁱ⁾	
- Wing Hong Street	2m
- Tai Nan West Street	2m
- King Lam Street	3.5m
Anticipated Year of Completion	2022

Notes:

- (i) The site area includes the setbacks along Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street.
- (ii) According to the applicant, bonus PR under section 22 of the Building (Planning) Regulations (B(P)R) will not be claimed.

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

- (a) Application form with plans and drawings received on 12.6.2020 and supplementary information received on 18.6.2020 **(Appendices I and Ia)**
- (b) Letter dated 29.6.2020 providing a sewerage impact assessment (SIA) * **(Appendix Ib)**
- (c) Letter dated 2.7.2020 providing a traffic impact assessment (TIA) * **(Appendix Ic)**
- (d) Letter dated 31.7.2020 providing a planning statement, revised SIA, and responses to departmental comments * **(Appendix Id)**
- (e) Letter dated 10.9.2020 providing clarifications, responses to departmental and public comments and updated plans # **(Appendix Ie)**

[* 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 and submissions of further information at **Appendices I to Ie**. They are summarised as follows:

Response to 2018 Policy Address on Redevelopment of Pre-1987 IBs

- (a) the application is in line with the policy intention to provide more floor area to meet Hong Kong's changing social and economic needs and makes 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%;

Meeting the Projected Shortfall in Floor Space for Industries in "Hong Kong 2030+" Study

- (b) the "Hong Kong 2030+" Study projected that there will be a deficit of land area and floor space for industries. The proposed development is in line with the "Hong Kong 2030+" Study to provide additional industrial floor space to cater for the demand;

Respecting the Planning Intention

- (c) the proposed development for non-polluting industrial use is in line with the planning intention of the "OU(B)" zone. It will provide new industrial floor space with up-to-standard fire safety installations and expedite the transformation of Cheung Sha Wan Industrial/Business Area (CSWIBA). The proposed development with basements for car parking spaces and L/UL bays does not exceed the BH restriction under the OZP (i.e. 130mPD);

Planning and Design Merits

- (d) with the building setbacks of 2m along Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street as required under the ODP, the existing footpaths of the streets will be widened to about 4m to 6m for a better walking environment (**Drawing A-10**). The setback areas will be paved and designated as NBAs with provision of canopy for weather protection (**Drawing A-11**). The setback areas will be designed, constructed, maintained and managed by the applicant. Due to the space required for the provision of car parking spaces and L/UL bays, it is not feasible to provide further setback within the Site;
- (e) vertical greening on façade podium on G/F and 1/F at the corner of Wing Hong Street and Tai Nan West Street is proposed to enhance the visual quality (**Drawing A-4**). The incorporation of vertical greening with widened footpath will create a more pleasant streetscape and public realm along the streets. Planting of flowering shrubs and planter boxes would be provided at the street level to improve the street amenity (**Drawing A-11**). Greening is also provided in the podium garden on 2/F (**Drawing A-6**) and recessed platforms on 29/F (**Drawing A-8**);
- (f) car parking spaces and L/UL bays will be provided as per the high-end requirements stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG);

Sustainable Building Design Guidelines (SBDG) and Green Building Design

- (g) the Proposed Scheme has taken into consideration SBDG on elements of building separation (the continuous projected façade lengths of the proposed development do not exceed 60m), building setback (no further setback is required as the width of abutting streets are wider than 15m and no part of the building falling within 7.5m from the centreline of the streets), and SC of greenery (20% greenery coverage provided of which 10% is within the pedestrian zone);
- (h) greening will be provided in the form of vertical greening on G/F and 1/F and communal garden on 2/F, achieving 20% greenery coverage (274.852m²), of which 11.41% (156.751m²) is within the pedestrian zone. The vertical greening will be equipped with an automatic sprinkler system for irrigation (**Drawing A-12**);
- (i) different types of building services equipment including air-conditioning, lighting, electricity, and elevators and escalators will meet the design standards of the Building Energy Efficiency Ordinance. The applicant will make use of LED lights, adopt aluminium curtain wall (an environmentally friendly building material) 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

No Adverse Impacts

- (j) according to the TIA and SIA, the proposed development will not result in adverse traffic and sewerage impacts.

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

The applicants are the sole ‘current land owners’. 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 IBs constructed before 1987⁽⁴⁾, there is a policy direction to allow 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 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 B(P)R⁽⁵⁾.

⁽⁴⁾ 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.

⁽⁵⁾ 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.

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 The time limit for owners to submit applications is three years, with effect from 10.10.2018. 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

There is no previous application in respect of the Site.

6. Similar Applications

Since March 2019, the Committee has considered a total of 31 applications for minor relaxation of PR and/or BH in the Metro Area relating to the Policy, including two (Nos. A/K5/813 and A/K5/816) in the CSWIBA (**Plan A-1**). Out of the 31 similar applications, 28 applications were approved with conditions, two were rejected (Nos. A/K13/313 and A/K14/764) mainly on the grounds that there were insufficient planning and design merits to support the proposed minor relaxation of BH restriction and the applicant failed to demonstrate that it would not create adverse visual impact on the area, and one was deferred pending further information on planning and design merits of the development proposal (details at **Appendix II**). In consideration of these applications, the Committee generally indicated support for the Policy to relax the PR up to 20% as it provides incentives to encourage redevelopment of pre-1987 IBs taking account that relevant technical assessments were submitted to support the technical feasibility and there was no adverse comment from relevant government departments.

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

7.1 The Site is:

- (a) currently vacant;
- (b) sandwiched by Wing Hong Street to the south, Tai Nan West Street to the west and King Lam Street to the north; and
- (c) at about 220m northeast of the MTR Lai Chi Kok Station (**Plan A-1**).

7.2 The surrounding areas have the following characteristics:

- (a) the Site is located at the northern portion of the CSWIBA which is mainly occupied by IBs, I-O and commercial/office developments under active operation or in the process of redevelopment;

- (b) redeveloped high-rise buildings in the surrounding area include CEO Tower (about 134mPD)⁽⁶⁾ and The Globe (about 110mPD) to the east, Global Gateway Tower (about 130mPD) to the west, and Kings Tower (about 118mPD) to the northeast; and
- (c) to the northwest across King Lam Street is a Government data centre complex under construction and storage of dangerous goods in the “Government, Institution or Community” zone under short term tenancies.

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 the 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) it is Government’s policy to incentivise owners to redevelop old IBs to optimise utilisation of the existing industrial stock and make better use of valuable land resources, while addressing more effectively the issue of fire safety and non-compliant uses. In this light, he generally welcomes more of such redevelopment projects seeking relaxation of PR restriction if applicants may demonstrate strong justifications for the proposed use(s)/development and comply with relevant requirements under the revitalisation scheme, and also subject to departments’ assessments of technical feasibility and planning parameters; and
- (b) it is noted that the applicant intends to develop a new IB on the Site for non-polluting industrial uses. He is willing to provide policy support for the application, on the clear understanding that the development proposal, if materialised, would help address the

⁽⁶⁾ The building plan of CEO Tower was first approved before the BH restrictions were imposed on the Cheung Sha Wan OZP in 2010.

increasing long-run shortfall of industrial floor space in Hong Kong under the current projection, subject to the applicant's compliance with all the technical requirements as examined by relevant departments.

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. 3505 s.A s.s.1, s.A RP, s.B s.s.1, s.B s.s.2 and s.B RP ("the Lot") which is held under a Government Lease dated 24.8.1948 as varied and modified by a Modification letter dated 16.2.1959 ("the Lease"). The Lease conditions restrict the Lot to be used for general industrial purposes excluding offensive trades;
- (c) "non-polluting industrial use" in planning terms covering a wide range of uses will constitute uses in breach of the lease conditions including the user restriction of "general industrial purpose" which should involve manufacturing process as decided by court cases. The applicant, being the owner of the lot under application, should be fully aware of the user restriction of the "industrial" use under lease which has a different interpretation under the Board's definition under Column 1 uses permitted under the planning regime; and
- (d) upon receipt of the lease modification/~~lease~~*land* exchange application, LandsD will impose such appropriate terms and conditions including 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 2018 IB revitalisation measure etc. There is no guarantee that the application will be approved by LandsD. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter/conditions of exchange shall be executed within three 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; and
- (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.

Environment

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

- (a) no in-principle objection to the application;
- (b) it is considered that the sewerage impacts of the proposed development would not be insurmountable. Notwithstanding this, should the application be approved, it is recommended to impose the following approval conditions related to sewerage impacts:
 - (i) the submission of an updated SIA for the proposed development to the satisfaction of the DEP or of the Board;
 - (ii) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated SIA for the proposed development to the satisfaction of the Director of Drainage Services or of the Board; and
- (c) detailed comments on the SIA are at **Appendix III**.

9.1.5 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) no in-principle objection to the application; and
- (b) the SIA should be subject to the views and agreement of the Environmental Protection Department, the planning authority of sewerage infrastructure.

Urban Design and Visual

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

Urban Design and Visual Aspects

- (a) located at the northern portion of the CSWIBA, the Site is sandwiched between King Lam Street, Tai Nan West Street and Wing Hong Street to the north, west and south, and amidst a cluster of IBs within the same "OU(B)" zone with BHs ranging from 46mPD to 130mPD. The proposed minor relaxation of PR does not involve additional BH beyond what is permitted under the OZP. Given the planning context and the photomontages submitted by the applicant, the resulting development would unlikely induce any significant visual impact to the surrounding;

- (b) the applicant proposes building setback ranging from 2m to 3.5m from the lot boundary. The future footpaths along Wing Hong Street, Tai Nan West Street and King Lam Street will thus be widened to total widths ranging from 4m to 6m. Corner splays are proposed at Wing Hong Street/Tai Nan West Street and King Lam Street/Tai Nan West Street. Greening in the form of planter boxes on G/F, vertical greening on the façade of G/F and 1/F facing Wing Hong Street/Tai Nan West Street, greeneries on flat roofs of 2/F and 29/F are proposed. A canopy is also proposed along the building edges for weather protection. The proposed building setbacks and greening treatment at the building's low zone would enhance the pedestrian environment and visual amenity along the building frontages;

Landscape Aspect

- (c) no objection to the application from landscape planning perspective; and
- (d) the Site is situated in an area of industrial urban landscape character, dominated by industrial and commercial buildings. The Site is currently vacant without any existing landscape resource. The proposed development is considered not incompatible with the surrounding environment. Significant adverse landscape impact arising from the development is not anticipated.

9.1.7 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) no comment from visual impact point of view; and
- (b) it is noted that the proposed development consists of one tower block with a BH of 129.8mPD which complies with the BH restriction permitted under the OZP and may not be incompatible with adjacent developments with BH restriction of 130mPD.

Buildings Matters

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

- (a) no in-principle objection to the application under the Buildings Ordinance (BO) subject to the submission of building plans to demonstrate compliance with the BO and the allied regulations; and
- (b) detailed comments on the proposed development under the BO will be formulated at the plan approval stage under the building regime.

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

- (a) Director of Fire Services (D of FS);
- (b) Project Manager (South), Civil Engineering and Development Department (PM(S), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (e) Commissioner of Police (C of P); and
- (f) 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, two public comments were received from the same individual expressing concerns on issues related to traffic impact, provision of tree planting and design of canopy in the setback areas (**Appendix IV**).

11. **Planning Considerations and Assessments**

11.1 The application is for minor relaxation of PR restriction from 12 to 14.3998 (+20%) for a proposed 29-storey IB development (including three basement levels and a mechanical plant floor) at the Site zoned "OU(B)" for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of Dangerous Goods). The proposed development is generally in line with the planning intention of the "OU(B)" zone, which is primarily for general business uses, including non-polluting industrial uses. The proposed BH of 130mPD complies with the BH restriction under the OZP.

Policy Aspect

11.2 The Site was previously occupied by an IB with the OP issued in 1962 which can be regarded as an eligible pre-1987 IB under the Government's new policy on revitalising IBs. SDEV is willing to provide policy support for the application to optimise utilisation of the existing industrial stock and make better use of the valuable land resources while addressing more effectively the issue of fire safety and non-compliant uses.

Technical Aspect

11.3 The proposed minor relaxation of PR restriction 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 an approval condition on traffic aspect as set out in paragraph 12.2(a) below. DEP's concerns on sewerage impact can be addressed by imposing approval conditions in paragraphs 12.2 (b) and (c) below. Other concerned

Government departments consulted including CE/MS, DSD, CBS/K, BD, D of FS and CHE/K, HyD have no objection to/no adverse comments on the application.

Planning and Design Merits

- 11.4 In the Proposed Scheme, the provision of full-height building setbacks of 2m along Wing Hong Street and Tai Nan West Street and 3.5m along King Lam Street is in accordance with the ODP's requirements for the purpose of street widening and streetscape improvement. Corner splays are proposed at Wing Hong Street/Tai Nan West Street and King Lam Street/Tai Nan West Street. A canopy is also proposed along the building edges for weather protection. Besides, planter boxes on G/F, a communal garden on 2/F and vertical greening on G/F and 1/F are proposed, achieving a greenery provision of 274.852m² (i.e. greenery coverage of 20%), of which 11.41% (156.751m²) is within the pedestrian zone. CTP/UD&L, PlanD considers the proposed building setbacks and greening treatment at the building's low zone would enhance the pedestrian environment and visual amenity along the building frontages. CA/CMD2, ArchSD has no comment on the application from visual impact point of view.
- 11.5 On the sustainable building design aspect, the applicant indicates that the relevant SBDG requirements in terms of building separation, building setback and SC of greenery have been taken into account.

Public Comments

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

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 above, 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 18.9.2024, 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) in relation to (b) above, the implementation of the local sewerage upgrading/sewerage connection works 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 V**.

- 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

Appendices I and Ia	Application form with plans and drawings received on 12.6.2020 and supplementary information received on 18.6.2020
Appendix Ib	Letter dated 29.6.2020 providing a SIA
Appendix Ic	Letter dated 2.7.2020 providing a TIA
Appendix Id	Letter dated 31.7.2020 providing a planning statement, revised SIA, and responses to departmental comments
Appendix Ie	Letter dated 10.9.2020 providing clarifications, responses to departmental and public comments and updated plans
Appendix II	Similar Applications
Appendix III	Detailed Comments from Government Departments
Appendix IV	Public Comment
Appendix V	Advisory Clauses
Drawings A-1 to A-8	Floor Plans
Drawing A-9	Section Plan
Drawing A-10	Proposed NBAs and Building Setbacks
Drawing A-13	Artist Impression
Drawing A-12	Proposed Automatic Sprinkler System for Irrigation of Vertical Greening

Drawings A-13 to A-14	Photomontages
Plan A-1	Location Plan
Plans A-2 and A-2a	Site Plans
Plan A-3	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**

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
Kwun Tong Business Area							
1.	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)	<ul style="list-style-type: none"> ● 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
2.	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)	<ul style="list-style-type: none"> ● 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
3.	S/K14S/22 "OU(B)" A/K14/766 BHR: 100mPD	41 King Yip Street, Kwun Tong (2,042.011m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 126mPD (+26%)	<u>Approved</u> with conditions on 16.8.2019	4.025m (Office)	<ul style="list-style-type: none"> ● 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 ● 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

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
4.	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)	<ul style="list-style-type: none"> ● 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.
5.	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)	<ul style="list-style-type: none"> ● 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
6.	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)	<ul style="list-style-type: none"> ● 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

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
7.	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)	<ul style="list-style-type: none"> ● 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
8.	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)	<ul style="list-style-type: none"> ● 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
9.	S/K14S/22 "OU(B)" A/K14/777 BHR: 100mPD	71 How Ming Street, Kwun Tong (1,271.66m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 15.5.2020	5m (Office)	<ul style="list-style-type: none"> ● 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
10.	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))	<ul style="list-style-type: none"> ● 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

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
11.	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 115mPD (+15%)	Approved with conditions on 29.5.2020	4.08m (Office)	<ul style="list-style-type: none"> ● 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
Kowloon Bay Business Area							
12.	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%)	Rejected on 17.3.2020 on the following grounds: (III), (IV) [see remarks for details]	4.2m (Office)	<ul style="list-style-type: none"> ● 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
13.	S/K13/29 "OU(B)" A/K13/316 BHR: 100mPD	33 Tai Yip Street, Kwun Tong, Kowloon (1,070.244m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 109.9mPD (+9.9%)	Approved with conditions on 10.7.2020	4.1m (Office)	<ul style="list-style-type: none"> ● 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

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
14.	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</u> on 4.9.2020	4.2m (Office)	<ul style="list-style-type: none"> ● 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
15.	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)	<ul style="list-style-type: none"> ● 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
San Po Kong Business Area							
16.	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)	<ul style="list-style-type: none"> ● 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)

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
17.	S/K11/29 "OU(B)" A/K11/235 BHR: 120mPD	No. 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)	<ul style="list-style-type: none"> ● 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							
18.	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	<ul style="list-style-type: none"> ● 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							
19.	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)	<ul style="list-style-type: none"> ● 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
20.	S/K3/32 "OU(B)" A/K3/588 BHR: 110mPD	100-114 Bedford Road, Kowloon (932.925m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 29.5.2020	3.73m (Office)	<ul style="list-style-type: none"> ● 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 ● 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
Cheung Sha Wan							
21.	S/K5/37 "OU(B)" A/K5/813 BHR: 120mPD	822 Lai Chi Kok Road, Cheung Sha Wan (1318.3m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 125.7mPD (+4.75%)	<u>Approved</u> with conditions on 6.3.2020	4.375m (Office)	<ul style="list-style-type: none"> ● 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
22.	S/K5/37 "OU(B)" A/K5/816 BHR: 130mPD	121 King Lam Street, Cheung Sha Wan (509.4m ²)	I	12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 21.8.2020	4.5m (Workshop)	<ul style="list-style-type: none"> ● 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
Kwai Chung							
23.	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	<ul style="list-style-type: none"> ● Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation
24.	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)	<ul style="list-style-type: none"> ● 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 316m² (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

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
25.	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	Approved with conditions on 17.3.2020	4.20m (Workshop)	<ul style="list-style-type: none"> ● 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
26.	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%)	Approved with conditions on 29.5.2020	5.5m (data centre)	<ul style="list-style-type: none"> ● 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
Tsuen Wan							
27.	S/TW/33 "Industrial" A/TW/505 BHR: 100mPD	14-18 Ma Kok Street, Tsuen Wan (1,858.1m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 1.11.2019	3.5m (Workshop)	<ul style="list-style-type: none"> ● 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

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
28.	S/TW/33 “Industrial” A/TW/509 BHR: 100mPD	8-14 Sha Tsui Road, Tsuen Wan (4,645.16m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 13.12.2019	4.95m (Workshop)	<ul style="list-style-type: none"> ● 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
29.	S/TW/33 “OU(B)” A/TW/508 BHR: 100mPD	18-20 Pun Shan Street, Tsuen Wan (2,322.557m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.1.2020	3.85m (Workshop)	<ul style="list-style-type: none"> ● 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
30.	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	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 29.5.2020	3.5m (Workshop)	<ul style="list-style-type: none"> ● 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
31.	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)	<ul style="list-style-type: none"> ● 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

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.

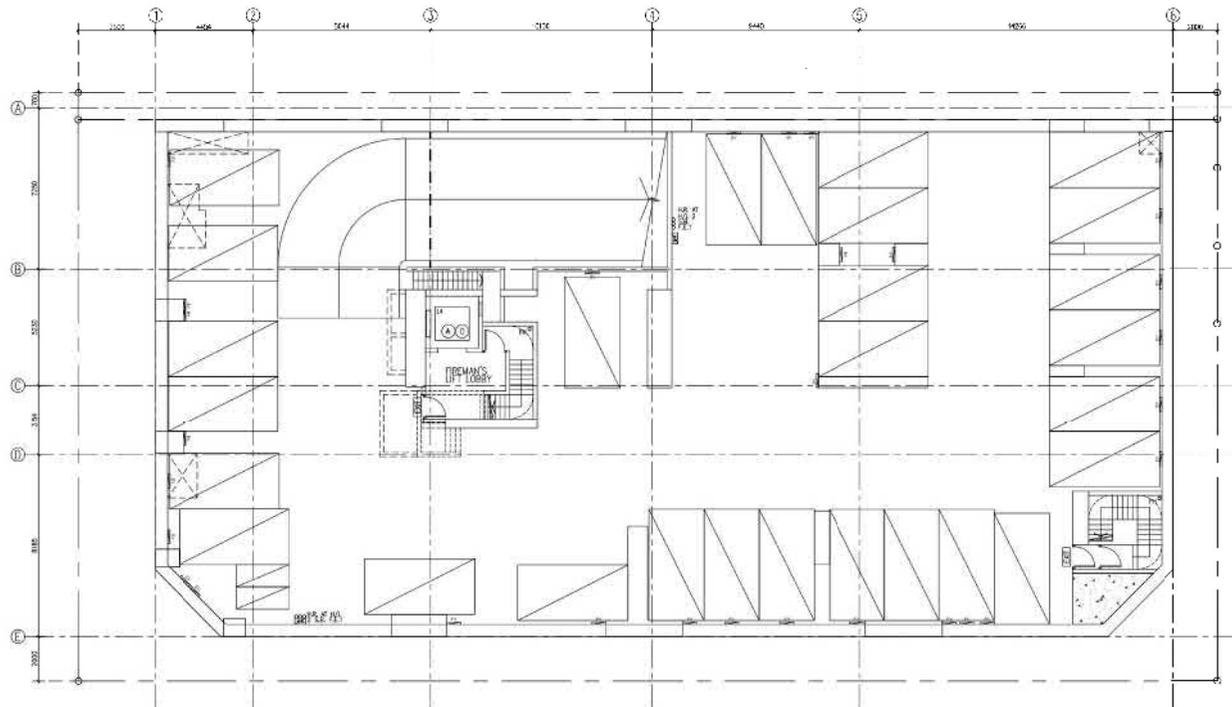
Detailed Comments from Government Departments

Detailed Comments of the Director of Environmental Protection:

- (a) Appendix 2, Table 3a – the consultant is suggested to adopt a more conservative unit flow factor for in-patients of Caritas Medical;
- (b) the consultant is suggested to provide us 2 no. CD with softcopy of the report, the calculation spreadsheet (in Excel) and all Responses-to-Comments from the Environmental Protection Department (EPD) and the Drainage Services Department (DSD) as appendix as well as to highlight the revised/updated contents in the next submission of the Sewerage Impact Assessment (SIA) report to facilitate review; and
- (c) please be reminded that the local sewer connection/upgrading/diversion works shall be implemented to the satisfaction of DSD. The consultant should seek DSD's view and agreement of the SIA.

Advisory Clauses

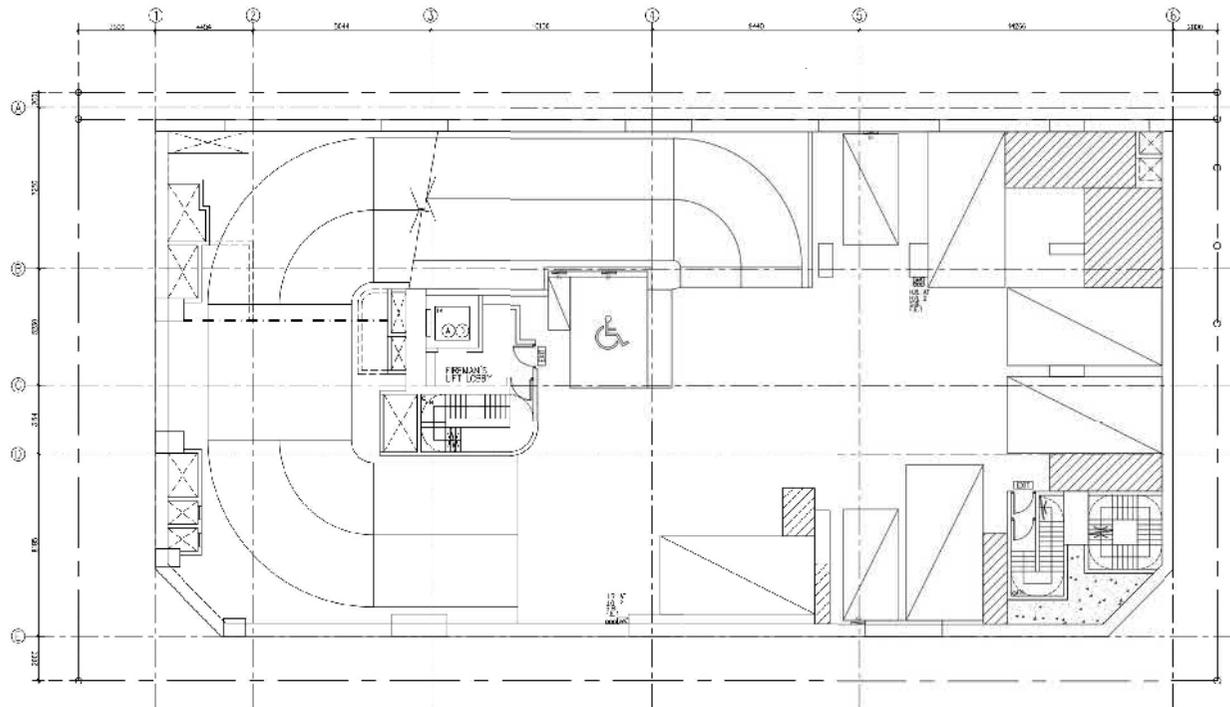
- (a) to note the comments of the District Lands Officer/Kowloon West and the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that:
- (i) “non-polluting industrial use” in planning terms covering a wide range of uses will constitute uses in breach of the lease conditions including the user restriction of “general industrial purpose” which should involve manufacturing process as decided by court cases. The applicant, being the owner of the lot under application, should be fully aware of the user restriction of the “industrial” use under lease which has a different interpretation under the Board’s definition under Column 1 uses permitted under the planning regime;
 - (ii) upon receipt of the lease modification/~~lease~~**land** exchange application, LandsD will impose such appropriate terms and conditions, including 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 2018 IB revitalisation measure etc.; and
 - (iii) there is no guarantee that the application will be approved by LandsD. Under the 2018 industrial building Revitalisation Measures for redevelopment, the modification letter/conditions of exchange shall be executed within three years from the date of the Town Planning Board’s approval letter.
- (b) to note the comments of the Director of Environmental Protection (DEP) on the sewerage impact assessment (SIA):
- (i) Appendix 2, Table 3a – the consultant is suggested to adopt a more conservative unit flow factor for in-patients of Caritas Medical;
 - (ii) the consultant is suggested to provide us 2 no. CD with softcopy of the report, the calculation spreadsheet (in Excel) and all Responses-to-Comments from the Environmental Protection Department (EPD) and the Drainage Services Department (DSD) as appendix as well as to highlight the revised/updated contents in the next submission of the SIA report to facilitate review; and
 - (iii) please be reminded that the local sewer connection/upgrading/diversion works shall be implemented to the satisfaction of DSD. The consultant should seek DSD’s view and agreement of the SIA.
- (c) to note the comments of the Director of Drainage Services that the SIA should be subject to the views and agreement of EPD, the planning authority of sewerage infrastructure.
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that detailed comments on the proposed development under the Buildings Ordinance will be formulated at the plan approval stage under the building regime.



ARCHITECT  KEYSTONE DESIGN CONSULTANTS LIMITED <small>INCORPORATED IN HONG KONG</small> <small>Address: 4/F, Kwai Hing Building, 100 Tai Nan West Street, Kowloon, Hong Kong</small>	PROJECT PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss.1 & S.A RP & S.B ss. 1 & S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.	DRAWING TITLE BASEMENT 3 FLOOR PLAN			REMARK
		REV -	SIZE A3	SCALE 1:200	

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-1
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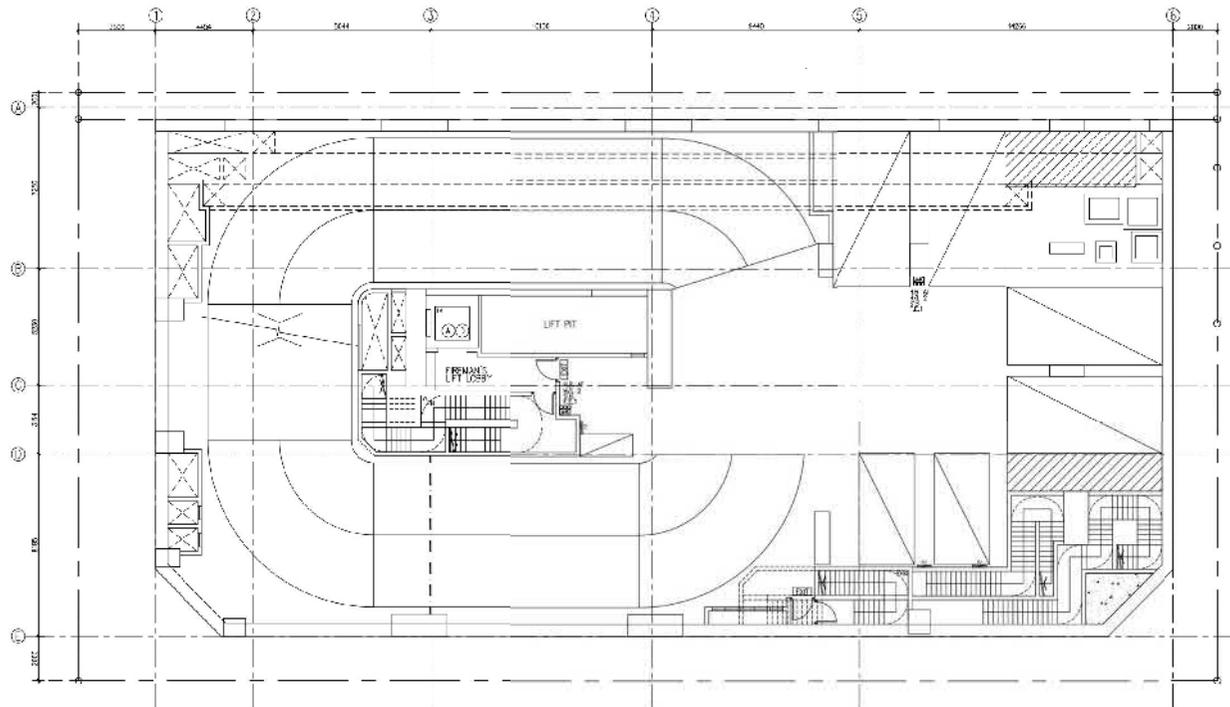
(來源：附錄 Id)
 (Source : Appendix Id)



ARCHITECT  KEYSTONE DESIGN CONSULTANTS LIMITED <small>INCORPORATED IN HONG KONG</small> <small>Address: 4/F, Kwai Hing Building, 100 Tai San Road, Tsim Sha Tsui, Kowloon, Hong Kong</small>	PROJECT PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss.1 & S.A RP & S.B ss. 1 & S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.	DRAWING TITLE BASEMENT 2 FLOOR PLAN			REMARK
		REV -	SIZE A3	SCALE 1:200	

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-2
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(來源：附錄 Id)
 (Source : Appendix Id)



ARCHITECT



PROJECT

PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET
AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss.1 & S.A RP & S.B ss. 1 &
S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.

DRAWING TITLE

BASEMENT 1 FLOOR PLAN

REMARK

REV

SIZE

SCALE

DATE

-

A3

1:200

JUL 2020

參考編號

REFERENCE No.

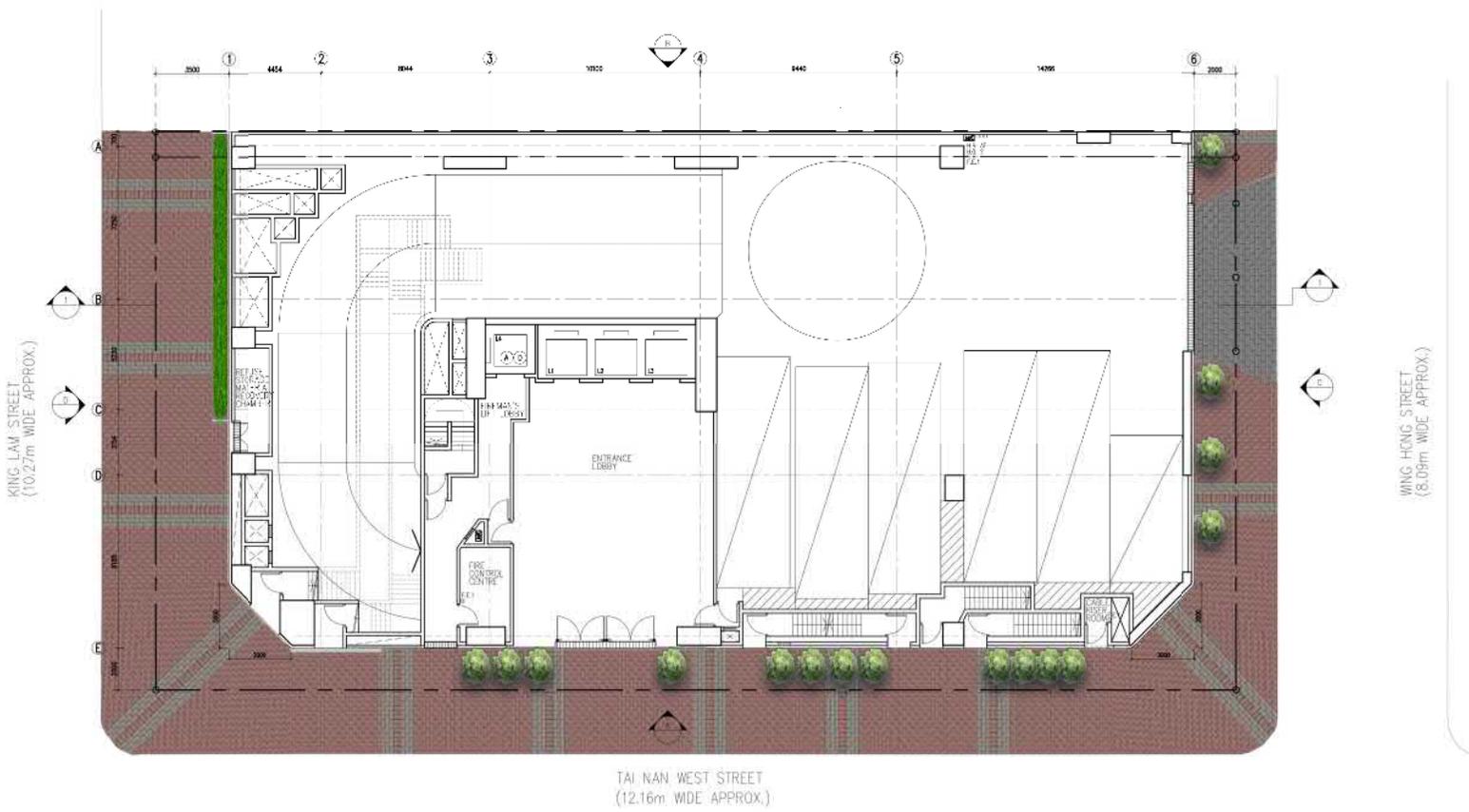
A/K5/820

繪圖

DRAWING

A-3

(來源：附錄 Id)
(Source : Appendix Id)



ARCHITECT
KEYSTONE
 KEYSTONE DESIGN CONSULTANTS LIMITED
12, TAI WAI ST. TAI WAI INDUSTRIAL BUILDING, TAI WAI, CHEUNG SHA WAN, NEW KOWLOON, HONG KONG

PROJECT
**PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET
 AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss. 1 & S.A RP & S.B ss. 1 &
 S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.**

DRAWING TITLE
GROUND FLOOR PLAN

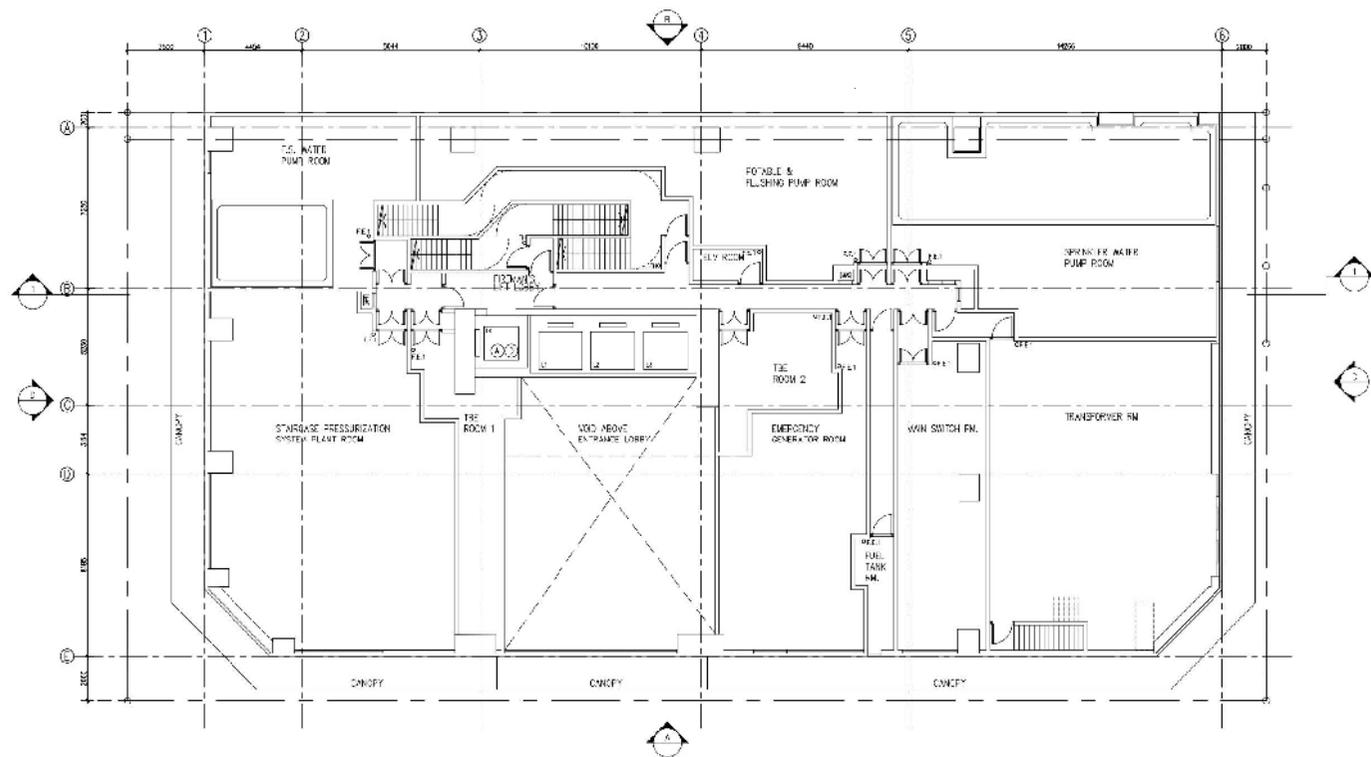
REV	SIZE	SCALE	DATE
-	A3	1:200	JUL 2020

REMARK

參考編號
 REFERENCE No.
A/K5/820

繪圖
 DRAWING
A-4

(來源：附錄 Ie)
 (Source : Appendix Ie)



ARCHITECT
KEYSTONE
 KEYSTONE DESIGN CONSULTANTS LIMITED
INCORPORATED IN HONG KONG
 Address: 17/F, Kwai Chung Plaza, 101 Kwai Chung Road, Kowloon, Hong Kong

PROJECT
 PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET
 AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss.1 & S.A RP & S.B ss. 1 &
 S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.

DRAWING TITLE
MECHANICAL PLANT FLOOR AT 1/F

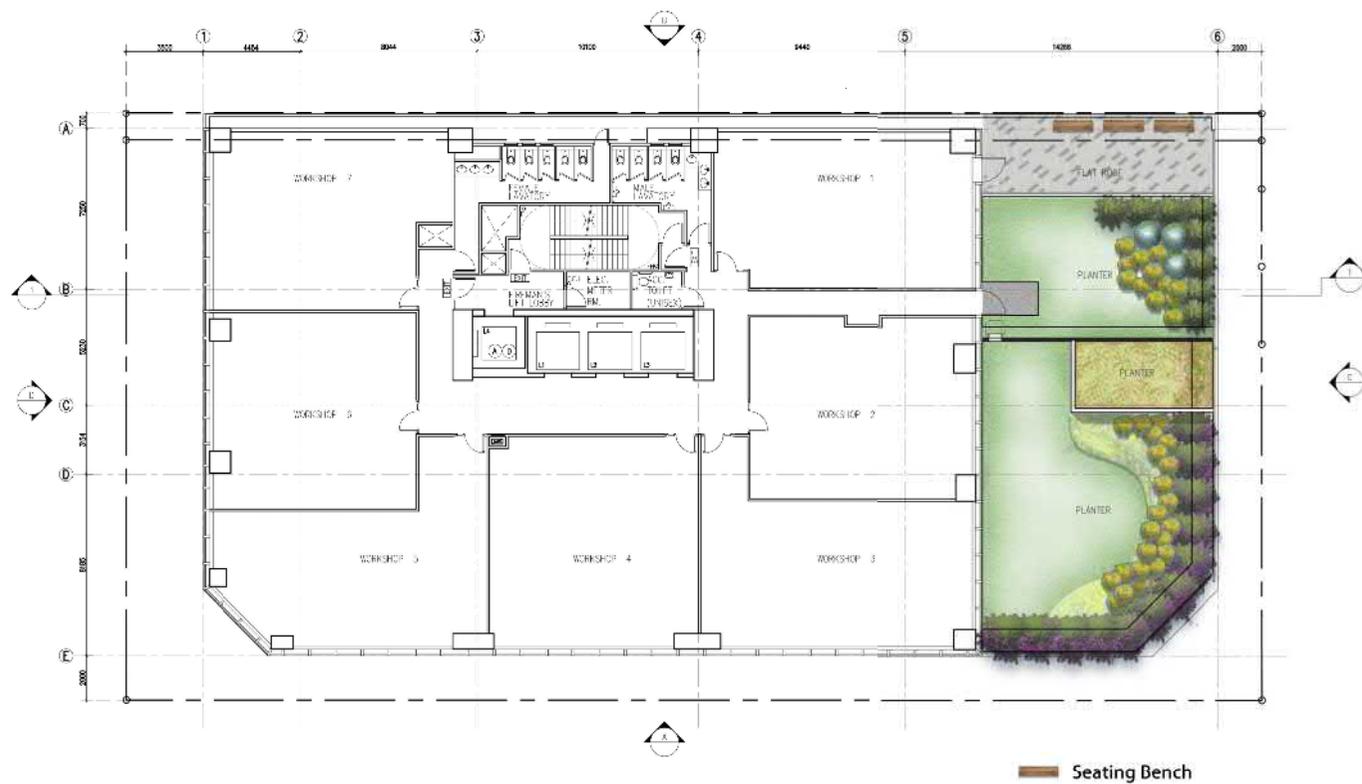
REV	SIZE	SCALE	DATE
-	A3	1:200	JUL 2020

REMARK

參考編號
 REFERENCE No.
A/K5/820

繪圖
 DRAWING
A-5

(來源：附錄 Id)
 (Source : Appendix Id)



ARCHITECT
KEYSTONE
 KEYSTONE DESIGN CONSULTANTS LIMITED
INCORPORATED IN HONG KONG
Address: 22/F, 220 Des Voeux Road East, Hong Kong

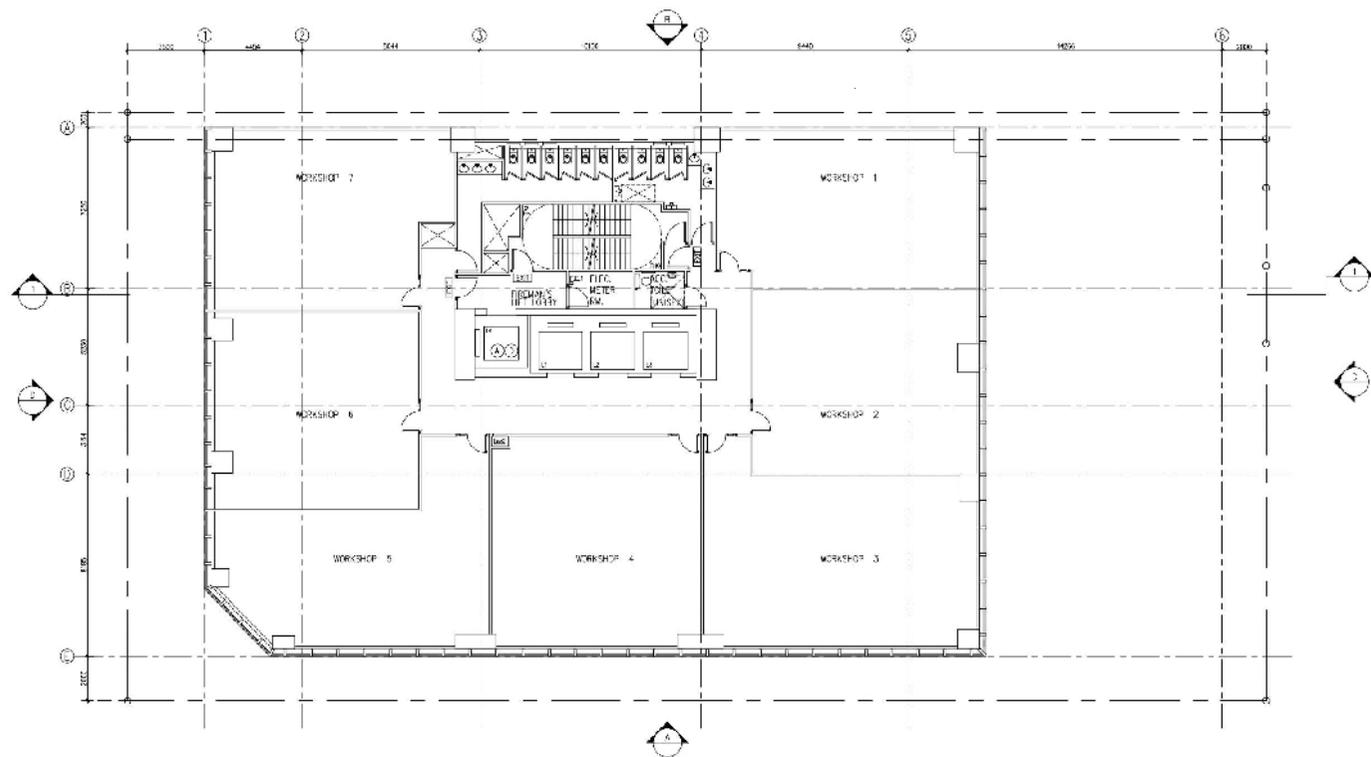
PROJECT
**PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET
 AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss. 1 & S.A RP & S.B ss. 1 &
 S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.**

DRAWING TITLE 2ND FLOOR PLAN				REMARK
REV -	SIZE A3	SCALE 1:200	DATE JUL 2020	

參考編號
 REFERENCE No.
A/K5/820

繪圖
 DRAWING
A-6

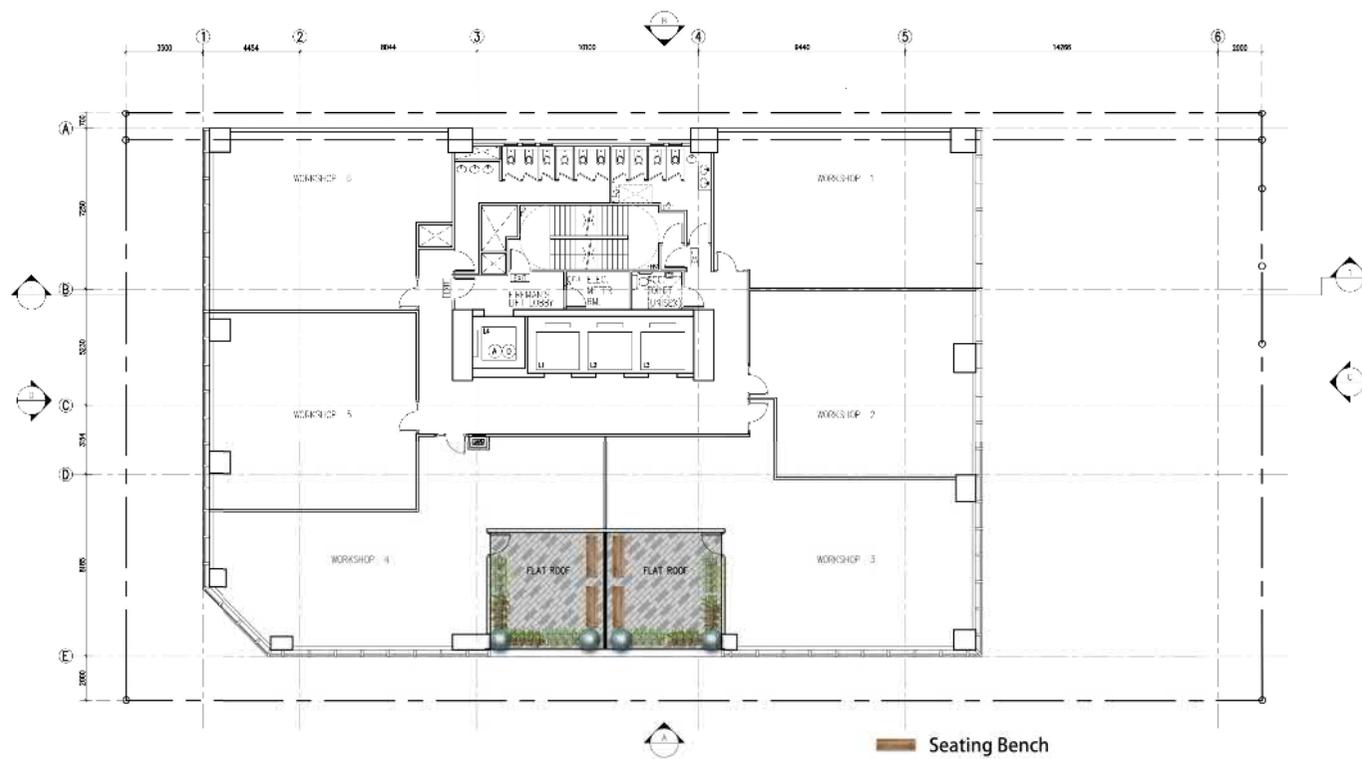
(來源：附錄 Ie)
 (Source : Appendix Ie)



ARCHITECT  KEYSTONE DESIGN CONSULTANTS LIMITED <small>INCORPORATED IN HONG KONG</small> <small>Address: 4/F, Kwai Hing Building, 101-103, Nathan Road, Kowloon, Hong Kong</small>	PROJECT PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss.1 & S.A RP & S.B ss. 1 & S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.	DRAWING TITLE 3RD - 28TH FLOOR PLAN			REMARK
		REV -	SIZE A3	SCALE 1:200	

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-7
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(來源：附錄 Id)
 (Source : Appendix Id)



ARCHITECT



PROJECT

PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET
AT NEW KOWLOON INLAND LOT NO. 3505 S.A ss. 1 & S.A RP & S.B ss. 1 &
S.B ss. 2 & S.B RP, 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.

DRAWING TITLE

29TH FLOOR PLAN

REMARK

REV	SIZE	SCALE	DATE
-	A3	1:200	JUL 2020

參考編號
REFERENCE No.
A/K5/820

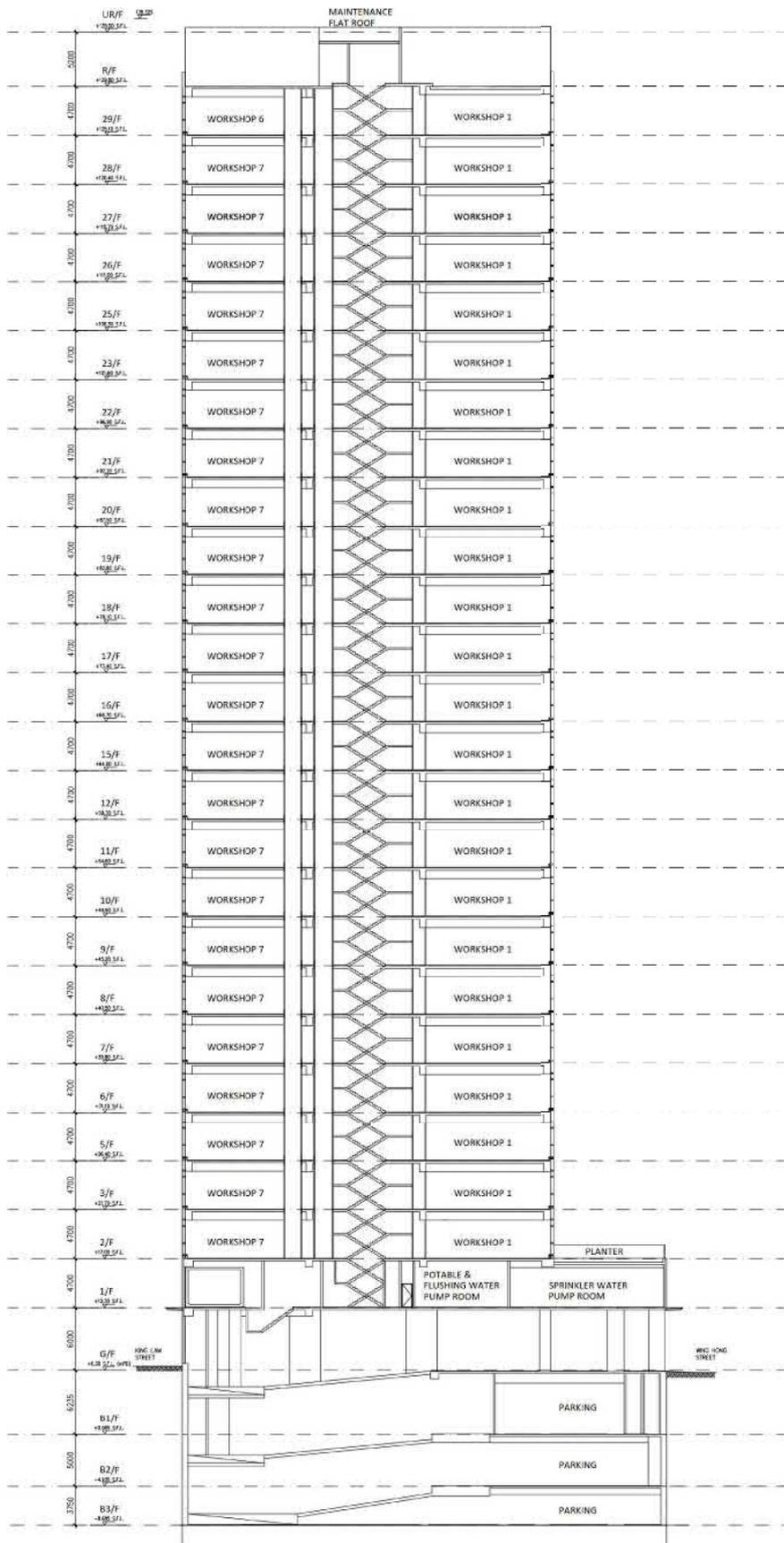
繪圖
DRAWING
A-8

(來源：附錄 Ie)
(Source : Appendix Ie)

PROPOSED INDUSTRIAL DEVELOPMENT AT NO. 1018 TAI NAN WEST STREET
 AT NEW KOWLOON INLAND LOT NO. 3505 S.A.S.S. 1 & S.A.R.P. & S.B.S.S. 1 &
 S.B.S.S. 2 & S.B.R.P. 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN.

SECTION 1

REV	SIZE	SCALE	DATE
-	A3	1:400	JUL 2020



SECTION 1

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-9
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(來源：附錄 Id)
 (Source : Appendix Id)

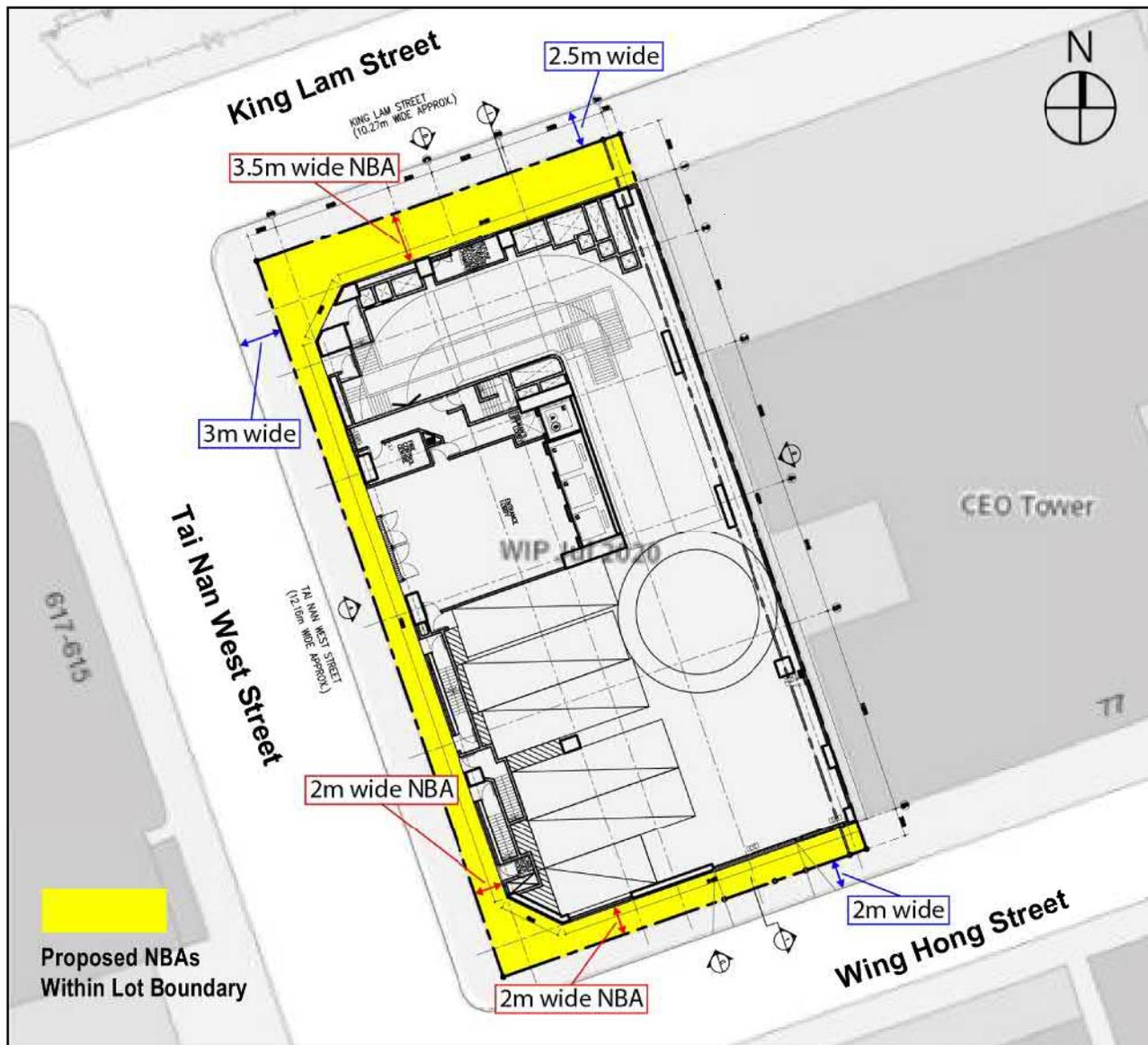
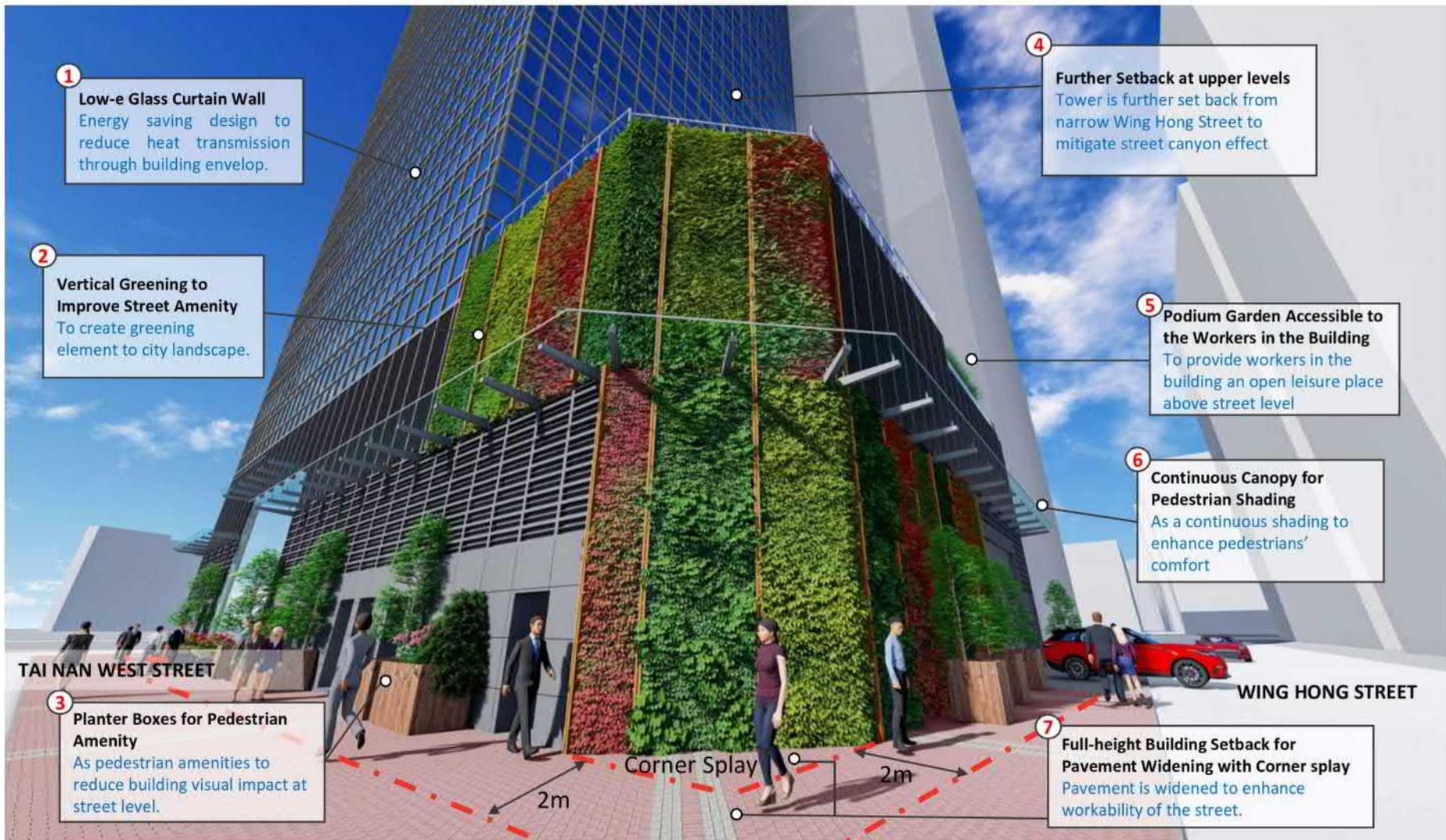


Figure 3.1: Proposed Non-building Areas Widen Existing Footpaths

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-10
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(來源：附錄 Id)
(Source : Appendix Id)



Artist's Impression 1 – from junction of Tai Nan West Street and Wing Hong Street

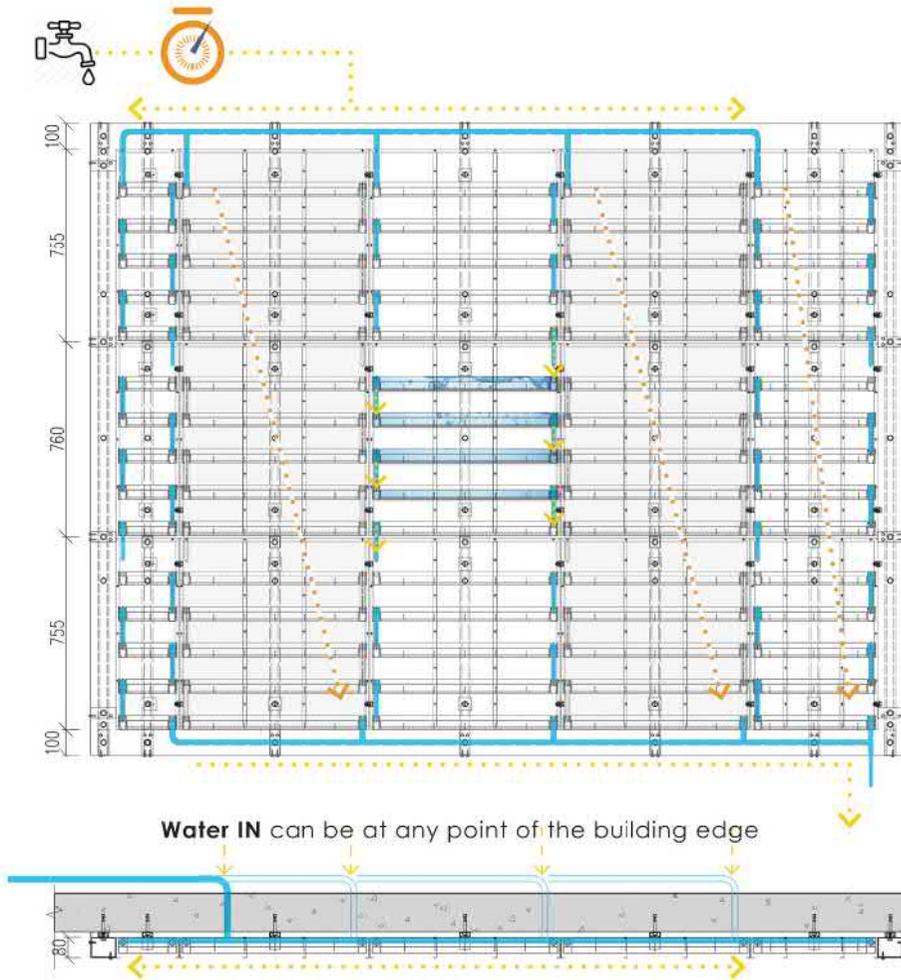
Proposed Industrial Development At No. 1018 Tai Nan West Street



基匯設計顧問有限公司
KEYSTONE DESIGN CONSULTANTS LIMITED

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-11
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(來源：附錄 Id)
(Source : Appendix Id)



Water IN supplied by water tap and control by timer

No Pump Room & AC Room is required.



Trough overflow and water drain through the panels by gravity

No Irrigation System (both drip or spray) is required.



Capping Cover clicked on the panel unit to form an enclosed box for the water trough.

No ponding water exposure for mosquitoes eggs laying.



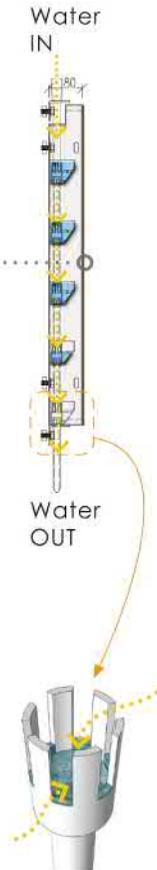
Water OUT direct to the drain point

No Gutter or Surface Channel is required.



Small slots at the top of the pipe control the speed and maintain a **steady flow** of water.

Avoid turbulent generating **bubbles** which will be **trapped inside** and consequently **clog** the pipe.



Biostructure-water
GreenWalls System

GreenWalls
patent pending - all rights reserved

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-12
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(來源：附錄 Id)
(Source : Appendix Id)

Existing

After



Photomontage (2)

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-13
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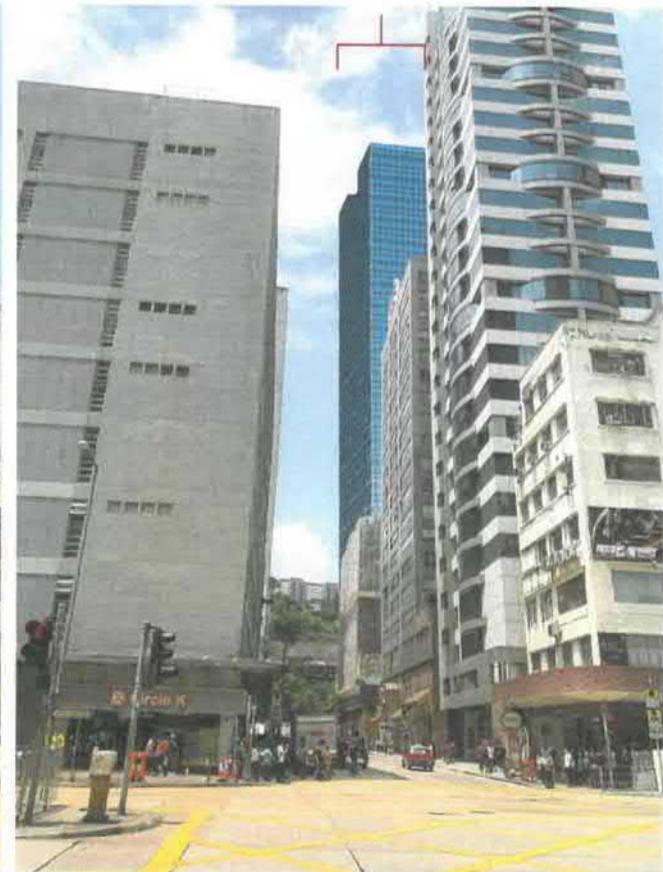
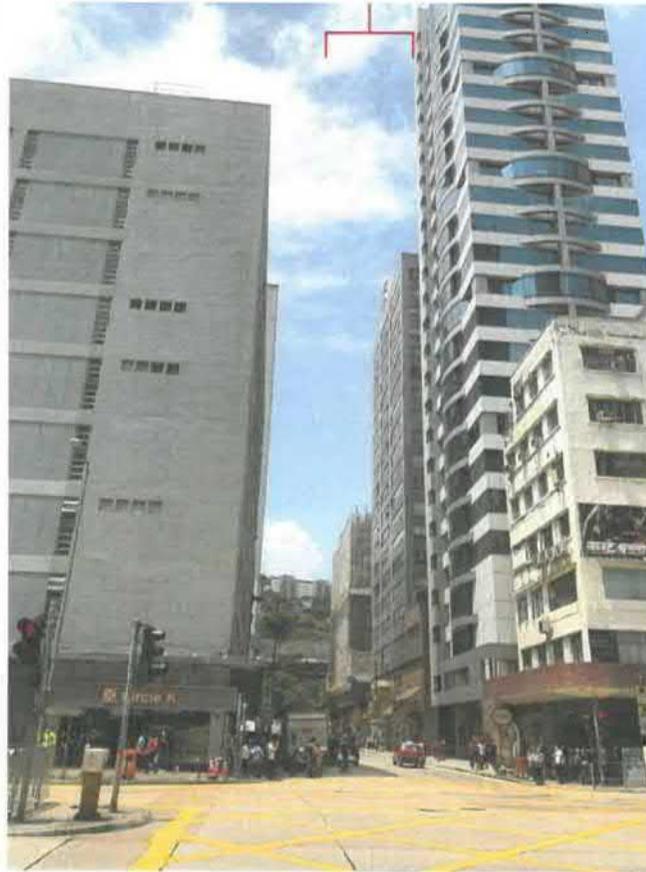
(來源：附錄 Ia)
(Source : Appendix Ia)

Existing Condition

Proposed Scheme

Application Site

Proposed Scheme at Application Site

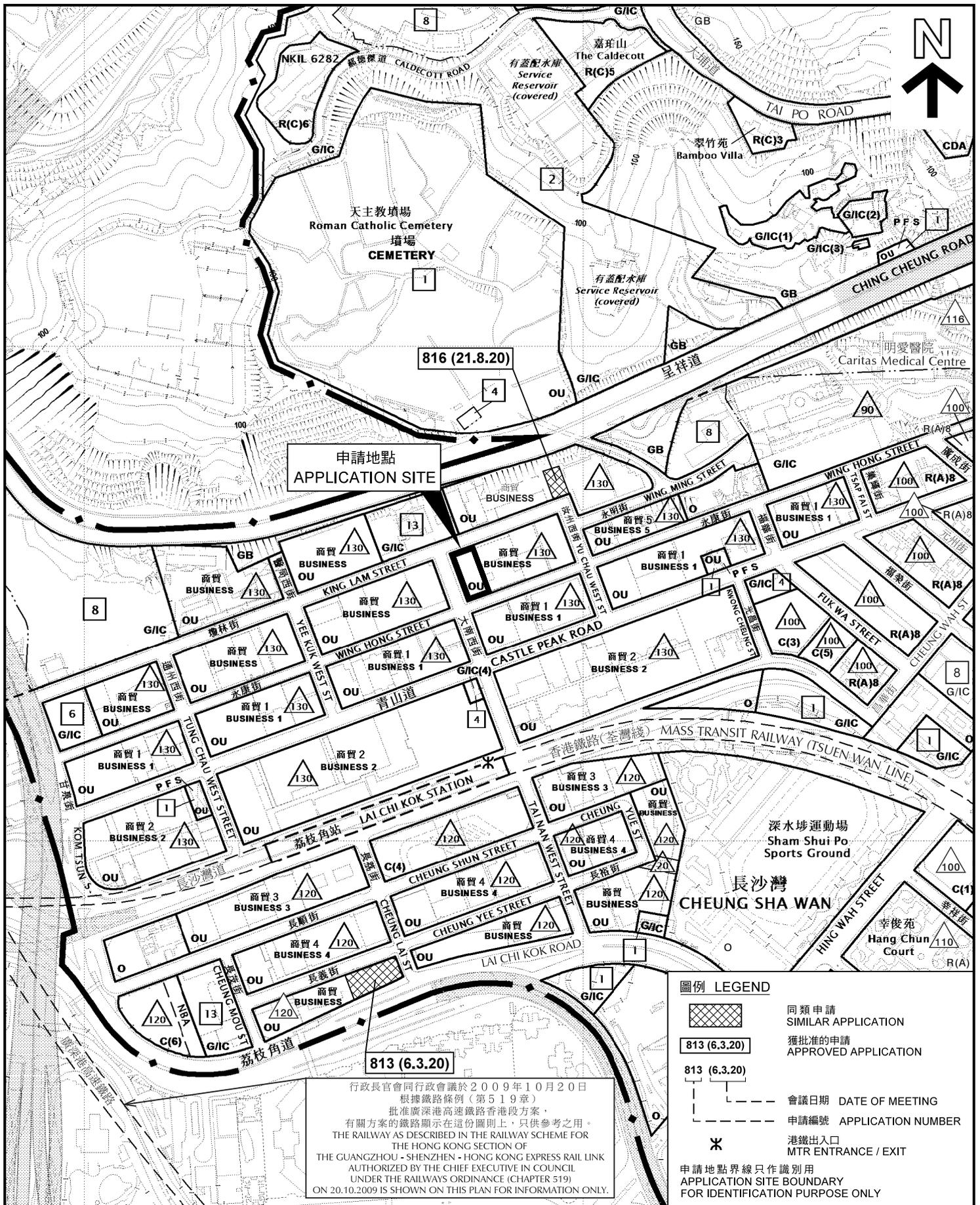


Visual Impact Assessment

View Point 3 (VP3): Tai Nam West Street

參考編號 REFERENCE No. A/K5/820	繪圖 DRAWING A-14
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(來源：附錄 Ia)
(Source : Appendix Ia)



行政長官會同行政會議於2009年10月20日根據鐵路條例(第519章)批准廣深港高速鐵路香港段方案。有關方案的鐵路顯示在這份圖則上，只供參考之用。THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE HONG KONG SECTION OF THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

圖例 LEGEND

- 同類申請 SIMILAR APPLICATION
- 獲批准的申請 APPROVED APPLICATION
- 813 (6.3.20)
- 會議日期 DATE OF MEETING
- 申請編號 APPLICATION NUMBER
- 港鐵出入口 MTR ENTRANCE / EXIT

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

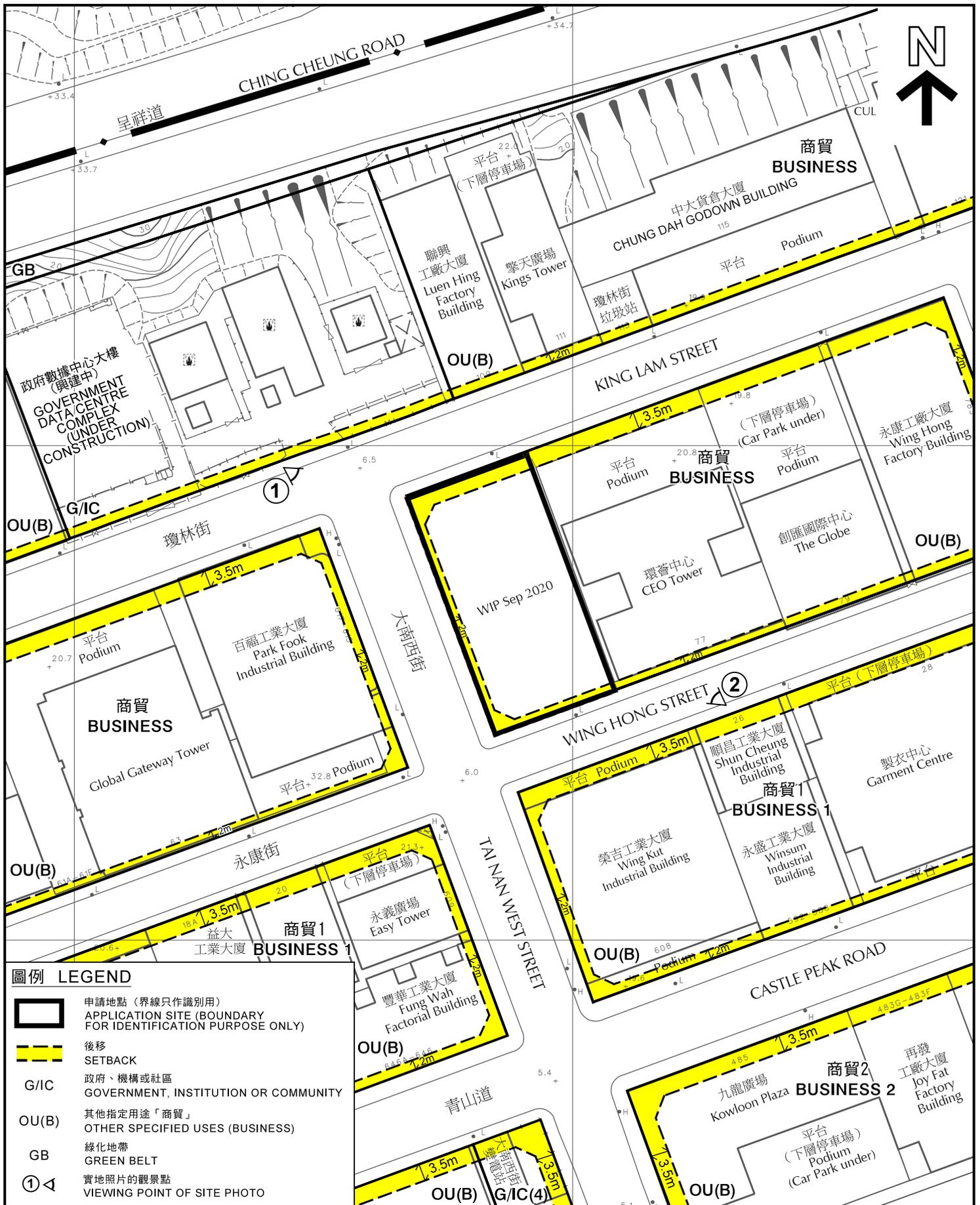
本摘要圖於2020年8月21日擬備，所根據的資料為於2016年12月6日核准的分區計劃大綱圖編號S/K5/37 EXTRACT PLAN PREPARED ON 21.8.2020 BASED ON OUTLINE ZONING PLAN No. S/K5/37 APPROVED ON 6.12.2016

位置圖 LOCATION PLAN
 擬議略為放寬地積比率限制，以作准許的非污染工業用途 (不包括涉及使用/貯存危險品的工業經營)
 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED NON-POLLUTING INDUSTRIAL USE (EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE / STORAGE OF DANGEROUS GOODS)
 Nos. 1016-1018 TAI NAN WEST STREET, CHEUNG SHA WAN, KOWLOON
 SCALE 1 : 5 000 比例尺

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. A/K5/820

圖 PLAN A-1

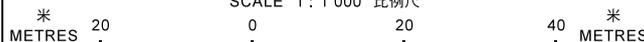


圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  後移
SETBACK
-  G/I/C
政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
-  OU(B)
其他指定用途「商貿」
OTHER SPECIFIED USES (BUSINESS)
-  GB
綠化地帶
GREEN BELT
-  ① ◁
實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作准許的非污染工業用途
(不包括涉及使用/貯存危險品的工業經營)
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE / STORAGE OF DANGEROUS GOODS)
Nos. 1016-1018 TAI NAN WEST STREET,
CHEUNG SHA WAN, KOWLOON
SCALE 1 : 1 000 比例尺



**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.

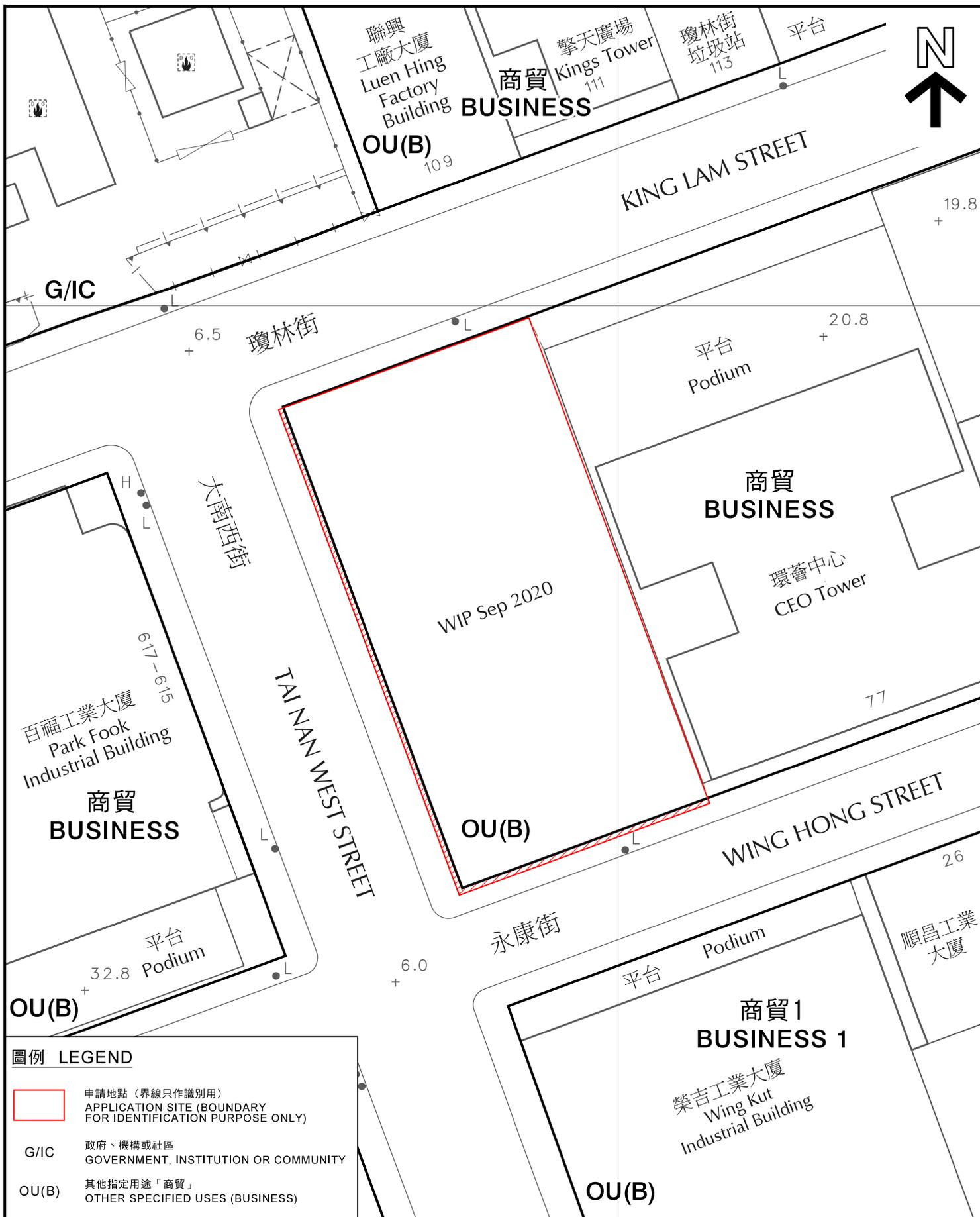
A/K5/820

圖 PLAN

A-2

本摘要圖於2020年9月8日擬備，所根據的資料為測量圖編號11-NW-8A及C

EXTRACT PLAN PREPARED ON 8.9.2020
BASED ON SURVEY SHEETS No.
11-NW-8A & C

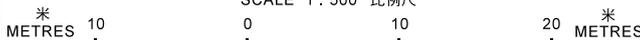


圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- OU(B)** 其他指定用途「商貿」
OTHER SPECIFIED USES (BUSINESS)

平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作准許的非污染工業用途
(不包括涉及使用/貯存危險品的工業經營)
九龍長沙灣大南西街1016-1018號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE / STORAGE OF DANGEROUS GOODS)
Nos. 1016-1018 TAI NAN WEST STREET,
CHEUNG SHA WAN, KOWLOON
SCALE 1 : 500 比例尺



本摘要圖於2020年9月9日擬備，所根據的資料為測量圖編號11-NW-8A
EXTRACT PLAN PREPARED ON 9.9.2020
BASED ON SURVEY SHEET No.
11-NW-8A

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K5/820

圖 PLAN
A-2a



永康工廠大廈
Wing Hong
Factory Building

創匯國際中心
The Globe

瓊林街
KING LAM STREET

環睿中心
CEO Tower

榮吉工業大廈
Wing Kut
Industrial Building

大南西街
TAI NAN WEST STREET



榮吉工業大廈
Wing Kut
Industrial Building

Global Gateway
Tower

環睿中心
CEO Tower

百福工業大廈
Park Fook
Industrial Building

永康街
WING HONG STREET

申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

本圖於2020年8月24日擬備，
所根據的資料為攝於2020年7月10日的
實地照片
PLAN PREPARED ON 24.8.2020
BASED ON SITE PHOTOS TAKEN ON
10.7.2020

實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，以作准許的非污染工業用途
(不包括涉及使用/貯存危險品的工業經營)
九龍長沙灣大南西街1016-1018號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE / STORAGE OF DANGEROUS GOODS)
Nos. 1016-1018 TAI NAN WEST STREET,
CHEUNG SHA WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K5/820

圖 PLAN

A-3

Extract of Confirmed Minutes of the 656th Metro Planning Committee Meeting held on 18.9.2020

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K5/820 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Non-polluting Industrial Use (Excluding Industrial Undertakings Involving the Use/Storage of Dangerous Goods) in “Other Specified Uses” annotated “Business” Zone and area shown as ‘Road’, 1016-1018 Tai Nan West Street, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/820)

8. The Committee noted that two replacement pages (p.8 of the Main Paper and p.1 of Appendix V) rectifying typographical errors had been tabled/issued for Members’ reference.

Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Ms Jessica Y.C. Ho, STP/TWK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed minor relaxation of plot ratio (PR) restriction for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods);
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the first three weeks of the statutory publication periods, two public comments from the same individual expressing concerns on the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed development was generally in line with the planning intention

of the “Other Specified Uses” annotated “Business” zone and the proposed building height (BH) of 130mPD complied with the BH restriction stipulated under the Outline Zoning Plan. The proposed minor relaxation of PR generally followed the policy on revitalization of pre-1987 industrial buildings, and the Development Bureau (DEVB) gave policy support to the application. Concerned government departments had no objection to or no adverse comment on the application on traffic, environmental and other aspects. Various planning and design merits, including building setbacks in accordance with the Outline Development Plan (ODP)’s requirements, two corner splays at Tai Nan West Street, a canopy along the building edges and greening provision (greenery coverage of 20%), were proposed to enhance the pedestrian environment and visual amenity along the building frontages. Regarding the public comments, the comments of government departments and planning assessments above were relevant.

10. Some Members raised the following questions:
 - (a) noting that there was long-run shortfall of industrial floor space in Hong Kong as advised by DEVB, whether such shortfall was on a local or district basis;
 - (b) whether the proposed building setback was a requirement under the statutory plan which served specific planning purpose in the area, and whether there was a holistic district plan for streetscape enhancement. As the proposed planter boxes on the setback area might obstruct the pedestrian circulation which might compromise the purpose of street widening and streetscape improvement, whether such provision was permitted on the setback area;
 - (c) whether there was any precedent case that the proposed setback area was owned by the applicant upon completion of the development, and the mechanism to ensure that the proposed setback area would be opened for public use;
 - (d) design of the proposed canopy and whether there was any requirement on

the design of the canopy such as dimensions; and

- (e) details of the greening provision, calculation of the greenery area in the proposal, in particular whether the planter boxes on ground level were countable to the greenery area calculation, and possibility of planting trees along the setback area and public pavement.

11. In response, Ms Katy C.W. Fung, DPO/TWK, made the following main points:

- (a) the 2014 Area Assessments of Industrial Land in the Territory completed by PlanD had identified that there was demand for industrial floor space, including warehouse/storage use in Cheung Sha Wan area. Approval of the application would help address such demand;
- (b) the setback requirements were stipulated on the ODP, an administrative plan, since 2002, which were intended for streetscape improvement in the area. With the proposed building setback of 2m to 3.5m wide, the footpaths along Wing Hong Street, Tai Nan West Street and King Lam Street would be widened to 4m to 6m wide, and planter boxes of 0.75m to 1m wide would be provided along the setback areas. In view of Members' concerns on the excessive size of the planter boxes, the applicant would be advised to reduce the size of the planter boxes at the detailed design stage should the application be approved;
- (c) there was provision under section 22 of the Building (Planning) Regulations (B(P)R) for an applicant to claim for bonus PR for the proposed development upon the Government's acceptance of the surrender of the setback area. However, for the current application, the applicant had indicated that no bonus PR would be claimed for the proposed development and the proposed setback areas would be maintained and managed by the applicant in future. It was not uncommon in other similar cases that the setback area would continue to be owned and maintained by the applicants upon redevelopment. At the building plan submission stage, PlanD would ensure that the proposed development would follow the s.16 approved

scheme and no additional structures would be erected at the setback areas;

- (d) a glass canopy, with a width of 1.5m, was proposed along the building edges facing Wing Hong Street, Tai Nan West Street and King Lam Street for weather protection, in response to departmental comments. The design of canopy was regulated by B(P)R. Besides, the provision of canopy might also have implication on the calculation of PR and site coverage (SC) to be assessed by the Building Authority;
- (e) since the site area was larger than 1,000m², the greenery requirement under the Sustainable Building Design Guidelines and the associated Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 were applicable to the application site. With reference to PNAP APP-152, a minimum SC of overall greenery of 20%, of which 10% in the primary zone, should be achieved. The proposed scheme had incorporated (i) planter boxes within the setback areas on ground level to enhance the pedestrian environment, (ii) a communal garden on 2/F for the users/workers of the proposed development, (iii) recessed platforms on 29/F for greening, and (iv) vertical greening on the podium façades on G/F and 1/F along Wing Hong Street and Tai Nan West Street. The planter boxes and recessed platforms on 29/F had not been included in the greenery area calculation. Regarding Members' suggestion of tree planting along the setback areas, the applicant would be advised to explore the feasibility at the detailed design stage should the application be approved, whilst tree planting on public footpath would be subject to concerned government department's assessment.

[Messrs Alex T.H. Lai and Franklin Yu, Ms Sandy H.Y. Wong and Dr Frankie W.C. Yeung joined the meeting during the question and answer session.]

Deliberation Session

12. While Members were in support of the policy on revitalisation of pre-1987 industrial buildings, a Member pointed out that the application site was a corner site open on three sides and the applicant should adopt a building and landscape design which could add

amenity value to the area. Some Members considered that there was insufficient information to demonstrate that the design of the proposed setback areas and greenery measures on ground level could improve the pedestrian environment and accessibility in the area, in particular that the provision of planter boxes of significant size at the setback area on ground level which would obstruct pedestrian flow and the narrow width of the canopy might not benefit pedestrians. Noting that the concerned setback areas would be managed by the applicant instead of surrendering to the Government in future, a Member raised concern on whether the prevailing mechanism could ensure that the proposed setback areas would only be used for public passage as the arrangement of public open space in private development was commonly found unsatisfactory. A few Members considered that the applicant should explore with the Government on the possibility of tree planting along the footpath, while some Members pointed out that maintaining a clear width for smooth pedestrian circulation should be of utmost importance.

13. The Chairman concluded that whilst Members had no in-principle objection to the application for minor relaxation of PR restriction for permitted industrial use, there were concerns on the landscaping design and arrangement of the proposed setback areas. The applicant should be requested to provide further information to address Members' concerns. Additional information on the future management of the setback areas should also be provided.

14. After deliberation, the Committee decided to defer a decision on the application, pending the applicant's submission of further information and clarification on building design and landscaping treatment especially within the setback areas at pedestrian level under the proposed scheme.

[The Chairman thanked Ms Katy C.W. Fung, DPO/TWK, and Ms Jessica Y.C. Ho, STP/TWK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

城市規劃委員會

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來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/K5/820

By Post & Fax (2505 7017)

9 October 2020

CSW 1018 Co. Ltd.
9/F, Rykadan Capital Tower
135 Hoi Bun Road
Kwun Tong, Kowloon
(Attn.: Angela Ngai)

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction for Permitted
Non-polluting Industrial Use (Excluding Industrial Undertakings Involving the
Use/Storage of Dangerous Goods) in "Other Specified Uses" annotated "Business" Zone
and area shown as 'Road', 1016-1018 Tai Nan West Street, Cheung Sha Wan, Kowloon**

I refer to my letter to you dated 16.9.2020.

After giving consideration to the application, the Town Planning Board (TPB) decided at its meeting on 18.9.2020 to defer a decision on the application, pending your submission of further information and clarification on building design and landscaping treatment especially within the setback areas at pedestrian level under the proposed scheme.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.9.2020 are enclosed herewith for your reference.

If you wish to seek further clarifications/information on matters relating to the above decision, please contact Ms. Jessica Ho of Tsuen Wan and West Kowloon District Planning Office at 2417 6655.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Similar Applications in Cheung Sha Wan Industrial/Business Area

No.	OZP Zoning & Application No.	Address (Site Area)	Proposed Uses	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
1.	S/K5/37 "OU(B)" A/K5/813 BHR: 120mPD	822 Lai Chi Kok Road, Cheung Sha Wan (1318.3m ²)	Commercial/ Office	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 125.7mPD (+4.75%)	Approved with conditions on 6.3.2020	4.375m (Office)	<ul style="list-style-type: none"> • Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with Outline Development Plan (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
2.	S/K5/37 "OU(B)" A/K5/816 BHR: 130mPD	121 King Lam Street, Cheung Sha Wan (509.4m ²)	Industrial	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	Approved with conditions on 21.8.2020	4.5m (Workshop)	<ul style="list-style-type: none"> • 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
3.	S/K5/37 "OU(B)" A/K5/820 BHR: 130mPD	1016-1018 Tai Nan West Street, Cheung Sha Wan (1,347m ²)	Industrial	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	Deferred on 18.9.2020	4.7m (Workshop)	<ul style="list-style-type: none"> • 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
4.	S/K5/37 "OU(B)2" A/K5/825 BHR: 130mPD	916-922 Cheung Sha Wan Road, Cheung Sha Wan (892m ²)	Industrial	<u>PR</u> 12 to 13.455 (+12.1%) <u>BH</u> Nil	Approved with conditions on 20.11.2020	4.55m (Workshop)	<ul style="list-style-type: none"> • Full-height setback along Cheung Sha Wan Road in accordance with ODP requirement for street widening and streetscape improvement • Weather protection canopy along Cheung Sha Wan Road • Incorporation of communal garden and recessed platform with greenery • Greenery provision at 1/F (including vertical greening of 53.512m²) and 2/F, with greenery coverage of 222.733m² (about 20% of Site Area) • Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning & Application No.	Address (Site Area)	Proposed Uses	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
5.	S/K5/37 "OU(B)2" A/K5/826 BHR: 130mPD	924-926 Cheung Sha Wan Road, Cheung Sha Wan (1,115m ²)	Industrial	<u>PR</u> 12 to 14.352 (+19.6%) <u>BH</u> Nil	Approved with conditions on 20.11.2020	4.55m (Workshop)	<ul style="list-style-type: none"> • Full-height setback along Cheung Sha Wan Road in accordance with ODP requirement for street widening and streetscape improvement • Weather protection canopy along Cheung Sha Wan Road • Incorporation of communal garden and recessed platform with greenery • Greenery provision at 1/F (including vertical greening of 66.89m²) and 2/F, with greenery coverage of 241.58m² (about 20% of Site Area) • Compliance with SBDG and incorporation of green building design measures

Advisory Clauses

- (a) To note the comments of the District Lands Officer/Kowloon West and the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that:
- (i) “non-polluting industrial use” in planning terms covering a wide range of uses will constitute uses in breach of the lease conditions including the user restriction of “general industrial purpose” which should involve manufacturing process as decided by court cases. The applicant, being the owner of the lot under application, should be fully aware of the user restriction of the “industrial” use under lease which has a different interpretation under the Board’s definition under Column 1 uses permitted under the planning regime;
 - (ii) upon receipt of the lease modification/land exchange application, LandsD will impose such appropriate terms and conditions, including 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 2018 IB revitalisation measure etc.; and
 - (iii) there is no guarantee that the application will be approved by LandsD. Under the 2018 industrial building Revitalisation Measures for redevelopment, the modification letter/conditions of exchange shall be executed within three years from the date of the Town Planning Board’s approval letter.
- (b) To note the comments of the Director of Environmental Protection (DEP) on the sewerage impact assessment (SIA):
- (i) Appendix 2, Table 3a – the consultant is suggested to adopt a more conservative unit flow factor for in-patients of Caritas Medical;
 - (ii) the consultant is suggested to provide us 2 no. CD with softcopy of the report, the calculation spreadsheet (in Excel) and all Responses-to-Comments from the Environmental Protection Department (EPD) and the Drainage Services Department (DSD) as appendix as well as to highlight the revised/updated contents in the next submission of the SIA report to facilitate review; and
 - (iii) please be reminded that the local sewer connection/upgrading/diversion works shall be implemented to the satisfaction of DSD. The consultant should seek DSD’s view and agreement of the SIA.
- (c) To note the comments of the Director of Drainage Services that the SIA should be subject to the views and agreement of EPD, the planning authority of sewerage infrastructure.
- (d) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that the applicant is advised that areas covered by the proposed canopy within private lot should be accountable for gross floor area. Detailed comments on the proposed development under the Buildings Ordinance will be formulated at the plan approval stage under the building regime.
- (e) To note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties

concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and they should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.