

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TW&KT) and Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):
  - (i) “industrial use” in planning terms covers a wide range of uses, e.g. “information technology and telecommunications industries”, “research, design and development centre”, etc. According to para 5.6.1 of the SPS, the proposed development will be for “Column 1” uses. The “column 1” uses permitted under the “I” zone would constitute uses in breach of the lease conditions whereby the user restriction of “industrial and/or godown purposes” under lease should involve manufacturing process and/or transient deposit and storage for delivery purposes as per court decided cases; and
  - (ii) if the applicant submits a lease modification application, the application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as LandsD shall deem appropriate to do so, including, among others, payment of premium and administrative fee. The applicant should be advised that there is no guarantee that the application, if received by LandsD, will be approved and he reserves his comment on such.
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
  - (i) it is noted that proprietary vertical greening system is proposed on the building façade along Fui Yiu Kok Street. The applicant is reminded to take into consideration of long-term commitment to provide proper maintenance to the vertical green for healthy and sustainable plant growth.
- (c) to note the comments of the Chief Building Surveyor/NTW, Buildings Department (CBS/NTW, BD):
  - (i) the applicant is advised to appoint an Authorised Person/Registered Structural Engineer/Registered Geotechnical Engineer and submit the required plans to the Building Authority for approval in accordance with the BO. His position under the BO is hereby reserved;
  - (ii) the sustainable building design requirements and pre-requisites under PNAP APP-151 & 152 would be applicable to the proposed building if GFA concessions are claimed for any green/amenity features/ and/or non-mandatory/non-essential plant rooms;
  - (iii) in order to deter the misuse of IBs for residential uses at building design stage, building design measures under PNAP APP-159 would be applicable in processing new proposals for IBs; and
  - (iv) detailed comments will be given at the building plan submission stage.

**Similar Applications**

**Appendix IV of MPC**

**Paper No. A/TW/516**

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxatio n	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
<b>Kwun Tong Business Area</b>							
1.	S/K14S/22 “OU(B)” A/K14/763  BHR: 100mPD	350 Kwun Tong Road, Kwun Tong (1,782m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<b><u>Approved</u></b> with conditions on 22.3.2019	4m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback along Hang Yip Street and Lai Yip Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 357m<sup>2</sup> (about 20% of Site Area)</li> <li>● 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</li> <li>● Incorporation of refuge floor cum communal sky garden</li> </ul>
2.	S/K14S/22 “OU(B)” A/K14/764  <i>(same site as No. A/K14/771)</i>  BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 130.2mPD (+30.2%)	<b><u>Rejected</u></b> on 22.3.2019 on the following grounds: (I), (II) [see remarks for details]	3.5m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 127m<sup>2</sup> (about 14% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal sky garden</li> </ul>
3.	S/K14S/22 “OU(B)” A/K14/766  BHR: 100mPD	41 King Yip Street, Kwun Tong (2,042.011m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 126mPD (+26%)	<b><u>Approved</u></b> with conditions on 16.8.2019	4.025m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along King Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment.</li> <li>● 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</li> <li>● Curvilinear building design with five layers of edge plantings</li> <li>● Greening provision of 530 m<sup>2</sup> (about 26% of Site Area)</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● 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</li> </ul>

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4.	S/K14S/22 “OU(B)” A/K14/771  <i>(same site as No. A/K14/764)</i>  BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m <sup>2</sup> )	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"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 197 m<sup>2</sup> (about 22% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Tower deposition to allow building separation at tower with adjoining building to facilitate wind penetration to inland area</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● 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.</li> <li>● Confined site configuration while the applicant had made effort in the building design to improve the local environment as listed above.</li> </ul>
5.	S/K14S/22 “OU(B)” A/K14/774  BHR: 100mPD	7 Lai Yip Street, Kwun Tong (1,026m <sup>2</sup> )	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"> <li>● Full-height setback along Lai Yip Street and Hang Yip Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 222.7m<sup>2</sup> (about 22% of Site Area)</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing Lai Yip Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may still allow a stepped BH profile</li> </ul>
6.	S/K14S/22 “OU(B)” A/K14/775  BHR: 100mPD	132 Wai Yip Street, Kwun Tong (418.06m <sup>2</sup> )	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"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 63m<sup>2</sup> including vertical greenery (about 15% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated</li> </ul>

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	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 <sup>2</sup> )	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"> <li>● Voluntary full-height setback along Hung To Road for improving pedestrian environment</li> <li>● Greening provision of 202.3m<sup>2</sup> including vertical greenery (about 21.8% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing Hung To Road</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated</li> </ul>
8.	S/K14S/22 “OU(B)” A/K14/778  BHR: 100mPD	203 Wai Yip Street, Kwun Tong (935.99m <sup>2</sup> )	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"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 270m<sup>2</sup> (about 29% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Weather protection canopy along the frontage facing Wai Yip Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
9.	S/K14S/22 “OU(B)” A/K14/777  BHR: 100mPD	71 How Ming Street, Kwun Tong (1,271.66m <sup>2</sup> )	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"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along How Ming Street, Chong Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing How Ming Street and Chong Yip Street</li> <li>● Greening provision of about 20% of Site Area</li> <li>● Compliance with SBDG</li> </ul>
10.	S/K14S/22 “OU(B)” A/K14/782  BHR: 100mPD	4 Tai Yip Street, Kwun Tong (557.414m <sup>2</sup> )	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"> <li>● Full-height setback along Tai Yip Street and Yan Yip Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Pedestrian Accesses on G/F facing both Tai Yip Street and Yan Yip Street to enhance pedestrian connectivity</li> <li>● Greening provision of not less than 20% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal podium garden</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

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11.	S/K14S/22 “OU(B)” A/K14/780  BHR: 100mPD	107-109 Wai Yip Street, Kwun Tong (1,170.578m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 115mPD (+15%)	<u>Approved</u> with conditions on 29.5.2020	4.08m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> 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</li> <li>● 4.4m-wide public passageway on G/F for better connection between Wai Yip Street and the back alley</li> <li>● Greening provision of about 27% of Site Area</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Kowloon Bay Business Area</b>							
12.	S/K13/29 “OU(B)” A/K13/313  BHR: 120mPD	13 Sheung Yuet Road, Kowloon Bay, Kowloon (1,696m <sup>2</sup> )	O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 120mPD to 141.25mPD (+17.7%)	<u>Rejected</u> on 17.3.2020 on the following grounds: (III), (IV) [see remarks for details]	4.2m (Office)	<ul style="list-style-type: none"> <li>● Proposed setbacks along Sheung Yuet Road and Wang Tai Road in accordance with ODP requirement for air ventilation, footpath widening and amenity purposes</li> <li>● Ground floor NBA from the lot boundary abutting Wang Chiu Road in accordance with OZP requirement</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Greenery coverage of 438m<sup>2</sup> (about 26% of Site Area) excluding 146m<sup>2</sup> of greenery area at refuge floor at 16/F</li> <li>● Compliance with SBDG</li> </ul>
<b>San Po Kong Business Area</b>							
13.	S/K11/29 “OU(B)” A/K11/233  BHR: 120mPD	1 Tsat Po Street, San Po Kong (1,386m <sup>2</sup> )	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"> <li>● Full-height setback in accordance with OZP along Tsat Po Street and Sam Chuk Street for improving pedestrian environment.</li> <li>● Greening provision of 278 m<sup>2</sup> (about 20% of Site Area)</li> </ul>

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14.	S/K11/29 “OU(B)” A/K11/235  BHR: 120mPD	No. 21 Luk Hop Street, San Po Kong, Kowloon (776.1m <sup>2</sup> )	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"> <li>● 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</li> <li>● Greening provision of 278 m<sup>2</sup> (about 35.8% of Site Area) by inclusion of planters, vertical green wall and green roof</li> <li>● Incorporation of green building design measures</li> </ul>
<b>Hung Hom</b>							
15.	S/K9/26 “OU(B)” A/K9/274  BHR: 120mPD	13 Hok Yuen Street, Hung Hom (3,698.8m <sup>2</sup> )	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"> <li>● Proposed corner setback at Hok Yuen Street and 4.5m setbacks from adjacent buildings at east and west for improving the pedestrian environment</li> <li>● A 26.8m-wide building gap between the two office towers</li> <li>● Greening provision of 740 m<sup>2</sup> (including a landscaped garden on 1/F) (about 20% of Site Area)</li> </ul>
<b>Yau Tsim Mong Area</b>							
16.	S/K3/31 “OU(B)” A/K3/582  BHR: 110mPD	107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui, Kowloon (386.5m <sup>2</sup> )	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"> <li>● Setback above 15m measured from the mean street level along Maple Street in accordance with OZP requirement</li> <li>● Full-height setback along Tung Chau Street</li> <li>● Greening ratio of about 33.4% (about 129m<sup>2</sup>) with greening on G/F (about 11m<sup>2</sup>) and 3/F (about 48m<sup>2</sup>) as well as vertical greening (about 70m<sup>2</sup>)</li> <li>● Incorporation of landscaped area at the setback on G/F</li> <li>● Incorporation of a sky garden with edge planters on 3/F</li> <li>● Provision of vertical greening features on the podium façade along Tung Chau Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
17.	S/K3/32 “OU(B)” A/K3/588  BHR: 110mPD	100-114 Bedford Road, Kowloon (932.925m <sup>2</sup> )	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"> <li>● Voluntary Full-height setback from the south-eastern part of the lot boundary abutting Bedford Road</li> <li>● Greening ratio of about 25.87% (about 241.39m<sup>2</sup>) with greening on 3/F (about 116m<sup>2</sup>) and R/F (about 80m<sup>2</sup>) as well as green wall on lower floors (about 45.39m<sup>2</sup>)</li> <li>● Incorporation of a sky garden on 3/F</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Cheung Sha Wan</b>							
18.	S/K5/37 “OU(B)” A/K5/813	822 Lai Chi Kok Road, Cheung Sha	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on	4.375m (Office)	<ul style="list-style-type: none"> <li>● Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with ODP requirement for street</li> <li>● widening and streetscape improvement</li> <li>● Voluntary setback at G/F and 1/F along Cheung Yee Street to provide shading and to enhance pedestrian</li> </ul>

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
	BHR: 120mPD	Wan (1318.3m <sup>2</sup> )		<u>BH</u> 120mPD to 125.7mPD (+4.75%)	6.3.2020		connectivity and comfort <ul style="list-style-type: none"> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Incorporation of flat roofs/recessed terraces with greenery</li> <li>● Greenery coverage of 263.891m<sup>2</sup> (about 20% of Site Area) with an additional 50m<sup>2</sup> vertical greening</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Kwai Chung</b>							
19.	S/KC/29 “OU(B)” A/KC/460  BHR: 130mPD	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m <sup>2</sup> )	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"> <li>● Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation</li> </ul>
20.	S/KC/29 “OU(B)” A/KC/464  BHR: 105mPD	20-24 Kwai Wing Road, Kwai Chung (1,579m <sup>2</sup> )	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"> <li>● 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</li> <li>● Greening provision of 316m<sup>2</sup> (about 20% of Site Area)</li> <li>● Provision of communal escalator with universal accessible lift and staircase open to the public for improving pedestrian connectivity, accessibility and comfort</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
21.	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 <sup>2</sup> Net Site Area <sup>[3]</sup> : 1,181.727 m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.20m (Workshop)	<ul style="list-style-type: none"> <li>● 2m Voluntary full-height setback along Kwok Shui Road for proposed pedestrian footpath and landscaped area</li> <li>● Weather protection canopy along the northern and western facades</li> <li>● Greening ratio of about 28.37% (335m<sup>2</sup>)</li> <li>● Incorporation of landscaped area at G/F, 1/F, 3/F and the rooftop</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

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22.	S/KC/29 “OU(B)” A/KC/466  BHR: 130mPD	2-16 Lam Tin Street (1,858m <sup>2</sup> )	Information Technology and Telecommunications Industries	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> 130mPD to 146.5mPD (+12.7%)	<u>Approved</u> with conditions on 29.5.2020	5.5m (data centre)	<ul style="list-style-type: none"> <li>● 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</li> <li>● 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</li> <li>● Greening ratio of about 22.69% (421.501m<sup>2</sup>)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Tsuen Wan</b>							
23.	S/TW/33 “Industrial” A/TW/505  BHR: 100mPD	14-18 Ma Kok Street, Tsuen Wan (1,858.1m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 1.11.2019	3.5m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setback along Ma Kok Street for improving pedestrian environment</li> <li>● Greening at G/F (with 0.6m setback) along Tsuen Yip Street</li> <li>● Greening provision of 389 m<sup>2</sup> (about 20% of Site Area)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
24.	S/TW/33 “Industrial” A/TW/509  BHR: 100mPD	8-14 Sha Tsui Road, Tsuen Wan (4,645.16m <sup>2</sup> )	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"> <li>● Full-height setback along Sha Tsui Road, Pun Shan Street and back alley</li> <li>● Building setback above 1/F</li> <li>● Landscape and seating provided in setback area along Sha Tsui Road and Pun Shan Street</li> <li>● Substantial vertical greenery in front facade and total greenery coverage of not less than 20%</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
25.	S/TW/33 “OU(B)” A/TW/508  BHR: 100mPD	18-20 Pun Shan Street, Tsuen Wan (2,322.557m <sup>2</sup> )	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"> <li>● Full-height setback along Pun Shan Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Setback from G/F to 3/F along the service lane at the west of the application site</li> <li>● Landscape area provided at 1/F, 2/F and roof floor</li> <li>● Greenery provided at entrance foyer and run-in/out, and total greenery coverage of not less than 20%</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>



No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
26.	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 <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)	<u>Approved</u> with conditions on 29.5.2020	3.5m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Fui Yiu Kok Street</li> <li>● Upgrading works at G/F setback area and adjoining public footpath</li> <li>● Provision of a continuous glass canopy structure facing Fui Yiu Kok Street above the pavement</li> <li>● Incorporation of a communal podium garden at 1/F</li> <li>● Total greenery provision of about 119.378m<sup>2</sup> (not less than 20% of site area)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

#### 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 1,181.727m<sup>2</sup>) and Ext. RP (about 142.6m<sup>2</sup>). The extension area was granted after the building plans for the existing Toppo 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 1,181.727m<sup>2</sup> 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.