

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/Tsuen Wan and Kwai Tsing and the Chief Estate Surveyor/Development Control, Lands Department (LandsD):

- (i) "Non-polluting industrial" use in planning terms covers a wide range of uses and many of such uses quoted in the TPB guidelines including but not limited to:

- research and development;
- quality control;
- information technology support;
- training for the process of enhanced productivity/delivery of goods;
- computer-aided design service;
- editing of newspapers/book/magazines; and
- after-sale services of products

will constitute uses in breach of the lease conditions including the user restriction of "industrial purposes" which should involve manufacturing process as decided by court cases. The applicant being the owner of the Lot should be fully aware of the user restriction of the "industrial" use under lease which has a different interpretation under the TPB's definition in Column I uses permitted under the planning regime. If the proposed industrial development is intended to be used for non-polluting industrial uses that are in breach of the lease conditions, the lot owner shall need to apply to LandsD for a lease modification; and

- (ii) Upon receipt of the lease modification 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 measure for redevelopment, the modification letter shall be executed within 3 years from the date of Board's approval letter.

- (b) to note the comments of the Chief Building Surveyor/NTW, Buildings Department:

- (i) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorised Building Works. An authorized Person should be appointed as the coordinator for proposed building works in accordance with the Buildings Ordinance (BO);

- (ii) any proposed building works should comply with the prevailing requirements under the BO and allied regulations and Code of Practices;
 - (iii) percentage of disregarded GFA for the proposed aboveground private car parks on 1/F and the percentage of GFA concession of the associated car lifts and driveway on G/F should be calculated based on the principle laid down under PNAP APP-2. The applicant's attention is drawn to the requirements on percentage on GFA of the carpark ancillary areas to be disregarded as stipulated in paragraphs 7 and 10 of Appendix C of PNAP APP-2;
 - (iv) if GFA concession is granted, the pre-requisites in PNAP APP-151 (e.g. BEAM Plus Certification) and sustainable building design guidelines (SBDG) set out in PNAP APP-152 should be complied with. As the site area (about 903.5m²) is less than 1,000m², requirement for site coverage of greenery under PNAP APP-152 may not be applicable;
 - (v) the proposed canopy at 1/F projecting not more than 2m above the main entrance of the building need not be counted for site coverage and PR calculation subject to the requirements under PNAP APP-19; and
 - (vi) detailed comments will be given at the building plan submission stage.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) on the non-building area (NBA) that:
- (i) the applicant shall be responsible for the design, provision and maintenance of the lighting system for the setback area to the satisfaction of HyD;
 - (ii) the applicant shall at his own expense keep, manage, maintain repair and clear (including keeping and maintaining the landscape works in a clean, neat, tidy, functional and healthy condition) the NBA;
 - (iii) the applicant shall at his own expense surface, kerb and channel the NBA; and
 - (iv) no underground facilities shall be installed within the NBA.
- (d) to note the comment of Director of Environmental Protection on waste management the applicant is advised to minimise the generation of construction and demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.

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
Yau Tsim Mong Area							
1.	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
2.	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
Cheung Sha Wan							
3.	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

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/K5/37 “OU(B)” A/K5/816 BHR: 130mPD	121 King Lam Street, Cheung Sha Wan (509.4m ²)	I	<u>PR</u> 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
5.	S/K5/37 “OU(B)” A/K5/820 BHR: 130mPD	1016-1018 Tai Nan West Street, Cheung Sha Wan (1,347m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Deferred</u> 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
6.	S/K5/37 “OU(B)2” A/K5/825 BHR: 130mPD	916-922 Cheung Sha Wan Road, Cheung Sha Wan (892m ²)	I	<u>PR</u> 12 to 13.455 (+12.1%) <u>BH</u> Nil	<u>Approved</u> 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
7.	S/K5/37 “OU(B)2” A/K5/826 BHR: 130mPD	924-926 Cheung Sha Wan Road, Cheung Sha Wan (1,115m ²)	I	<u>PR</u> 12 to 14.352 (+19.6%) <u>BH</u> Nil	<u>Approved</u> with conditions on 20.11.2020	4.55m (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

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
Kwai Chung							
8.	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
9.	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
10.	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 ^[2] : 1,181.727m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.20m (Workshop)	<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
11.	S/KC/29 “OU(B)” A/KC/466 BHR: 130mPD	2-16 Lam Tin Street (1,858m ²)	Information Technology and Telecommu- -nications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 130mPD to	<u>Approved</u> 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

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
				146.5mPD (+12.7%)			
12.	S/KC/29 “OU(B)” A/KC/469 BHR: 130mPD	57-61 Ta Chuen Ping Street (2,248m ²)	Hotel	<u>PR</u> 9.5 to 11.4 (+20%)	<u>Approved</u> with conditions on 6.11.2020	3.3m (hotel rooms)	<ul style="list-style-type: none"> ● Full-height NBAs abutting Ta Chuen Ping Street in accordance with OZP requirement and voluntary full-height setback to further improve permeability and streetscape ● Incorporation of landscaped area at G/F, 1/F and 2/F and vertical greening at 1/F façades ● Greening ratio of about 26.09% (586.5m²) ● Compliance with SBDG and incorporation of green building design measures
Tsuen Wan							
13.	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	<u>Approved</u> 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
14.	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
15.	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

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
16.	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
17.	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
18.	S/TW/33 “OU(B)” A/TW/517 BHR: 100mPD	46-48 Pak Tin Par Street, Tsuen Wan (721.59 m ²)	I	<u>PR</u> 9.832 to 11.4 (+16%) <u>BH</u> Nil	<u>Approved</u> with conditions on 9.10.2020	3.85m (Workshop)	<ul style="list-style-type: none"> ● Voluntary full-height setback of 2m along Pak Tin Par Street with trees, and canopy above for rain protection and sun shading. ● Provision of vertical greening at the building façade along Pak Tin Par Street, peripheral greening at 3/F and a sky garden with vegetated edge at 12/F ● Total greenery provision of about 177.8m² (24.634% of site area)

Notes

[1] Proposed Uses: Industrial (I), Commercial/ Office (C/O), Office (O) and Industrial-Office (I-O)

[2] 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 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 1,181.727m² should be accountable for PR/GFA calculation.