

Similar Applications

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>11</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
<b>Yau Tsim Mong Area</b>							
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 <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>
2.	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>							
3.	S/K5/37 “OU(B)” A/K5/813  BHR: 120mPD	822 Lai Chi Kok Road, Cheung Sha Wan (1318.3m <sup>2</sup> )	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"> <li>● Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with ODP requirement for street 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 connectivity and comfort</li> <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>

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4.	S/K5/37 “OU(B)” A/K5/816  BHR: 130mPD	121 King Lam Street, Cheung Sha Wan (509.4m <sup>2</sup> )	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"> <li>● Voluntary full-height setback along King Lam Street in addition to setback in accordance with ODP requirement for improving pedestrian circulation</li> <li>● Voluntary full-height setback along eastern boundary to facilitate manoeuvring of vehicles</li> <li>● Incorporation of podium garden for cross ventilation and visual permeability</li> <li>● Greenery provision at G/F, 3/F and roof, with greenery coverage of 76.75m<sup>2</sup> (about 15.07% of Site Area)</li> <li>● Compliance with SBDG</li> </ul>
5.	S/K5/37 “OU(B)” A/K5/820  BHR: 130mPD	1016-1018 Tai Nan West Street (1,347m <sup>2</sup> )	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"> <li>● 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</li> <li>● Weather protection canopy along Wing Hong Street, Tai Nan West Street and King Lam Street</li> <li>● Corner splays</li> <li>● Incorporation of communal garden and recessed platform with greenery</li> <li>● Greenery coverage of about 20% of Site Area with an additional vertical greening</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Kwai Chung</b>							
6.	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>
7.	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>

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8.	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>[2]</sup> : 1,181.727m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> 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>
9.	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%)	<b>Approved</b> 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>
10.	S/KC/29 “OU(B)” A/KC/469  BHR: 130mPD	57-61 Ta Chuen Ping Street (2,248m <sup>2</sup> )	Hotel	<u>PR</u> 9.5 to 11.4 (+20%)	<b>Approved</b> with conditions on 6.11.2020	3.3m (hotel rooms)	<ul style="list-style-type: none"> <li>● Full-height NBAs abutting Ta Chuen Ping Street in accordance with OZP requirement and voluntary full-height setback to further improve permeability and streetscape</li> <li>● Incorporation of landscaped area at G/F, 1/F and 2/F and vertical greening at 1/F façades</li> <li>● Greening ratio of about 26.09% (586.5m<sup>2</sup>)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Tsuen Wan</b>							
11.	S/TW/33 “Industrial” A/TW/505  BHR:	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>	<b>Approved</b> 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>

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	100mPD			Nil			
12.	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>
13.	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>
14.	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>BH</u> Nil	<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>
15.	S/TW/33 “Industrial” A/TW/516  BHR: 100mPD	24-32 Fui Yiu Kok Street, Tsuen Wan (973.6 m <sup>2</sup> )	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"> <li>● Full-height setback along Fui Yiu Kok Street</li> <li>● Incorporation of landscape area at the flat roof at 1/F</li> <li>● Total greenery provision of about 201.8m<sup>2</sup> (about 20.7% of site area)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
16.	S/TW/33 “OU(B)” A/TW/517	46-48 Pak Tin Par Street, Tsuen Wan	I	<u>PR</u> 9.832 to 11.4	<u>Approved</u> with conditions on	3.85m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setback of 2m along Pak Tin Par Street with trees, and canopy above for rain protection and sun shading.</li> <li>● Provision of vertical greening at the building façade along Pak Tin Par Street, peripheral greening at 3/F and a sky</li> </ul>

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	BHR: 100mPD	(721.59 m <sup>2</sup> )		(+16%)  <u>BH</u> Nil	9.10.2020		garden with vegetated edge at 12/F <ul style="list-style-type: none"> <li>Total greenery provision of about 177.8m<sup>2</sup> (24.634% of site area)</li> </ul>

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 1,181.727m<sup>2</sup>) and Ext. RP (about 142.6m<sup>2</sup>). The extension area was granted after the building plans for the existing 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 1,181.727m<sup>2</sup> should be accountable for PR/GFA calculation.

**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 for “the purpose of a factory” which should involve manufacturing process as decided by court cases. The applicant, being the owner of the lots under application, should be fully aware of the user restriction for “the purpose of a factory” under lease which has a different interpretation under the Board’s definition under Column 1 uses permitted under the planning regime;
  - (ii) the two trees proposed on G/F are located within the Lots and there is no tree preservation/landscaping clause under the lease governing the Lots. It is for the applicant to consult relevant departments and utility companies regarding the public utilities in the public pavement;
  - (iii) upon receipt of the lease modification/land exchange application, LandsD will impose such appropriate terms and conditions including user restriction, 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
  - (iv) there is no guarantee that the application will be approved by LandsD. Under the 2018 IB revitalisation measure for redevelopment, the modification letter/conditions of exchange shall be executed within 3 years from the date of the Board’s approval letter.
- (b) to note the comments of the Director of Environmental Protection (DEP):
- (i) 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; and
  - (ii) the applicant is advised to observe the relevant requirements under the Air Pollution Control Ordinance and Waste Disposal Ordinance for asbestos control prior to demolition of the existing building.
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

**Landscape Aspect**

- (i) the applicant is reminded of long-term commitment in providing regular and proper maintenance to the vertical greening for healthy and sustainable plant growth; and
- (ii) the applicant is also reminded that approval of the planning application under Town Planning Ordinance does not imply approval of the site coverage of greenery

requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval.

- (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.