

MPC Paper No. A/K14/773A
For Consideration by
the Metro Planning Committee
on 18.10.2019

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

APPLICATION NO. A/K14/773

- Applicant** : Winning Treasure Limited represented by Kenneth To & Associates Limited.
- Site** : 82 Hung To Road, Kwun Tong, Kowloon
- Site Area** : About 929.03m²
- Lease** : (a) Kwun Tong Inland Lot (KTIL) No. 646 (the Lot)
(b) Restricted to industrial and/or godown purposes excluding offensive trades
(c) No building shall be erected except a factory and/or warehouse ancillary offices and quarters for watchman or caretakers
(d) No building shall exceed a height of 170 feet above Colony Principal Datum (i.e. 51.82m)
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 100 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of PR and BH Restrictions

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) as well as relaxation of BH restriction (BHR) from 100mPD to 119.85mPD (i.e. +19.85m or +19.85%) for proposed development at 82 Hung To Road (the Site), which is zoned “OU(B)” on the approved Kwun Tong (South) OZP No. S/K14S/22 (**Plan A-1**). The proposed minor relaxation of PR and BH restrictions is to facilitate the redevelopment of the

existing 10-storey industrial building (IB) constructed before 1987 (pre-1987 IB)^[1] into a 29-storey (including 2 basement levels) IB comprising ‘Non-polluting Industrial’ use (excluding industrial undertakings involving the use/ storage of dangerous goods)’ and ‘Eating Place (Canteen only)’ use (the Proposed Scheme), which are always permitted under Schedule II for industrial or industrial-office (I-O) buildings of the Notes for “OU(B)” zone.

- 1.2 According to the applicant, the proposed minor relaxation of PR restriction by 20% is in echo with the Chief Executive’s 2018 Policy Address (PA 2018) to incentivise redevelopment of pre-1987 IBs by allowing the relaxation of the maximum permissible non-domestic PR by up to 20% for sites located outside “Residential” (“R”) zones (see paragraph 3.1 below for details). The applicant also seeks minor relaxation of BHR by 19.85%.
- 1.3 Floor plans, diagrammatic sections and photomontages submitted by the applicant are shown at **Drawings A-1 to A-6** and **A-11 to A-13**. Major development parameters of the Proposed Scheme are as follows:

Major Development Parameters	Proposed Scheme
Site Area	About 929.03m ²
Proposed Use	Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods), Eating Place (Canteen Only) & refuge floor cum communal sky garden (communal sky garden)
PR	14.4
Gross Floor Area (GFA)	13,378m ²
BH (at main roof level)	119.85mPD
Site Coverage (SC) from 3/F and above	Not more than 60%
No. of Storeys	29
• Aboveground	27
• Basement	2
Parking Spaces	26
• Private Car (PC)	23 (Incl. 2 accessible parking spaces)
• Motorcycle (MC)	3
Loading/Unloading (L/UL) Bays	11
• Heavy Goods Vehicle	5
• Light Goods Vehicle	6
Anticipated Completion	2024

^[1] The Occupation Permit (OP) for the subject IB was issued on 4.11.1970.

- 1.4 The main uses by floor of the proposed development and the floor-to-floor height under the Proposed Scheme (**Drawing A-6**) are summarized as follows:

Floor	Main Uses	Floor Height
B2 and B1/F	Parking, L/UL	3.85m and 5.6m
G/F	Entrance Lobby, Parking, L/UL	5.95m
1/F	Factory Canteen (for staff only)	4.8m
2-9/F & 11-26/F	Workshops (Non-polluting Industrial Use)	4.1m (4.2m at 2/F)
10/F	Communal Sky Garden	5.95m

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

- (a) Application form received on 29.5.2019 **(Appendix I)**
- (b) Supporting Planning Statement enclosing architectural drawings, Traffic Impact Assessment (TIA), Sewerage Impact Assessment (SIA) and Visual Impact Assessment (VIA) received on 29.5.2019 **(Appendix Ia)**
- (c) First further information (FI) vide letters received on 26.8.2019 and 27.8.2019 responding to departmental comments, providing minor clarifications on the Proposed Scheme and enclosing Landscape Master Plan, revised architectural drawings, TIA and SIA. **(Appendix Ib)**

[Accepted but not exempted from publication and recounting requirements]

- (d) Second FI vide letter received on 4.10.2019 responding to departmental comments. **(Appendix Ic)**

- 1.6 The application was originally scheduled for consideration by the Committee on 19.7.2019. On 19.7.2019, the Committee agreed to defer making a decision on the application for two months as requested by the applicant in order to allow sufficient time for preparation of FI to response to the departmental comments. With the FI received on 26.8.2019 (**Appendix Ib**), the application is scheduled for consideration by the Committee at this meeting

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in Section 4 of the Supporting Planning Statement and the enclosed TIA, SIA and VIA at **Appendix Ia** and the FIs at **Appendices Ib** and **Ic**, and summarized as follows:

In-line with PA 2018 on Revitalisation Scheme for IBs

- (a) The proposed minor relaxation of PR restriction of the Site by 20% echoes with PA 2018 which encourages owners to redevelop pre-1987 IBs for providing more floor area to meet the social and economic needs, and making better use of valuable land resources.

Meets the Planning Intention

- (b) The proposed redevelopment for permitted non-polluting industrial use completely aligns with the planning intention of “OU(B)” zone. The minor relaxation of PR and BH restrictions could facilitate the provision of additional industrial floor while continue to meet the planning intention and help transform Kwun Tong into a new non-polluting business area.

Relaxation Sought is Minor and Acceptable

- (c) Efforts have been made in minimizing the proposed increase in BH as far as practicable. The Proposed Scheme adopted a typical floor height of 4.1m (**Drawing A-6**) that allow flexibility for future operational needs of non-polluting industrial use. A 2-level basement parking is provided to further minimise the increase in BH. The proposed tower has been designed with SC of about 58% which is close to the maximum permissible under Building (Planning) Regulation (B(P)R), hence there is limited scope to further reduce the BH by enlarging the tower footprint. The Proposed Scheme incorporates a communal sky garden on 10/F with floor height of 5.95m that is the minimal requirement as set out in Code of Practice for Fire Safety in Building 2011 and Joint Practice Notes (JPNs) No. 1 and 2 that would generally enhance the visual quality with more greenery.
- (d) The proposed height will be in harmony with the surrounding development being located between the “OU(B)” clusters with BHRs of 100mPD and 130mPD respectively (**Drawings A-11 to 13**). The proposed minor relaxation of BHR to 119.85mPD still allows a stepped BH profile descending from inland areas towards the waterfront areas.

Enhancing Visual Quality and Social Benefits

- (e) The Proposed Scheme with a communal sky garden and greening at podium edge on 1/F and 2/F facing Hung To Road and flat roof at 3/F facing back alley will provide visual quality enhancement by increasing visible greenery and offering visual interest to the cityscape and furnishing a less bulky presentation (**Drawings A-8 to A-10**). The communal sky garden and the roof garden on 3/F also function as leisure area to provide tenants and their visitors with a place for relaxation and social gathering.

Planning and Design Merits, Taking into Account the Site Specific Characteristics and Local Context

- (f) Terraced podium with proposed setbacks at 1/F (1.95m) and 2/F and above (4.15m) would create a more spacious public realm along Hung To Road. The garden on 3/F facing back alley will create visual benefits for the surrounding developments. Visual break for the architectural façade of the surrounding development is provided by the proposed edge planting at communal sky garden on 10/F. The green roof on R/F may mitigate the heating of the urban area (**Drawings A-7 to A-9**).
- (g) Manulife Financial Centre Tower A to its southwest across the back lane is only about 4m away from the Site boundary. To provide visual break and for better ventilation, setback at 3/F and above from the southwestern boundary is proposed to allow at least 21m tower separation with the buildings across the back lane.

With the proposed 4.15m tower setback, about 26m separation with the buildings across Hung To Road would be reserved (**Drawing A-7**).

Design of Street Level on Pedestrian Accessibility, Connectivity Improves Pedestrian Environment Comfort

- (h) There is no setback requirement along this section of Hung To Road, the recently completed developments near the Site do not provide setback, piecemeal G/F setback for section within the Site (about 17m-wide) would not achieve any significant and effective improvement to pedestrian circulation. About 13.4m of street frontage will be occupied by the proposed vehicular access/main entrance and firefighting and rescue stairway, and the remaining 4m is reserved for other utilities (**Drawing A-2**). With the narrow street frontage, there is limited scope to provide soft landscape at pedestrian level/vertical greening on G/F frontage. A visually lightweight glass canopy structure is provided above the existing pedestrian pavement on Hung To Road that would replace the existing large concrete canopy. The glass canopy would offer protection from inclement weather while allowing sunlight to filter down the pedestrian level to enhance the comfort of pedestrian environment. Besides, proposed greenery at 1/F and 2/F visible from Hung To Road pedestrian level would be provided for enhancement to pedestrian environment (**Drawing A-10**).

Fulfilling Criteria for Minor Relaxation of BHR in Accordance with the OZP

- (i) The Proposed Scheme fulfils the relevant criteria for consideration of minor relaxation of BHR in the Explanatory Statement (ES) of the OZP, including
- *providing better streetscape/good quality street level public urban space* – with the visible greenery features at 1/F & 2/F and glass canopy for all-weather protection to the pedestrian at G/F facing Hung To Road as set out in paragraphs 2(e) and (h) above (**Drawing A-10**);
 - *providing separation between buildings to enhance air ventilation and visual permeability* – tower setbacks to allow building separations with the adjoining buildings across Hung To Road and the back lane as mentioned in paragraph 2(g) above (**Drawing A-7**) and the communal sky garden would improve natural ventilation and provide visual relief; and
 - *Other factors that would bring about improvements to townscape and amenity* – As compared with the existing IB with no green features, the Proposed Scheme with landscape proposals at various floors in particular the planting at the setbacks at 1/F and 2/F would be an enhancement to existing townscape and the visual quality of the building. The visually lightweight glass canopy will enhance the sense of spaciousness and allow more sunlight penetration to the pavement at street level. The VIA concludes that there will be no adverse visual impact due to the proposed redevelopment.

Compliance with Sustainable Building Design Guidelines (SBDG)

- (j) The three key building design elements^[2] established in the SBDG are incorporated

^[2] The three key building design elements with the objectives to achieve better air ventilation, enhance the environmental quality of living space, provide more greenery particularly at

in the Proposed Scheme, where applicable:

- Building separation – The Site is less than 1,000m² with continuous projected façade length less than 60m, thus this requirement is not applicable to the Proposed Scheme.
- Building setback – No part of the building is built up to within 7.5m from the centreline of Hung To Road to maintain a ventilation corridor.
- Site coverage of greenery – The Site is less than 1,000m² and there is no greening requirement under SBDG. A greenery area of about 202.72m² comprising greening at podium edge on 1/F to 2/F, flat roof on 3/F, communal sky garden on 10/F, and green roof pm R/F would be provided with an overall greenery coverage of about 21.82% (**Drawings A-8 to A-9 and Appendix Ib**).

Consideration of Green Building Design

- (k) The Proposed Scheme incorporates green building devices including ‘Low-E Glass’ which has low thermal conductivity and high light transmittance at curtain wall to reduce light pollution and glare to the surrounding area, and rainwater recycling system to reduce fresh water demand for non-potable uses. In addition, the Proposed Scheme would follow the Building Energy Code (BEC) ^[3] for promoting energy efficiency. More green building measures will be considered at detailed building design stage.

Technical Aspects

- (l) SIA reveals that there would be no adverse sewerage impact after the implementation of the recommended improvements (**Appendix Ia**). The TIA concludes that the Proposed Development will not induce unacceptable traffic flow on the surrounding road network as compared with the traffic generation of existing IB, and will not result in adverse traffic impact to the surrounding road network (**Appendices Ia and Ib**). Parking and L/UL facilities to fulfill the high-end requirements under the HKPSG would be provided.

Others

- (m) Upon redevelopment, the new provision of industrial floor space with modern specifications in fire safety and technology could promptly respond to the trend of industries gradually moving towards non-polluting/high-technology production in the area, as well as expediting and synergising the transformation along Hung To

pedestrian level, and mitigate heat island effect are set out under Practice Notes for Authorized Persons (PNAP) APP-151 “Building Design to Foster a Quality and Sustainable Built Environment” and APP-152 “Sustainable Building Design Guideline”. Compliance with SBDG is one of the pre-requisites for granting GFA concessions for green/amenity features and non-mandatory/non-essential plant rooms and services by the Buildings Authority (BA).

^[3] BEC sets out the technical guidance and details in respect of the minimum energy efficiency requirements governing the building services installations (namely air-conditioning installations, electrical installations, lift and escalator installations and lighting installations and energy audits in respect of several types of buildings (including commercial buildings)) defined in the Buildings Energy Efficiency Ordinance.

Road. The intended non-polluting industrial uses also enable the diversification of economic activities and local employment opportunities.

3. Background

Policy Initiatives of Revitalisation of IBs

- 3.1 As set out in PA 2018, 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 "R" zones in Main Urban Areas and New Towns into industrial/commercial uses. The relaxation of PR is subject to approval by TPB on a case-by-case basis and the maximum non-domestic PR permissible under the B(P)R^[5]. TPB 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.
- 3.2 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.

Imposition of BHRs for Kwun Tong Business Area (KTBA)

- 3.3 The BHRs for KTBA were incorporated on the draft Kwun Tong (South) OZP No. S/K14S/11 on 25.2.2005 to preserve the views to the Kowloon Ridgelines from the vantage points recommended in the Urban Design Guidelines Study, taking into account the local area context and the need to maintain visually compatible building masses in the wider setting. Four height bands of 100mPD, 130mPD, 160mPD and 200mPD are imposed for the "Commercial (1)" ("C(1)") and "OU(B)"/"OU(B)1" zones covering the commercial, business and industrial developments in KTBA that help achieve a stepped height profile for visual permeability, reduce the solidness of KTBA and maintain a more intertwined relationship with the Victoria Harbour edge. For the sites closer to the harbourfront, i.e. those to the south of Hung To Road (including the Site) and to the west of Lai Yip Street, a BHR of 100mPD is adopted, while higher BHRs from 130mPD to 200mPD are allowed for sites on the inland part of KTBA. The various BHR bands and heights of existing buildings in the "C(1)" and "OU(B)" sites are at **Plan A-4**.

^[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 (BPs) first submitted to the BA for approval on or before the same date.

^[5] The Site abutting Hung To Road is a Class A site where the permissible PR under B(P)R is up to 15 and with a maximum SC of 60% for building height of 61m and over.

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

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

5. Previous Application

No application for minor relaxation of PR or BH restrictions at the Site was received previously.

6. Similar Applications

- 6.1 Since March 2019, the Committee has considered eight minor relaxation applications in the Metro Area relating to the Policy (see **Appendix V** for details). Four of the applications in San Po Kong, Hung Hom, Kwai Chung and Tsuen Wan involved relaxation of PR only whilst the other four in KTBA (**Plan A-1**) involved minor relaxation of both PR and BH. For the four applications that only involved minor relaxation of PR, three (A/K9/274, A/K11/233 and A/KC/460) were approved with conditions and the one at Tsuen Wan (A/TW/505) was deferred by the Committee. For the four applications involving both minor relaxation of PR and BH, three were approved with conditions (A/K14/763, 766 and 771) and one was rejected (A/K14/764). Applications A/K14/764 and 771 involved the same site.
- 6.2 On minor relaxation of PR restriction aspect, all but one of the applications proposed minor relaxation of PR of 20% which is the maximum relaxation promulgated under the Policy, and one application involved minor relaxation of PR of 6.52% (A/K9/274). The Committee generally indicated support for the Policy as it provides incentives to encourage redevelopment of pre-1987 IBs. The Committee had no objection for three Applications A/K9/274, A/K11/233 and A/KC/460 regarding the minor relaxation of PR being applied for noting the applicants had provided technical assessments to support the technical feasibility of their proposal and there was no adverse comment from relevant government departments. On the other hand, the Committee deferred decision on A/TW/505 on 16.8.2019, which falls within “Industrial” zone in the approved Tsuen Wan OZP No. S/TW/33, pending submission of FI from the applicant and relevant government departments to address Members’ concern on measures to improve pedestrian accessibility and connectivity.
- 6.3 On minor relaxation of BHR aspect, Application Nos. A/K14/763, 766 and 771 were approved with conditions on grounds that the proposed relaxation of BHR from 100mPD to 125.9mPD, 126mPD and 119.7mPD respectively was not unacceptable. Application No. A/K14/764 was rejected considering that there was insufficient planning and design merits to support the proposed relaxation of BHR from 100mPD to 130.2mPD, approval would create undesirable precedent that will lead to cumulative visual impacts in the area.

7. **The Site and Its Surrounding Areas** (Plans A-1 to A-4 and photos on Plans A-5 and A-6)

7.1 The Site is:

- (a) occupied by a 10-storey IB, namely New Media Tower, built in 1970 (**Plan A-5**);
- (b) bounded by Hung To Road to its northeast, a back alley and adjoining commercial/office (C/O) building, namely Manulife Financial Centre Tower A (with BH of 100mPD) to its southwest, a hotel development, namely Dorsett Kwun Tong (with BH of 100mPD) to its southeast, and an IB, namely Hung To Industrial Building (with BH of 52mPD) to its northwest (**Plans A-3 to A-4**); and
- (c) at about 500m southeast of the MTR Kwun Tong Station (**Plan A-1**).

7.2 The surrounding areas have the following characteristics (**Plans A-3 and A-4**):

- (a) the neighbouring buildings along Hung To Road, King Yip Street and Wai Yip Street are mixed with C/O, IB or I-O buildings;
- (b) apart from the adjoining C/O buildings and hotel mentioned above, other C/O buildings are found along Hung To Road, namely EGL Tower (125mPD), Contempo Place, KOHO and The Rays (the latter three buildings are wholesale-converted with BHs of about 50-51mPD), and Kin Sang Commercial Centre and King Palace Plaza to the east at King Yip Street (with BHs of 128mPD and 130mPD respectively); and
- (c) Tsui Ping River, which is undergoing revitalisation and Laguna City are located to the further southeast of the Site.

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.

8.2 As stated in the ES of the OZP, to provide incentive for developments/redevelopments with design merits/planning gains, each application for minor relaxation of BHR under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus PR granted under the Building Ordinance (BO) in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air ventilation and visual

permeability;

- (e) accommodating building design to address specific site constraints in achieving the permissible PR under the OZP; and
- (f) other factors such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

9. Comments from Relevant Government Departments

9.1 The following Government bureaux/departments have been consulted and their views on the application are summarized as follows:

Policy Perspective

9.1.1 Comments of the Secretary for Development, Development Bureau (DEVB):

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 issues of fire safety and non-compliant uses. To this end, he gives policy support to this application in principle from policy angle and recommends it for the approval by the Board, subject to its compliance with relevant requirements under the new revitalisation scheme and departments' assessment of technical feasibility and planning parameters.

Land Administration

9.1.2 Comments of the District Lands Officer/Kowloon East and the Chief Estate Surveyor/Special Duties, Lands Department (LandsD):

- (a) No objection to the application.
- (b) The Site falls within KTIL 646 which is held under a Government Lease dated 8.12.1971 for a term of 99 years less 3 days commencing from 1.7.1989 and was further extended to 30.6.2047 and varied by a Modification Letter dated 26.4.2010. The lease conditions of the Lot contain, inter alia, the following restrictions:
 - (i) the user is restricted to industrial and/or godown purposes excluding any offensive trades;
 - (ii) no building shall be erected except a factory and/or warehouse ancillary offices and quarters for watchmen or caretakers; and
 - (iii) no building shall exceed a height of 170 feet above Hong Kong Principal Datum.
- (c) The proposed non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) is permitted under the lease conditions. However, the proposed minor

relaxation of BHR up to 119.85mPD and the proposed 'Eating Place (Canteen only)' are in breach of the lease conditions. If the planning application is approved, the applicant is required to apply to LandsD for a lease modification to give effect to the proposal. However, there is no guarantee at this stage that the lease modification would be approved. If the application for lease modification is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to such terms and conditions including payment of premium and administrative fee as may be imposed by LandsD.

- (d) The site area quoted in the submission is slightly larger than the site area of the Lot (10,000 s.f.), he reserves his comments on this point at the lease modification stage.
- (e) Among other conditions under the 2018 IB revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within 3 years from the date of the Board's approval letter and the proposed development shall be completed within 5 years from the date of lease modification letter/conditions of land exchange.

Building Matters

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

- (a) No objection in principle to the application.
- (b) The proposal is acceptable in principle under BO. The proposal should in all aspects comply with BO.
- (c) Under PNAP APP-2, 100% GFA concession may be granted for underground private carpark while only 50% GFA concession may be granted for above ground private carpark.
- (d) Under JPN 2, 100% GFA concession may be granted to communal sky garden.
- (e) Detailed comments under BO will be given at the BP submission stage. His other technical comments are at **Appendix III**.

Traffic and Highways Aspects

9.1.4 Comments of the Commissioner for Transport (C for T):

Having reviewed the TIA at **Appendices Ia to Ib**, he has no in-principle objection to the application from traffic engineering point of view, but suggests that should the application be approved by the Board, approval conditions should be imposed for the submission of revised TIA and implementation of mitigation measures, if any, identified in the TIA, and the provision of the parking facilities, L/UL spaces and vehicular access.

9.1.5 Comments of the Chief Highway Engineer/Kowloon, Highways Department:

He has no adverse comments on the application. His other technical comments on the design of the proposed canopy are at **Appendix III**.

Environmental Aspect

9.1.6 Comments of the Director of Environment Protection (DEP):

- (a) No objection to the application from environmental perspective on the following consideration:
- (b) Based on the first FI (**Appendix Ib**), the applicant has confirmed that central air-conditioning system will be provided for the proposed development and will not rely on openable window for ventilation. The fresh air intake point of the air-conditioning system will also be properly located to meet the buffer distance requirement for vehicular emissions as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). As such, insurmountable environmental impacts associated with the proposed development are not anticipated.
- (c) Insurmountable sewerage impacts are not anticipated for the proposed minor relaxation of PR and BH restrictions of the development. Notwithstanding this, should the application be approved by the Board, an approval condition on submission of SIA is suggested to cater for any refinement in the flow distribution, flow estimation or connection points.

Urban Design, Visual and Landscape Aspects

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

He has no comment from architectural and visual impact point of view since it is noted that the proposed development with a BH of 119.85mPD may not be incompatible with adjacent developments with BHRs ranging from 100mPD to 130mPD.

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

- (a) The Site zoned “OU(B)” is located at the south-eastern part of KTBA with an intended BH profile in the range between 100mPD and 160mPD. On the opposite side of Hung To Road, the BHR for the “OU(B)” sites is 130mPD. Given the above and as illustrated in the VIA, it is unlikely that accommodation of the proposed development with a BH of 119.85mPD would induce significant adverse effects on the visual character of the townscape.
- (b) Design measures namely linear landscaped terrace at 1/F and 2/F, a weather protection canopy along the façade abutting Hung To Road, and landscaping/greening at 3/F podium and rooftop are incorporated

into the Proposed Scheme. While these measures do not necessarily require additional PR/BH, they may promote visual interest and help contribute to improving pedestrian environment and comfort at street level.

- (c) For the building separation between the Proposed Scheme and Manulife Financial Centre Tower (**Drawing A-7**), given the Site's surrounding context and its relatively small size, any potential improvement on the surrounding wind environment as a result of adjusting tower disposition will likely be minor.
- (d) The Site is located in an area of urban landscape character dominated by medium to high-rise industrial and commercial buildings. No existing tree is observed within the Site. Adverse landscape impact caused by the proposed development is not anticipated. In consideration of limited space within the Site, implementation of effective landscape treatment (particularly by means of tree planting) for bringing greenery contribution to the public realm seems not practicable. As such, he has no adverse comment on the application from landscape planning perspective.

9.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Commissioner of Police;
- (d) Director of Fire Services;
- (e) Director of Food and Environmental Hygiene;
- (f) Head of Energizing Kowloon East Office; and
- (g) District Officer (Kwun Tong), Home Affairs Department.

10. Public Comments Received During Statutory Publication Period

- 10.1 The application and the first FI were published for public inspection on 11.6.2019 and 6.9.2019. Within the two statutory public inspection periods, a total of three public comments were received. One from a member of the Kwun Tong District Council (KTDC) (**Appendix II(a)**), and two from the same individual (**Appendices II(b)** and **II(c)**).
- 10.2 The KTDC member raises objection mainly on the grounds that the proposed relaxation of PR and BH restrictions would jeopardize the BH profile of KTBA and would cause adverse traffic impact to the surrounding areas.
- 10.3 The individual indicates that there is inadequate information to demonstrate strong justification and planning merits to justify the proposed minor relaxation of BHR. There is no setback on G/F for improving pedestrian environment. There are concerns about the negative impact of increasing building bulk that would block natural lighting and ventilation and have adverse traffic impacts.

11. Planning Considerations and Assessments

11.1 The application is for minor relaxation of PR restriction from 12 to 14.4 (by 20%) and BHR from 100mPD to 119.85mPD (by 19.85%) for a proposed redevelopment at the Site into a 29-storey IB (including 2 basement levels). The proposed development will comprise ‘Non-polluting Industrial’ use (excluding industrial undertakings involving the use/ storage of dangerous goods)’ and ‘Eating Place (Canteen only)’ use, which are always permitted under Schedule II for IB or I-O buildings for “OU(B)” zone. The proposed uses are in line with the planning intention of the “OU(B)” zone for general business uses, including non-polluting industrial uses.

Policy Aspect

11.2 An OP for the subject IB was issued in 1970 and the Site can be regarded as an eligible pre-1987 IB under Government’s new policy on revitalising IBs. DEVB gives policy support to the application with the initiative to incentivise redevelopment of old IBs to optimise utilisation of the existing industrial stock and make better use of the valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses.

Technical Aspects

Minor Relaxation of PR

11.3 The proposed minor relaxation of PR 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 scheme. To support the application, TIA submitted (**Appendices Ia and Ib**) reveals that traffic impacts associated with the proposed redevelopment would be minimal and would have no adverse impacts on the surrounding road network. C for T has no in-principle objection to the application, but suggests two approval conditions for submission of a revised TIA and implementation of the mitigation measures, if any, identified in the revised TIA, as well as provision of parking facilities, L/UL spaces and vehicular access, be imposed as set out in paragraphs 12.2(c) and (d) below. The other relevant Government departments including FSD, EPD and DSD have no adverse comments on the application, subject to incorporation of appropriate approval conditions on sewerage aspect in paragraphs 12.2 (a) and (b) below.

Minor Relaxation of BH

11.4 According to the applicant, a minimum increase in BH (+19.85%) is proposed for accommodating the proposed 20% increase in PR and the communal sky garden (5.95m in height) which is intended for enhancing the quality of the built environment by providing more greenery area and social gathering places for the tenants and their visitors. The applicant also claims that the proposed greenery at 1/F and 2/F, glass canopy at G/F and setbacks of the tower on 1/F and above would help provide enhanced streetscape and visual permeability, which would in turn improve the townscape and amenity of the locality and generally meet the criteria for considering application for minor relaxation of BHR as mentioned in paragraphs 8.2(c), (d) and (f) above.

11.5 As there is no statutory nor administrative requirement for providing building

setback along this section of Hung To Road, the applicant indicates that piecemeal setback within the Site (about 17m wide) would not achieve significant and effective improvement to the pedestrian environment at street level. With narrow street frontage and the need to reserve sufficient spaces for vehicular access, entrance, fire safety and other essential utilities installations, the applicant claims that there would be limited scope to provide soft landscape at pedestrian level/vertical greening on G/F frontage. As such, only the glass canopy is proposed at G/F above existing public pavement for all-weather protection to the pedestrian that would replace the existing concrete canopy structure (**Drawing A-9**). The Proposed Scheme also incorporates setbacks at 1/F (1.95m) and 2/F and above (4.15m) and landscape terrace for creating a more spacious public realm along Hung To Road. CTP/UD&L, PlanD advises that while these measures do not necessarily require additional PR/BH, they may promote visual interest and help contribute to improving pedestrian environment and comfort at street level.

- 11.6 On the sustainability building design aspect, while the three building design requirements in the SBDG are not applicable to the Site, the applicant claims that the Proposed Scheme adopts various design elements as outlined in paragraph 2 above that would enhance the environmental quality of the urban environment and mitigate the heat island effect. Regarding the green building design as proposed by the applicant, these measures could be implemented via existing centralized processing system of building plans in the detailed design stage.
- 11.7 Taking into account the applicant's justifications on visual impact and compatibility above and the VIA/photomontages submitted (**Drawings A-11 to A-13**), CA/CMD2, ArchSD and CTP/UD&L, PlanD comment that in considering that the adjacent sites are subject to BHRs of 100mPD and 130mPD, the proposed development may not be incompatible with the planned stepped height profile for KTBA and unlikely to induce significant adverse effects on the visual character of the townscape.
- 11.8 In view of the above, the proposed relaxation of BHR by 19.85% may be considered generally proportionate to the increase in PR under application and for accommodating the communal sky garden, and may not be unreasonable. As the Site is near the edge of the "OU(B)" cluster subject to BH of 100mPD and the BHR for the sites directly across Hung To Road is 130mPD, the proposed BH for the proposed development at 119.85mPD may still allow a stepped BH profile. In view of the above, the proposed minor relaxation of BHR to 119.85mPD at the Site is considered not unacceptable.

Others

- 11.9 Regarding the public concerns on the potential adverse visual and traffic impacts, the planning assessments in paragraphs 11.3 and 11.8 and departmental comments in paragraph 9 above are relevant. As for the concerns on the potential adverse air ventilation, CTP/UD&L, PlanD has no adverse comment on the application from air ventilation perspective.

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, the Planning Department has no objection to the application.

- 12.2 Should the Committee decide to approve the application on the terms of the application as submitted to the Board, it is suggested that the permission shall be valid until 18.10.2023, 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 submission of sewerage impact assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the implementation of the local sewerage upgrading/sewerage connection works identified in the sewerage impact assessment for the proposed development in condition (a) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) the submission of a revised traffic impact assessment, and implementation of the mitigation measures, if any, identified therein, to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (d) the 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.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:
- (a) the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of building height restriction; and
 - (b) 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.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or to 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

Appendix I	Application form received on 29.5.2019
Appendix Ia	Supporting Planning Statement received on 29.5.2019
Appendix Ib	First further information vide letters received on 26.8.2019 and 27.8.2019
Appendix Ic	Second further information vide letter received on 4.10.2019
Appendices II(a) to II(c)	Public comments received during the statutory publication periods
Appendix III	Other technical comments from Government departments
Appendix IV	Recommended advisory clauses
Appendix V	Similar applications
Drawings A-1 to A-6	Proposed floor plans and diagrammatic sections submitted by the applicant
Drawings A-7 to A-12	Sectional drawing of greenery/landscaped area submitted by the applicant
Drawing A-13	Photomontages submitted by the applicant
Plans A-1 and A-2	Location plans on Outline Zoning Plan and Outline Development Plan
Plan A-3	Site plan
Plan A-4	Height of existing buildings in Kwun Tong Business Area
Plans A-5 and A-6	Site photos

**PLANNING DEPARTMENT
OCTOBER 2019**

Other Technical Comments from Government Departments

Comments of the Chief Building Surveyor/Kowloon, Buildings Department:

- (a) No part of the building, up to a level of 15m above the street level, shall be within 7.5m from the centreline of the street. Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 and APP-152 refer.
- (b) Natural lighting and ventilation to lavatories should be provided in accordance with B(P)R 36.
- (c) Access and facilities for persons with a disability including accessible toilet should be provided to the premises in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008.
- (d) Adequate emergency vehicular access should be provided in accordance with B(P)R 41D and the Code of Practice for Fire Safety in Buildings 2011 (FS Code).
- (e) Adequate means of escape should be provided to the premises in accordance with B(P)R 41(I) and FS Code.
- (f) The subject premises should be separated from different use of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and FS Code.
- (g) Adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.

Comments of Chief Highway Engineer/Kowloon, Highways Department

- (h) Headroom for canopy over public footway shall not be less than 3500mm and the projection on footway shall give a minimum set back of 600mm from kerblines on submission plans.
- (i) Any canopy shall be provided with adequate surface water drainage in order to avoid nuisance to the public.
- (j) The lot owner is required to maintain the canopy including lighting at the cost of the lot owner.
- (k) The lot owner shall at his own expense and to the satisfaction of the Chief Highway Engineer / Kowloon remove the canopy when this is necessitated by any road widening / realignment, improvement and maintenance works or any works related to public utilities and he shall not be entitled to any claim and compensation from the Government.
- (l) It should be noted that the transparent property of glass canopy although would admit more sunlight, it would also have the disadvantage of admitting heat, thus adversely affecting pedestrians. The lot owner should bear in mind that this may bring about complaints.

Advisory clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfill the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed commercial development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (TPB) may be required;
- (b) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) on the need to apply to the District Lands Office, Kowloon East for a lease modification to give effect to the proposal. However, there is no guarantee at this stage that the lease modification would be approved. If the application for lease modification is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to such terms and conditions including the payment of premium and administration fee as considered appropriate by LandsD. Among the conditions under the 2018 Industrial Building revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed no later than three years from the date of the TPB's approval letter and the proposed redevelopment shall be completed within 5 years from the date of execution of the lease modification letter/conditions of land exchange;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, BD that the proposal should in all aspects comply with the Buildings Ordinance (BO). Under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2, 100% gross floor area (GFA) concession may be granted for underground private carpark while only 50% GFA concession may be granted for aboveground private carpark. No part of the building, up to a level of 15m above the street level, shall be within 7.5m from the centreline of the street; PNAP APP-151 and APP-152 refer. Under Joint Practice Note No. 2, 100% GFA concession may be granted to sky garden, but is subject to the compliance with the pre-requisites stipulated in PNAP APP-151 on "Building Design to Foster a Quality and Sustainable Built Environment". The bonus GFA can only be considered upon formal submission of building plans (BPs). Detailed comments under BO will be given at the BP submission stage;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the sewerage impact assessment needs to meet the full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure.
- (e) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD)) that headroom for canopy over public footway shall not be less than 3500mm and the projection on footway shall give a minimum set back of 600mm from kerblines on submission plans; any canopy

shall be provided with adequate surface water drainage in order to avoid nuisance to the public; the lot owner is required to maintain the canopy including lighting at the cost of the lot owner; the lot owner shall at his own expense and to the satisfaction of CHE/K, HyD remove the canopy when this is necessitated by any road widening / realignment, improvement and maintenance works or any works related to public utilities and he shall not be entitled to any claim and compensation from the Government; and the transparent property of glass canopy although would admit more sunlight, it would also have the disadvantage of admitting heat, thus adversely affecting pedestrians. The lot owner should bear in mind that this may bring about complaints.

Similar Applications

OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Setbacks	Greenery ^[5] (% of the Site)	Grounds
S/K14S/22 “OU(B)” A/K14/763	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) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] Hang Yip Street: 3m, Lai Yip Street: 3m <u>Proposed</u> Hang Yip Street: 3m Lai Yip Street: 3.1m	357m ² (20%)	(a), (b)
S/K14S/22 “OU(B)” A/K14/764 (same site as No. A/K14/771)	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	3.5m (Office) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] Hung To Road: 2.9m Back Alley: 1.5m + 1.5m NBA ^[3] <u>Proposed</u> Hung To Road: 2.9m	127m ² (14%)	(a), (c), (d), (e)

						Back Alley: 1.5m+1.548m NBA		
S/K11/29 “OU(B)” A/K11/233	1 Tsat Po Street, San Po Kong (1,346.1m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	Approved with Conditions on 12.4.2019	3.325m (Workshop)	<u>Required</u> ^[4] Tsat Po Street: 1.5m, Sam Chuk Street: 1.5m <u>Proposed</u> Tsat Po Street: 1.5m, Sam Chuk Street: 1.5m		(a)
S/K9/26 “OU(B)” A/K9/274	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	Approved with Conditions on 17.5.2019	N/A (including refuge floor)	<u>Required</u> Nil <u>Proposed</u> Corner setback at Hok Yuen Street and 4.5m setbacks from adjacent buildings at east and west	740m ² (20%)	(a)
S/K14S/22 “OU(B)” A/K14/766	41 King Yip Street, Kwun Tong	C/O	<u>PR</u> 12 to 14.4 (+20%)	Approved with Condition on 16.8.2019	4.025m (Office)	<u>Required</u> ^[2] King Yip Street: 1.2m,	530m ² (26%)	(a), (f)

	(2,042m ²)		<u>BH</u> 100mPD to 126mPD (+26%)		(including communal sky garden cum refuge floor)	Back Alley: 1.5m + 1.5m NBA ^[3] <u>Proposed</u> King Yip Street: 1.2m + 1.2m further setback and Corner setback Back Alley: 1.5m + 1.5m NBA with no aboveground structure		
S/K14S/22 “OU(B)” A/K14/771 (same site as No. A/K14/764)	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%)	Approved with Condition on 16.8.2019	3.5m (Office) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] Hung To Road: 2.9m Back Alley: 1.5m + 1.5m NBA ^[3] <u>Proposed</u> Hung To Road: 2.9m Back Alley: 1.5m+1.548m NBA	197.45m ² (21.66%)	(a), (g)

S/KC/29 “OU(B)” A/KC/460	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m ²)	I-O	<u>PR</u> 9.5 to 11.648 (+20%) <u>BH</u> Nil	Approved with Conditions on 5.7.2019	N/A (including refuge floor)	<u>Required</u> ^[4] Ta Chuen Ping Street: min 3.5m <u>Proposed</u> Ta Chuen Ping Street : 3.5m – 4.9m	452m ² (20%)	(a)
S/TW/33 “Industrial” A/TW/505	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	Deferred by the Committee on 16.8.2019	3.5m (Workshop)	<u>Required</u> Nil <u>Proposed</u> Ma Kok Street: about 1m	371.62m ² (20%)	(a), (h)

Notes

- [1] Proposed permitted uses include Industrial (I), Commercial/ Office (C/O), and Industrial-Office (I-O)
- [2] Full-height setbacks as required under relevant Outline Development Plan (ODP).
- [3] 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.
- [4] As required under relevant Outline Zoning Plan (OZP).
- [5] This list only provides information on the total % of site coverage of greenery and does not distinguish if the greenery is at primary zone set out under Practice Notes for Authorized Persons (PNAP) APP-152 “Sustainable Building Design Guideline”.

Grounds

- (a) Proposed minor relaxation of PR is in line with the Policy.
- (b) Proposed increase in BH is not unacceptable.
- (c) Failed to demonstrate that there were sufficient planning and design merits.
- (d) The approval of the application would set an undesirable precedent.

- (e) Cumulative effects of approving similar applications would have adverse visual impact on the area.
- (f) There were improvements in terms of building design and greenery features.
- (g) Noted the site constrain while applicant had made effort in the building design to improve the local environment.
- (h) More information on provision of a pedestrian friendly environment along Tsuen Yip Street was required.

Other Technical Comments from Government Departments

Comments of the Chief Building Surveyor/Kowloon, Buildings Department:

- (a) No part of the building, up to a level of 15m above the street level, shall be within 7.5m from the centreline of the street. Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 and APP-152 refer.
- (b) Natural lighting and ventilation to lavatories should be provided in accordance with B(P)R 36.
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Comments of Chief Highway Engineer/Kowloon, Highways Department

- (h) Headroom for canopy over public footway shall not be less than 3500mm and the projection on footway shall give a minimum set back of 600mm from kerblines on submission plans.
- (i) Any canopy shall be provided with adequate surface water drainage in order to avoid nuisance to the public.
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- (l) It should be noted that the transparent property of glass canopy although would admit more sunlight, it would also have the disadvantage of admitting heat, thus adversely affecting pedestrians. The lot owner should bear in mind that this may bring about complaints.

Advisory clauses

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						Back Alley: 1.5m+1.548m NBA		
S/K11/29 “OU(B)” A/K11/233	1 Tsat Po Street, San Po Kong (1,346.1m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	Approved with Conditions on 12.4.2019	3.325m (Workshop)	<u>Required</u> ^[4] Tsat Po Street: 1.5m, Sam Chuk Street: 1.5m <u>Proposed</u> Tsat Po Street: 1.5m, Sam Chuk Street: 1.5m		(a)
S/K9/26 “OU(B)” A/K9/274	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	Approved with Conditions on 17.5.2019	N/A (including refuge floor)	<u>Required</u> Nil <u>Proposed</u> Corner setback at Hok Yuen Street and 4.5m setbacks from adjacent buildings at east and west	740m ² (20%)	(a)
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	(2,042m ²)		<u>BH</u> 100mPD to 126mPD (+26%)		(including communal sky garden cum refuge floor)	Back Alley: 1.5m + 1.5m NBA ^[3] <u>Proposed</u> King Yip Street: 1.2m + 1.2m further setback and Corner setback Back Alley: 1.5m + 1.5m NBA with no aboveground structure		
S/K14S/22 “OU(B)” A/K14/771 <i>(same site as No. A/K14/764)</i>	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%)	Approved with Condition on 16.8.2019	3.5m (Office) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] Hung To Road: 2.9m Back Alley: 1.5m + 1.5m NBA ^[3] <u>Proposed</u> Hung To Road: 2.9m Back Alley: 1.5m+1.548m NBA	197.45m ² (21.66%)	(a), (g)

S/KC/29 “OU(B)” A/KC/460	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m ²)	I-O	<u>PR</u> 9.5 to 11.648 (+20%) <u>BH</u> Nil	Approved with Conditions on 5.7.2019	N/A (including refuge floor)	<u>Required</u> ^[4] Ta Chuen Ping Street: min 3.5m <u>Proposed</u> Ta Chuen Ping Street : 3.5m – 4.9m	452m ² (20%)	(a)
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Notes

- [1] Proposed permitted uses include Industrial (I), Commercial/ Office (C/O), and Industrial-Office (I-O)
- [2] Full-height setbacks as required under relevant Outline Development Plan (ODP).
- [3] 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.
- [4] As required under relevant Outline Zoning Plan (OZP).
- [5] This list only provides information on the total % of site coverage of greenery and does not distinguish if the greenery is at primary zone set out under Practice Notes for Authorized Persons (PNAP) APP-152 “Sustainable Building Design Guideline”.

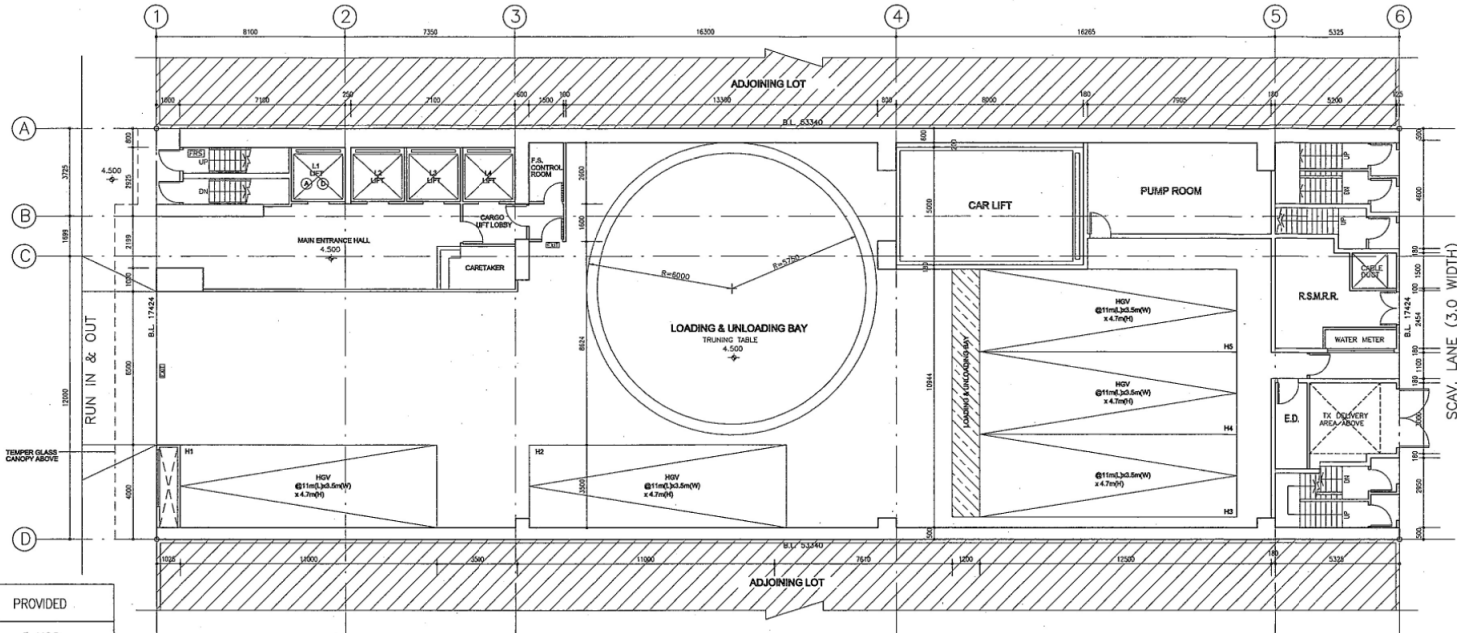
Grounds

- (a) Proposed minor relaxation of PR is in line with the Policy.
- (b) Proposed increase in BH is not unacceptable.
- (c) Failed to demonstrate that there were sufficient planning and design merits.
- (d) The approval of the application would set an undesirable precedent.

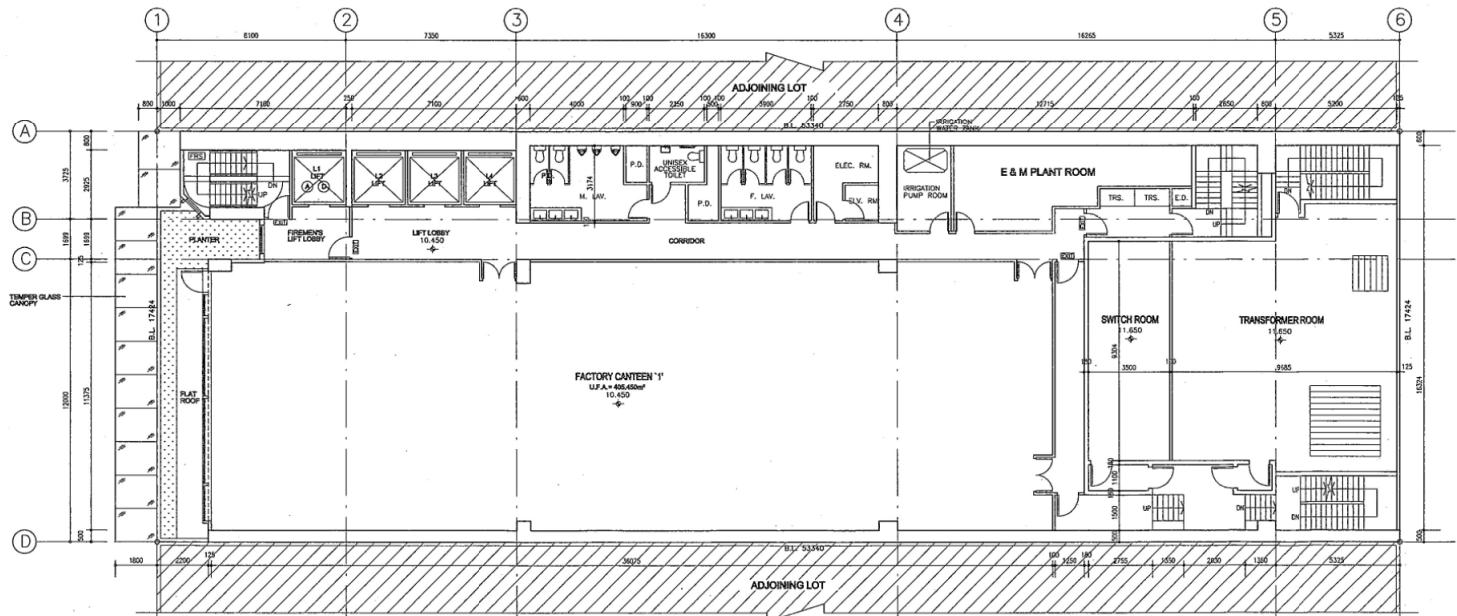
- (e) Cumulative effects of approving similar applications would have adverse visual impact on the area.
- (f) There were improvements in terms of building design and greenery features.
- (g) Noted the site constrain while applicant had made effort in the building design to improve the local environment.
- (h) More information on provision of a pedestrian friendly environment along Tsuen Yip Street was required.

HUNG TO ROAD (18.280m WIDTH)

ITEM	PROVIDED
HGV	5 NOS.



GROUND FLOOR PLAN



1ST FLOOR PLAN

OPTION 1 - 19.85% HEIGHT 20% BONUS PR (RELAXATION 4.1m FL. TO FL.)

B.D. REF. NO.
F.P.B. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.

BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT (HONG KONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE CROWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

REV.	DATE	DESCRIPTION	CHK.
A	03.7.2019	GENERAL REVISION	

PROJECT
PROPOSED INDUSTRIAL BUILDING
AT No.82 HUNG TO ROAD
KWUN TONG, KOWLOON

PLAN
GRD & 1ST FLOOR PLAN

SCALE
1:100

T.K.TSUI & ASSOCIATES LTD.
CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT

PAUL G.K. TSUI B.Sc., M.A.S., M.I.C.E.
REGISTERED PROFESSIONAL SURVEYOR
AUTHORIZED PERSON

DRAWN
RICKY

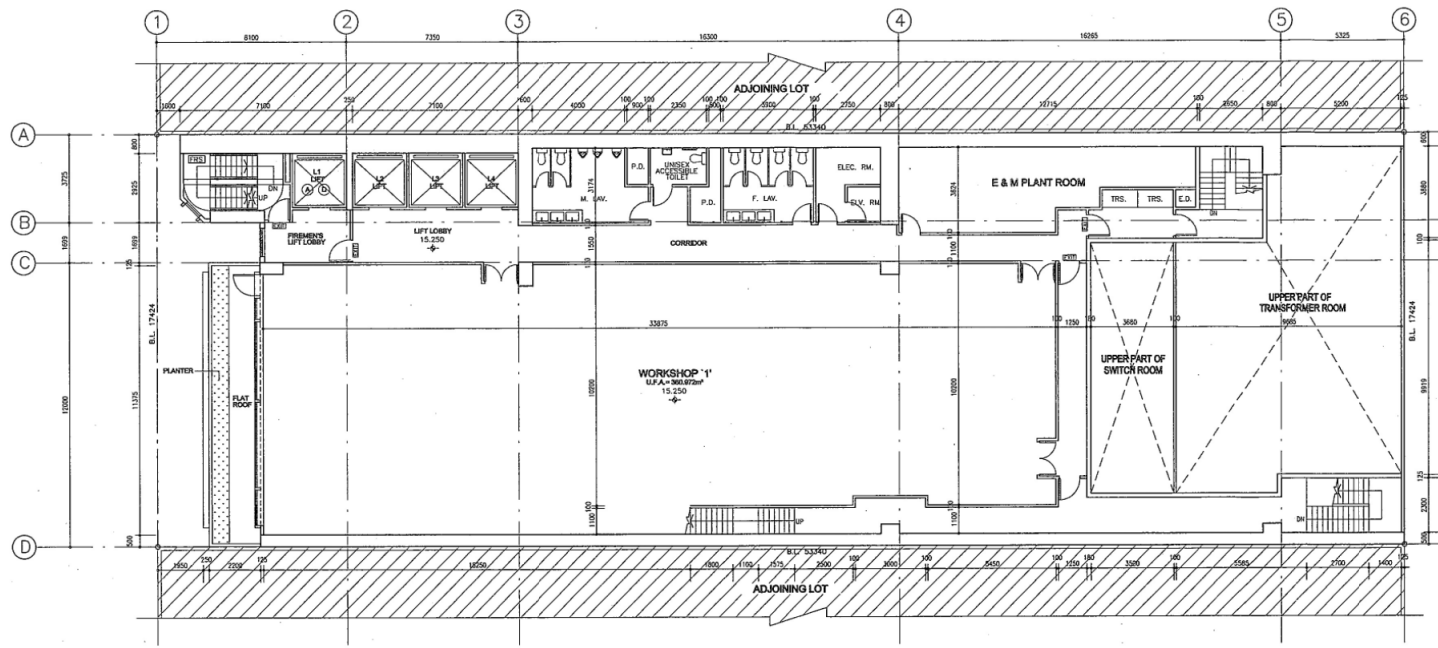
CHECKED
PAT

FIRST APPROVAL	
DRAWING NO.	A
	B
	C
	D

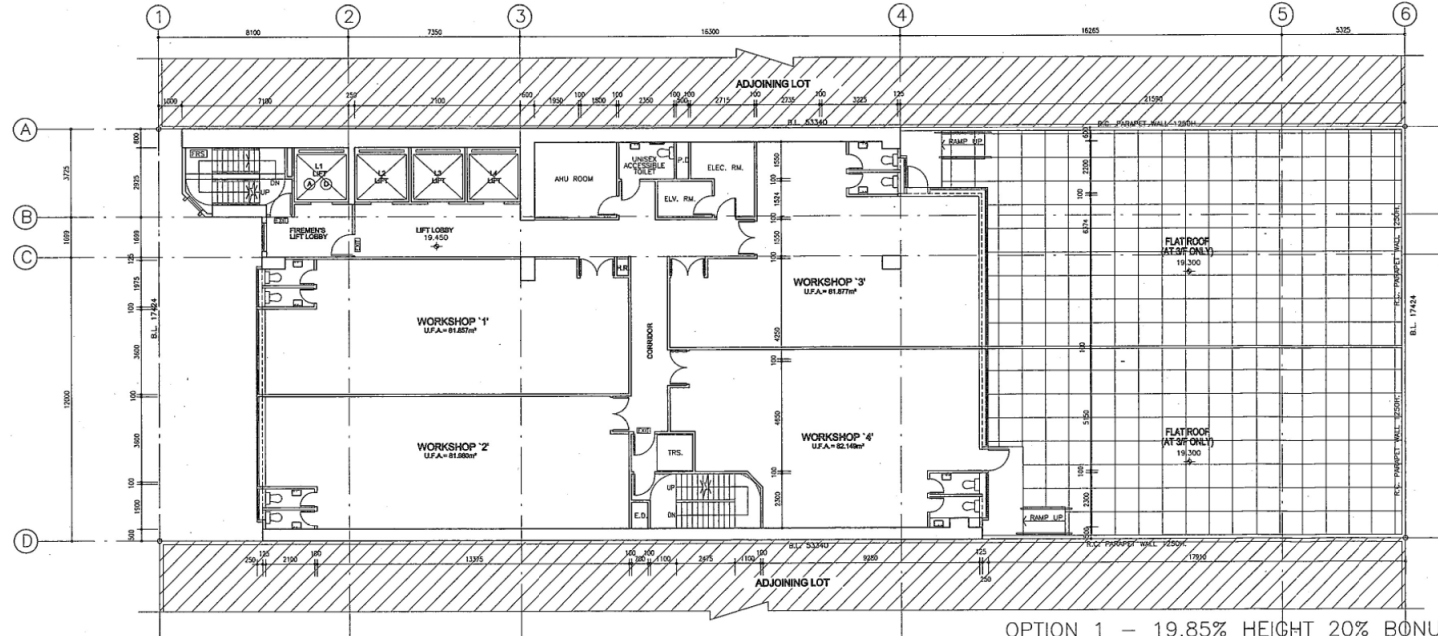
HTR-SK03

參考編號 REFERENCE No. A/K14/773	繪圖 DRAWING A - 2
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(資料來源：由申請人提交)
(Source: Submitted by the applicant)



2ND FLOOR PLAN



3RD TO 9TH FLOOR PLAN

OPTION 1 - 19.85% HEIGHT 20% BONUS PR (RELAXATION 4.1m FL. TO FL.)

B.D. REF. NO.
F.P.B. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMS IN ALL CASES.

BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT (HONG KONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE CROWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

REV.	DATE	DESCRIPTION	CHK.
A	03.7.2014	GENERAL REVISION	

PROJECT
PROPOSED INDUSTRIAL BUILDING AT No.82 HUNG TO ROAD KWUN TONG, KOWLOON

PLAN
2ND FLOOR PLAN & 3RD TO 16TH FLOOR PLAN

SCALE
1:100

T.K.TSUI & ASSOCIATES LTD.
QUANTIFIED DIMENSIONS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT

PAUL G.K. TSUI BSc, MPhos, MRICS
REGISTERED PROFESSIONAL SURVEYOR
AUTHORIZED PERSON

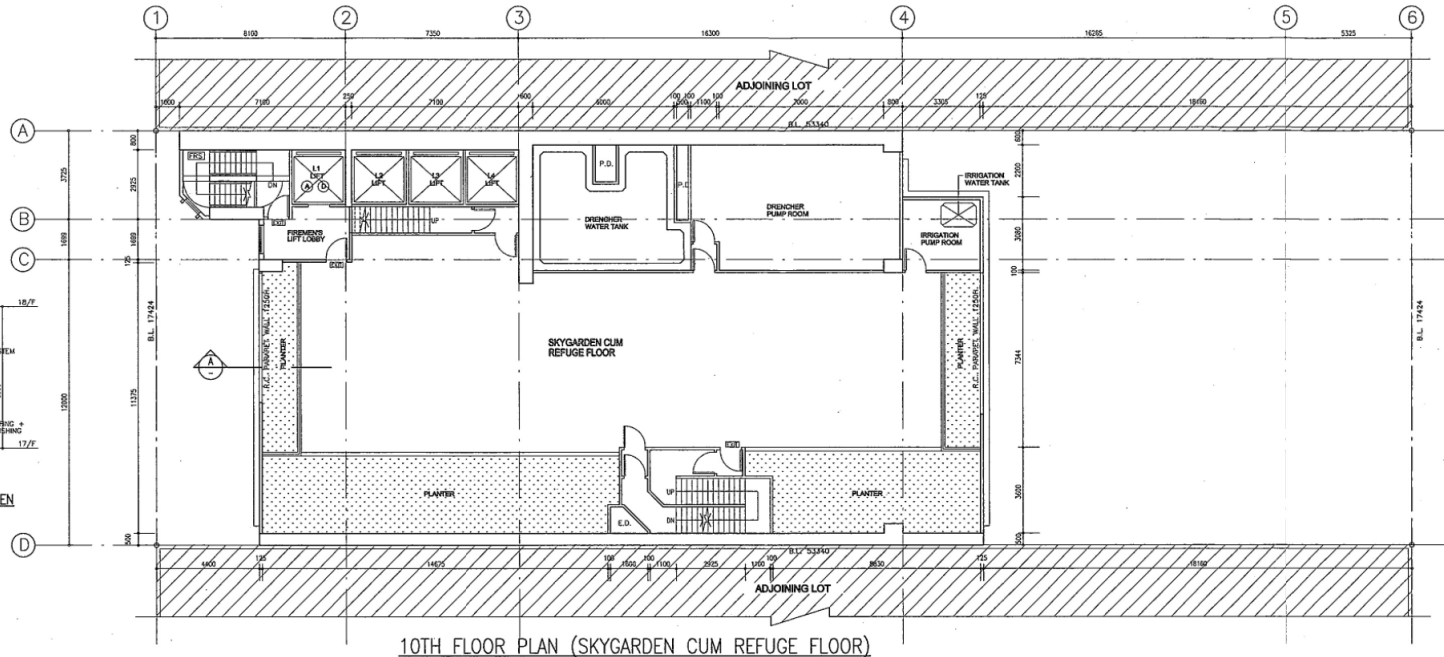
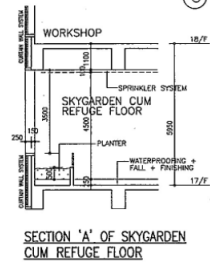
DRAWN CHECKED
RICKY PAT

DRAWING NO. HTR-SK04	FIRST APPROVAL	
	A	
	B	
	C	

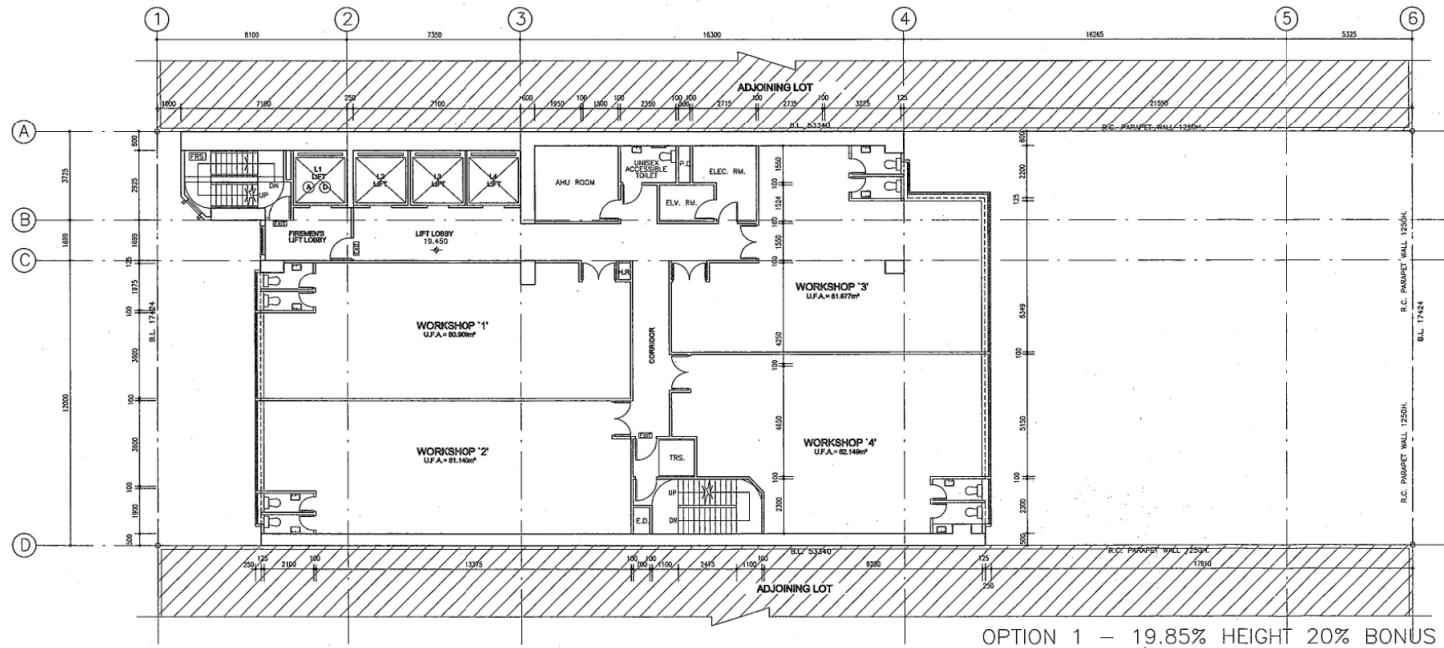
參考編號
REFERENCE No.
A/K14/773

繪圖
DRAWING
A - 3

(資料來源：由申請人提交)
(Source: Submitted by the applicant)



10TH FLOOR PLAN (SKYGARDEN CUM REFUGE FLOOR)



11TH TO 26TH FLOOR PLAN

OPTION 1 - 19.85% HEIGHT 20% BONUS PR (RELAXATION 4.1m FL. TO FL.)

B.D. REF. NO.
F.P.B. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.

BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT (HONG KONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK DERIVED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE CROWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

REV.	DATE	DESCRIPTION	DR.
A	03.7.2015	GENERAL REVISION	

PROJECT
PROPOSED INDUSTRIAL BUILDING
AT No.82 HUNG TO ROAD
KWUN TONG, KOWLOON

PLAN
17TH FLOOR PLAN &
18TH TO 26TH FLOOR PLAN

SCALE
1:100

T.K.TSUI & ASSOCIATES LTD.
CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT

PAUL G.K. TSUI 85% MKRS, MRICS
REGISTERED PROFESSIONAL SURVEYOR
AUTHORIZED PERSON

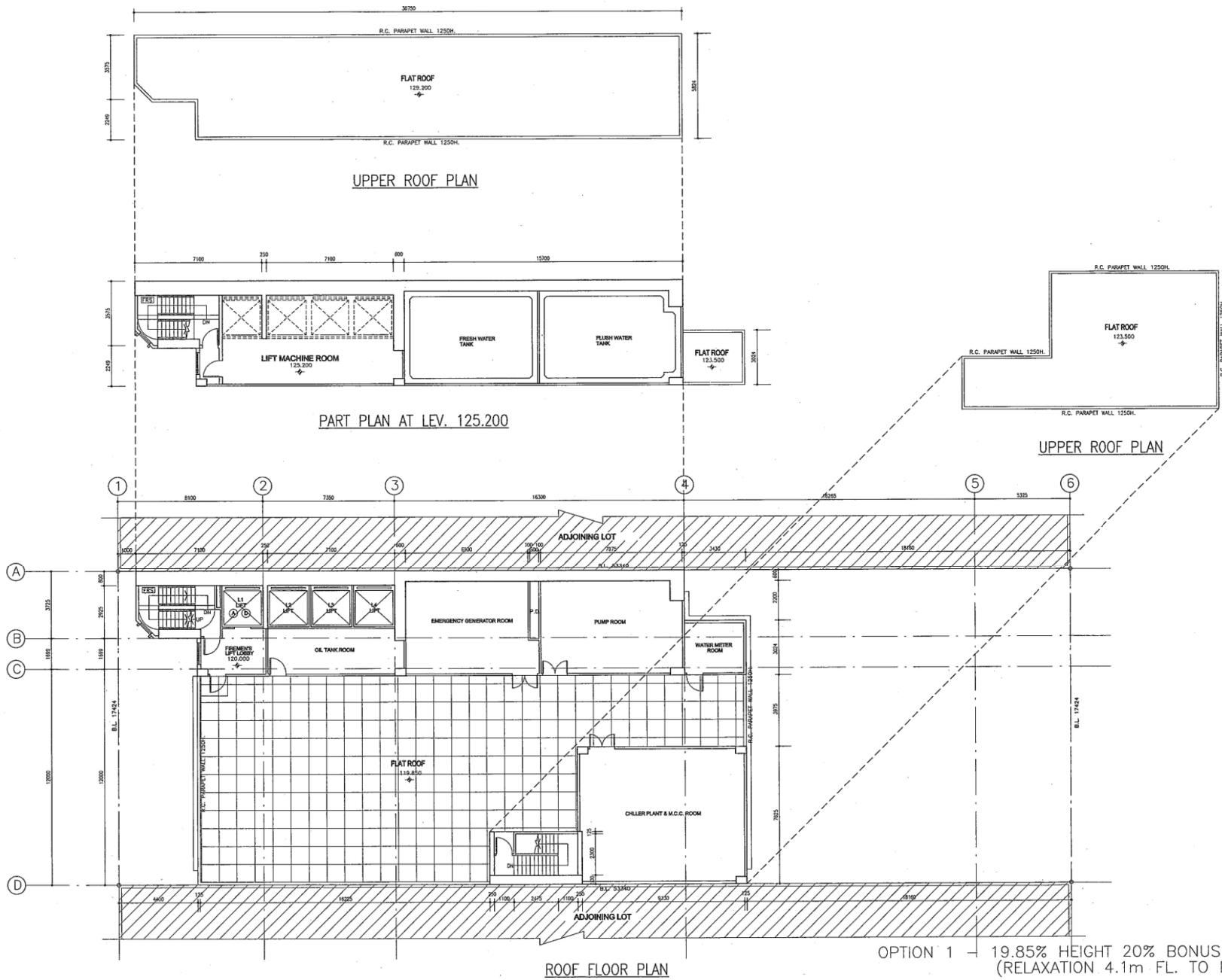
DRAWN CHECKED
RICKY PAT

DRAWING NO.	FIRST APPROVAL	
	A	B
HTR-SK05		

參考編號
REFERENCE NO.
A/K14/773

繪圖
DRAWING
A - 4

(資料來源：由申請人提交)
(Source: Submitted by the applicant)



B.D. REF. NO.
F.B.S. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.

BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT (HONG KONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE CROWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

REV.	DATE	DESCRIPTION	CHK.
A	10.7.2016	GENERAL REVISION	

PROJECT
PROPOSED INDUSTRIAL BUILDING
AT No.82 HUNG TO ROAD
KWUN TONG, KOWLOON

PLAN
ROOF FLOOR PLAN &
UPPER ROOF PLAN

SCALE
1:100

T.K. TSUI & ASSOCIATES LTD.
CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTING

PAUL G.K. TSUI BSC. (HONS), M(ASCE)
REGISTERED PROFESSIONAL SURVEYOR
AUTHORIZED PERSON

DRAWN CHECKED
RICKY PAT

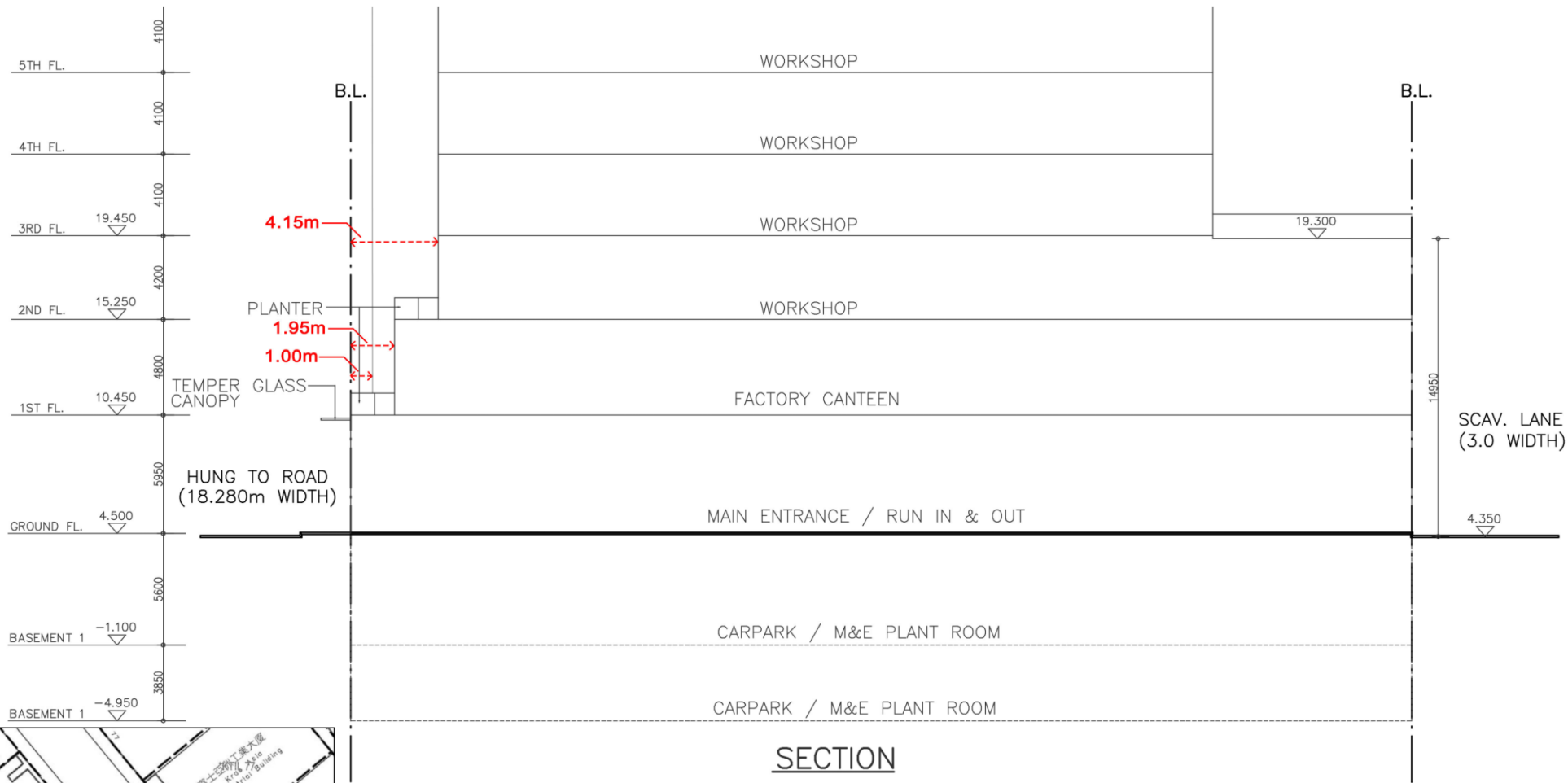
DRAWING NO.	FIRST APPROVAL
HTR-SK06	A
	B
	C
	D

OPTION 1 - 19.85% HEIGHT 20% BONUS PR (RELAXATION 4.1m FL. TO FL.)

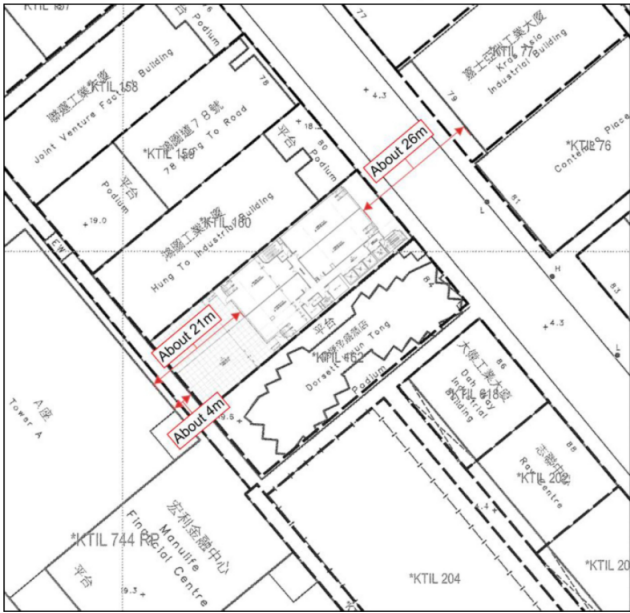
參考編號
REFERENCE No.
A/K14/773

繪圖
DRAWING
A - 5

(資料來源：由申請人提交)
(Source: Submitted by the applicant)



SECTION



(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/773	繪圖 DRAWING A - 7
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- LEGEND**
-  Application Site Boundary
 -  Proposed Architectural Scheme
 -  Proposed Levels
 -  Existing Levels
 -  Proposed Paving
 -  Proposed Timber Deck
 -  Proposed Shrub Planting
 -  Proposed Hedge
 -  Proposed Lawn
 -  Proposed Sculpture
 -  Proposed Trellis
 -  Proposed Seating Area
 -  Proposed Bench
 -  Proposed Temper Glass Canopy



FIGURE TITLE

Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 82 Hung To Road, Kwun Tong
Landscape Master Plan – All Levels

SCALE	N.T.S.	DATE	Aug 2019
CHECKED	CJF	DRAWN	AX
FIGURE NO.	Figure 4.1		REV

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 3016 2422
 Website: scenicstudio.com

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

參考編號
 REFERENCE No.
A/K14/773

繪圖
 DRAWING
A - 8



LEGEND









-  Application Site Boundary
-  Proposed Architectural Scheme
-  Proposed Levels
-  Existing Levels
-  Proposed Paving
-  Proposed Shrub Planting
-  Proposed Lawn
-  Proposed Seating Area



FIGURE TITLE

Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 82 Hung To Road, Kwun Tong
Landscape Master Plan - 10/F

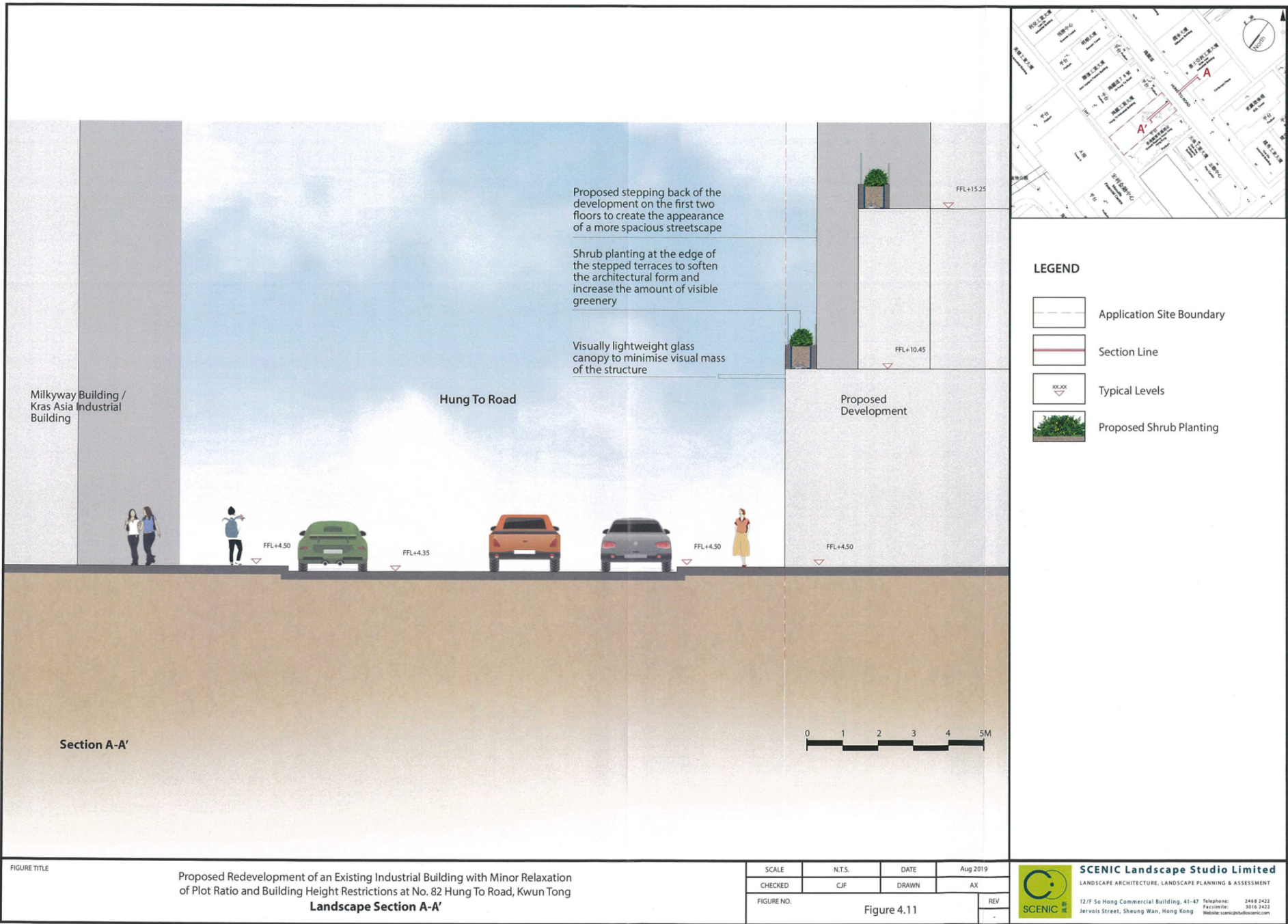
SCALE	N.T.S.	DATE	Aug 2019
CHECKED	CJF	DRAWN	AX
FIGURE NO.	Figure 4.5		REV
			-

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Telephone: 2468 2422
 Jervois Street, Sheung Wan, Hong Kong Facsimile: 3016 2422
 Website: www.scenicstudio.com

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

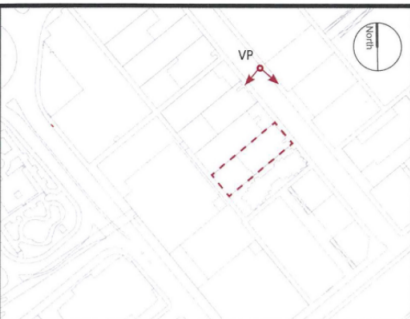
參考編號 REFERENCE No. A/K14/773	繪圖 DRAWING A - 9
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(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

參考編號
 REFERENCE No.
A/K14/773

繪圖
DRAWING
 A - 10



LEGEND

Viewpoint

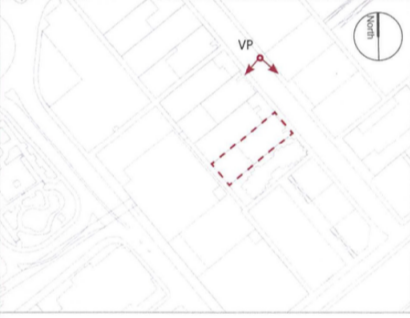
SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 12/F So Hong Commercial Building, 41-43 Jervois Street, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 2516 2422
 Website: scenicstudio.com.hk



VP 02: View south east along Hung To Road towards the Application Site (existing situation)

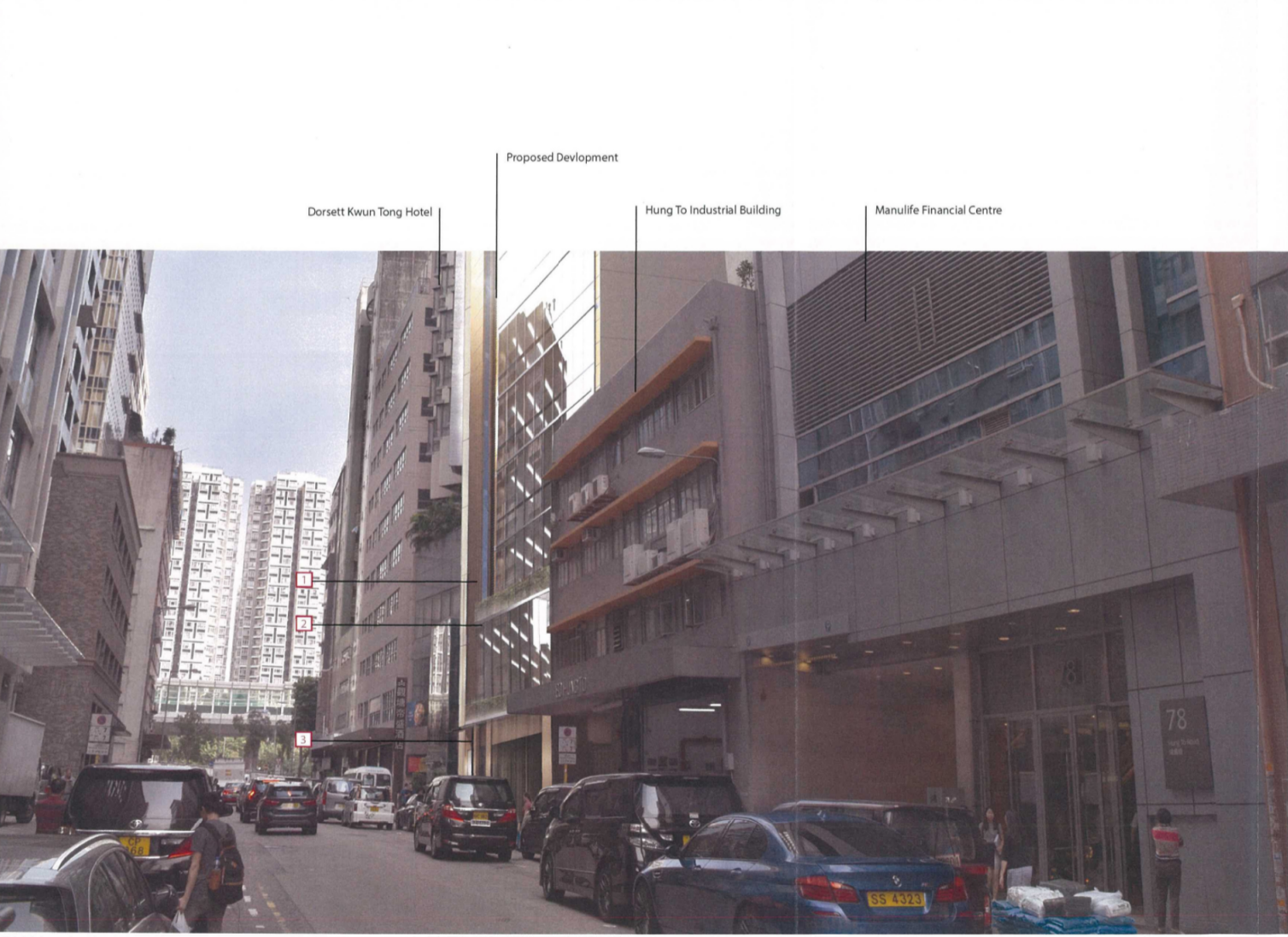
SCALE	N.T.S.	DATE	Aug 2019
CHECKED	CJF	DRAWN	AK
FIGURE NO.	Figure 4.9		

FIGURE TITLE
 Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 82 Hung To Road, Kwun Tong
Landscape Perspectives



- LEGEND**
- Viewpoint
- 1 Proposed stepping back of the development on the first two floors to create the appearance of a more spacious streetscape.
 - 2 Shrub planting at the edge of the stepped terraces to soften the architectural form and increase the amount of visible greenery.
 - 3 Visually lightweight glass canopy to minimise visual mass of the structure

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 12/F So Hong Commercial Building, 41-43 Jervois Street, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 2516 2422
 Website: scenicstudio.com.hk



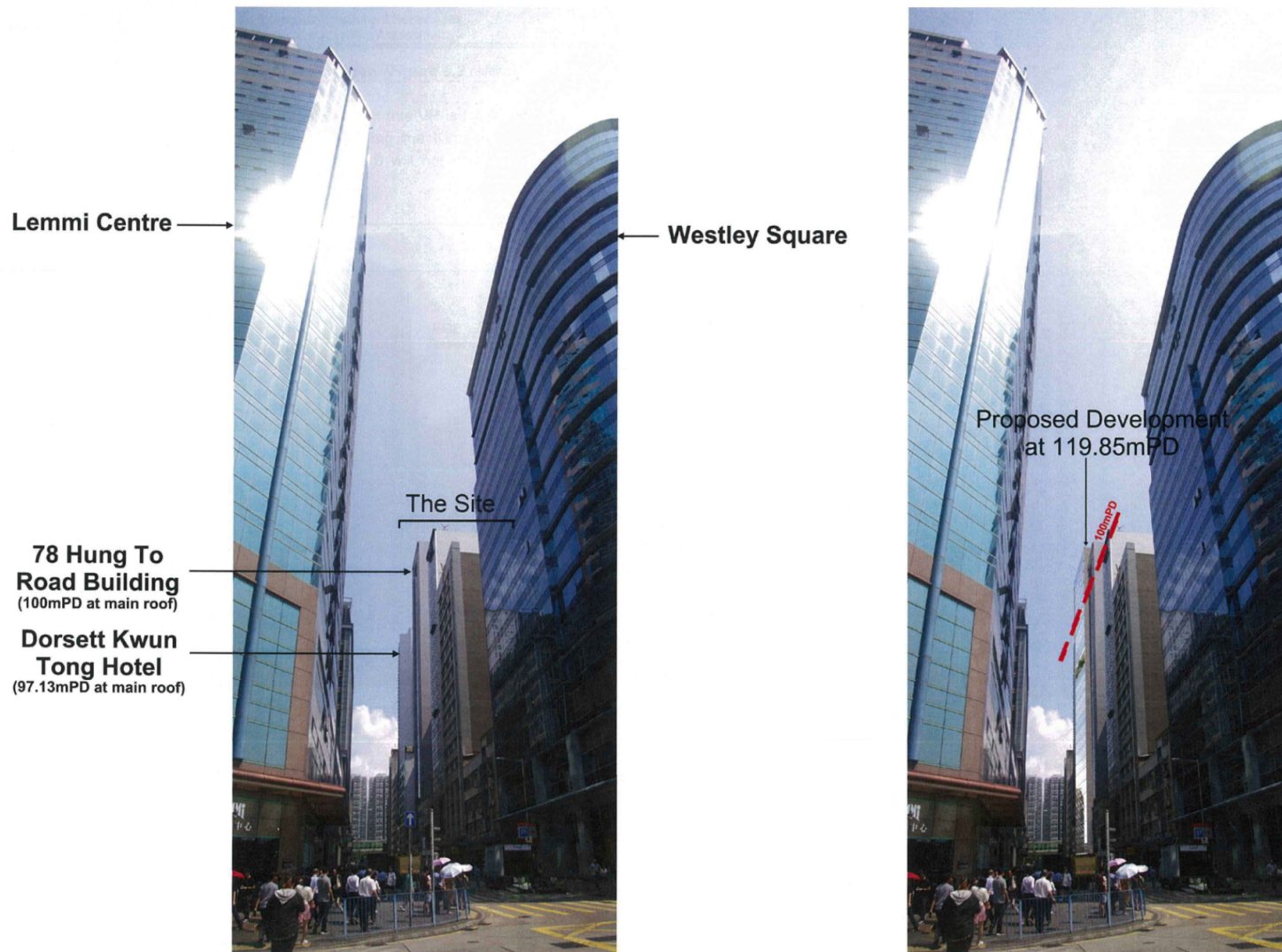
VP 02: View south east along Hung To Road towards the Application Site (proposed scheme)

SCALE	N.T.S.	DATE	Aug 2019
CHECKED	CJF	DRAWN	AK
FIGURE NO.	Figure 4.10		

FIGURE TITLE
 Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 82 Hung To Road, Kwun Tong
Landscape Perspectives

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/773	繪圖 DRAWING A - 11
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Key Plan

Lemmi Centre →

← Westley Square

The Site

78 Hung To Road Building
(100mPD at main roof)

Dorsett Kwun Tong Hotel
(97.13mPD at main roof)

Proposed Development
at 119.85mPD

100mPD



Photomontage viewing Junction of Hung To Road and Hoi Yuen Street (VP1)

Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 82 Hung To Road, Kwun Tong

Figure 6.1

Source: Outline Zoning Plan No. S/K14S/22

Date: 7 May 2019

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/773	繪圖 DRAWING A - 12
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Key Plan



Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 82 Hung To Road, Kwun Tong

Figure 6.3

Source: Outline Zoning Plan No. S/K14S/22

Date: 7 May 2019

KTA

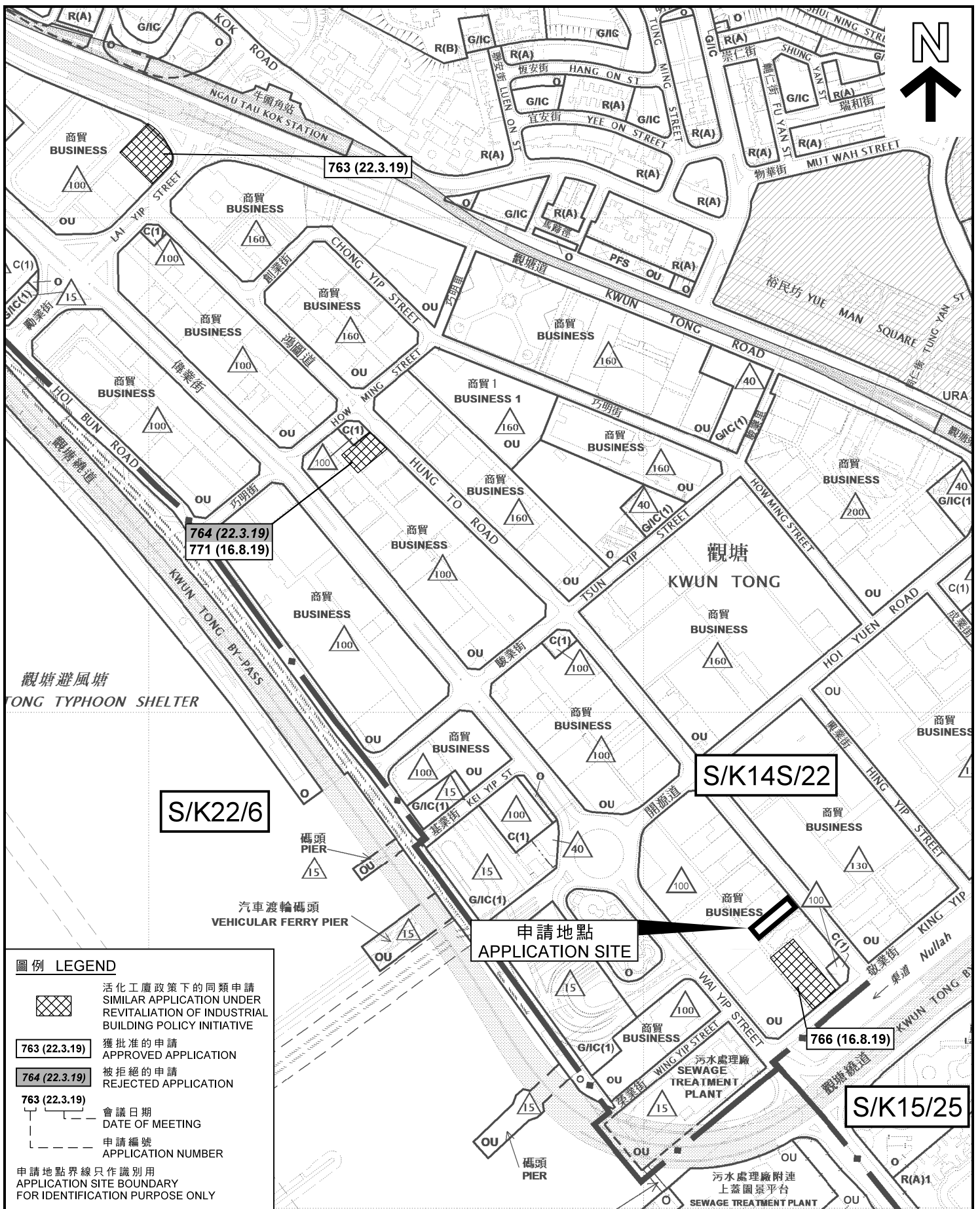
Kenneth To & Associates Ltd.
 杜立基規劃顧問有限公司
 TOWN PLANNING
 AND DEVELOPMENT
 CONSULTANTS

Photomontage viewing from Laguna Park (VP3)


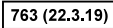
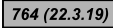
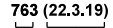

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

參考編號
 REFERENCE No.
A/K14/773

繪圖
**DRAWING
 A - 13**



圖例 LEGEND

-  活化工廈政策下的同類申請
SIMILAR APPLICATION UNDER REVITALIZATION OF INDUSTRIAL BUILDING POLICY INITIATIVE
-  獲批准的申請
APPROVED APPLICATION
-  被拒絕的申請
REJECTED APPLICATION
-  會議日期
DATE OF MEETING
-  申請編號
APPLICATION NUMBER

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

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，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)及食肆(只限食堂)用途
九龍觀塘鴻圖道82號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
OF DANGEROUS GOODS) AND EATING PLACE (CANTEEN ONLY) USE
82 HUNG TO ROAD, KWUN TONG, KOWLOON

SCALE 1:5 000 比例尺



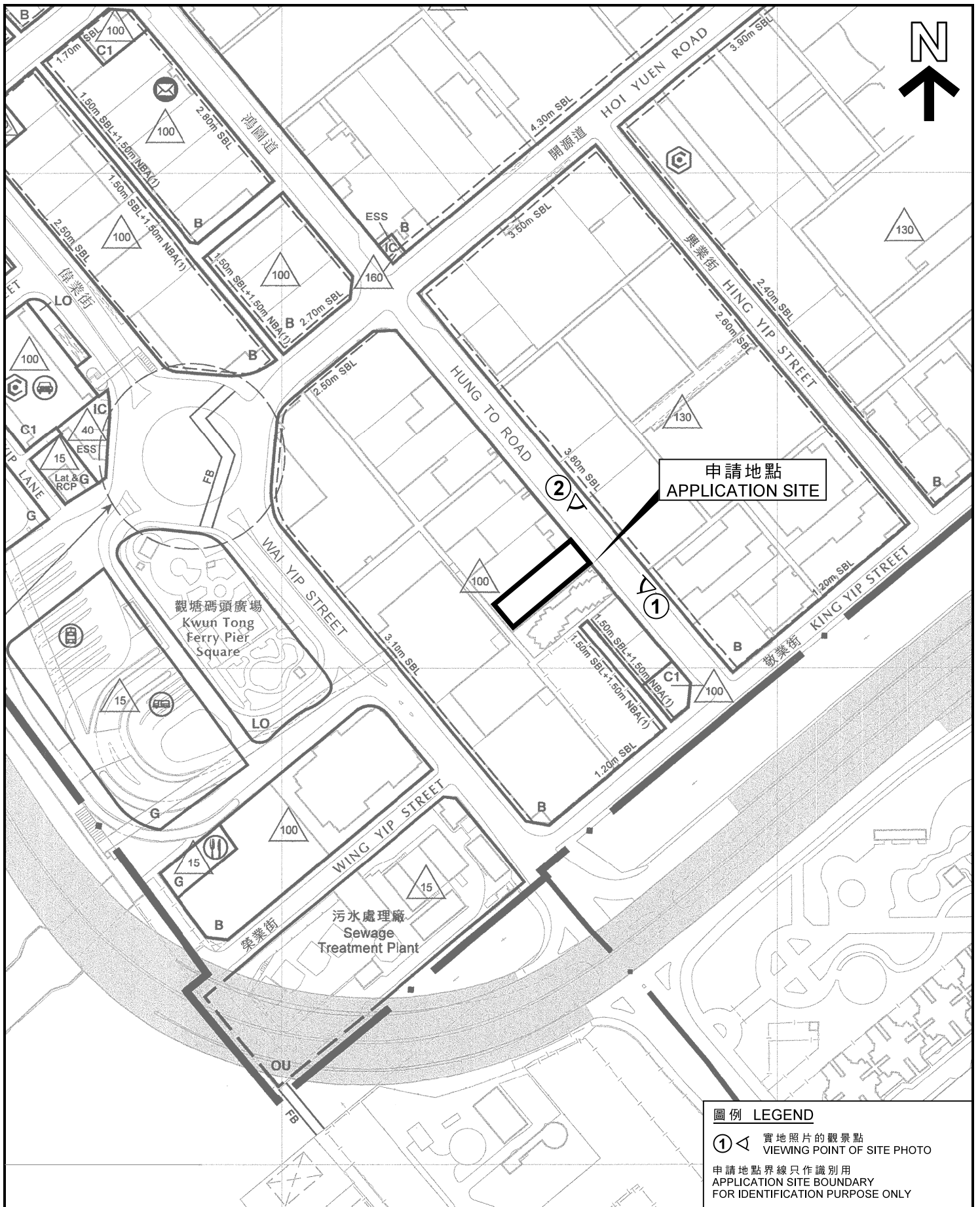
**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K14/773

圖 PLAN
A - 1

本摘要圖於2019年9月2日擬備，
所根據的資料為：
於2018年10月30日核准的分區計劃大綱圖編號
S/K14S/22，於2017年4月11日核准的分區計劃
大綱圖編號S/K15/25，以及於2018年5月15日
核准的分區計劃大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 2.9.2019
BASED ON OUTLINE ZONING PLANS No.
S/K14S/22 APPROVED ON 30.10.2018,
S/K15/25 APPROVED ON 11.4.2017 AND
S/K22/6 APPROVED ON 15.5.2018

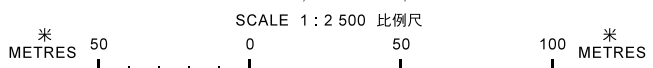


申請地點
APPLICATION SITE

圖例 LEGEND
 ① ◁ 實地照片的觀景點
 VIEWING POINT OF SITE PHOTO
 申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，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)及食肆(只限食堂)用途
 九龍觀塘鴻圖道82號
 PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
 FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
 (EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
 OF DANGEROUS GOODS) AND EATING PLACE (CANTEEN ONLY) USE
 82 HUNG TO ROAD, KWUN TONG, KOWLOON



本摘要圖於2019年10月2日擬備，所根據的資料為於2018年12月24日採納的觀塘(西部)發展大綱圖編號D/K14A/2
 EXTRACT PLAN PREPARED ON 2.10.2019
 BASED ON KWUN TONG (WESTERN PART)
 ODP No. D/K14A/2 ADOPTED ON 24.12.2018

**規劃署
 PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
A/K14/773

圖 PLAN
A - 2

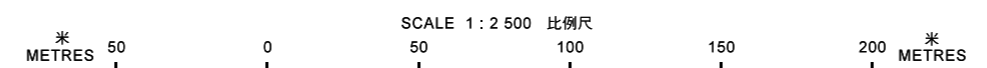


- 圖例 LEGEND**
- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
 - C** 商業
COMMERCIAL
 - R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - O** 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
- (2019年9月6日的狀況)
(CONDITION AS AT 6.9.2019)
- 交通流向
TRAFFIC DIRECTION
 - 實地照片的觀景點
VIEWING POINT OF SITE PHOTO


平面圖 SITE PLAN

本摘要圖於2019年10月2日擬備，
所根據的資料為測量圖編號
11-NE-23A和B
EXTRACT PLAN PREPARED ON 2.10.2019
BASED ON SURVEY SHEETS No.
11-NE-23A AND B

擬議略為放寬地積比率及建築物高度限制，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) 及食肆 (只限食堂) 用途
九龍觀塘鴻圖道82號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE OF DANGEROUS GOODS) AND EATING PLACE (CANTEEN ONLY) USE
82 HUNG TO ROAD, KWUN TONG, KOWLOON



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/773

圖 PLAN
A - 3

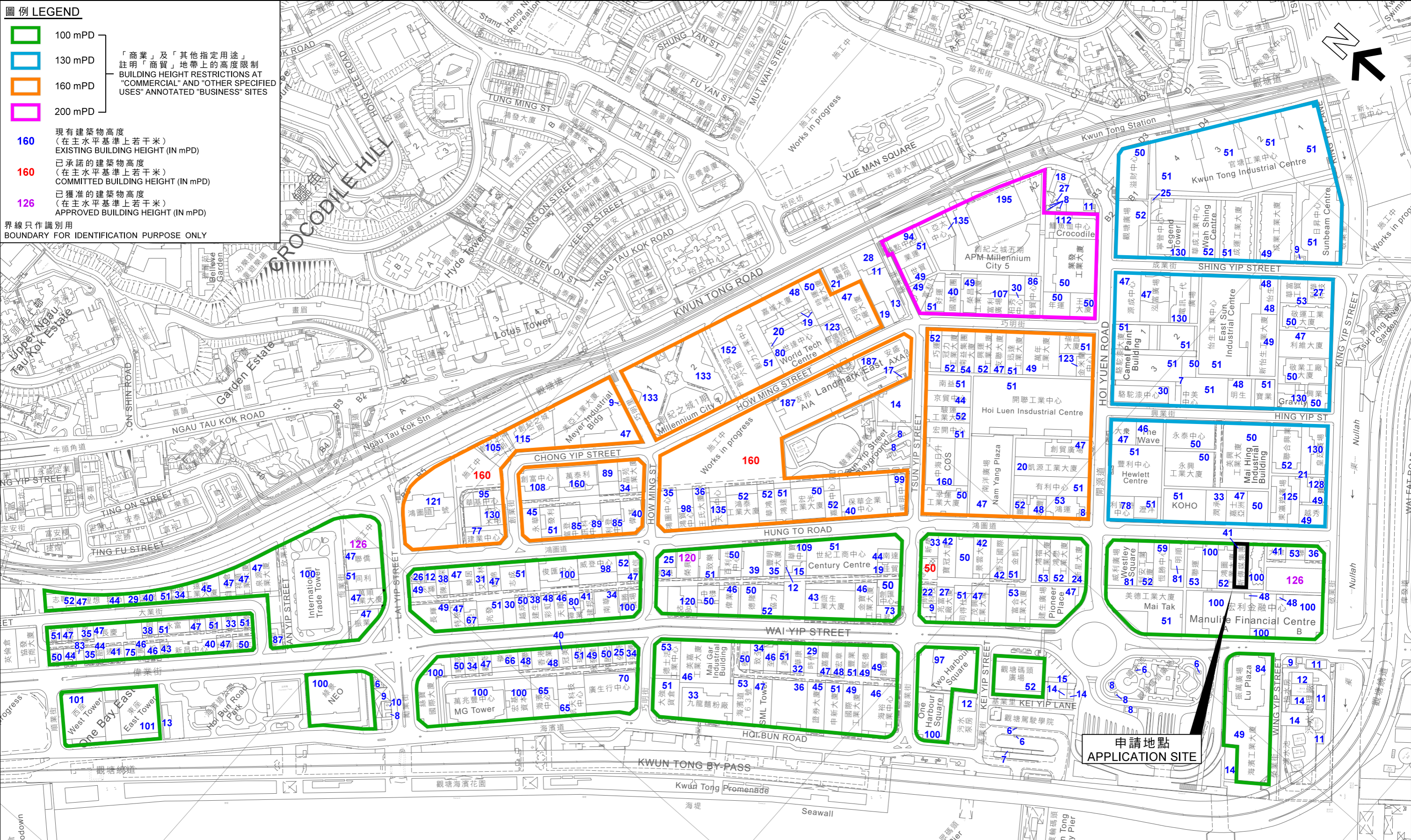
圖例 LEGEND

- 100 mPD
- 130 mPD
- 160 mPD
- 200 mPD

「商業」及「其他指定用途」註明「商貿」地帶上的高度限制
BUILDING HEIGHT RESTRICTIONS AT "COMMERCIAL" AND "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" SITES

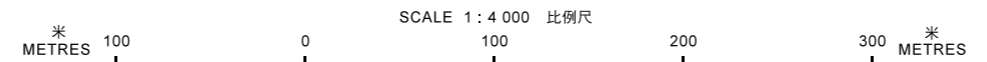
- 160 現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN mPD)
- 160 已承諾的建築物高度 (在主水平基準上若干米)
COMMITTED BUILDING HEIGHT (IN mPD)
- 126 已獲准的建築物高度 (在主水平基準上若干米)
APPROVED BUILDING HEIGHT (IN mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



觀塘商貿區內現有建築物高度
HEIGHT OF EXISTING BUILDINGS IN KWUN TONG BUSINESS AREA

擬議略為放寬地積比率及建築物高度限制，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) 及食肆 (只限食堂) 用途
九龍觀塘鴻圖道82號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED NON-POLLUTING INDUSTRIAL USE (EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE OF DANGEROUS GOODS) AND EATING PLACE (CANTEEN ONLY) USE 82 HUNG TO ROAD, KWUN TONG, KOWLOON



本摘要圖於2019年9月26日擬備，
所根據的資料為測量圖編號
11-NE-17B、D、18A、C、D、
22B、23A、B和C
EXTRACT PLAN PREPARED ON 26.9.2019
BASED ON SURVEY SHEETS No.
11-NE-17B, D, 18A, C, D, 22B, 23A, B & C

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/773

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2019年10月2日擬備，
所根據的資料為攝於
2019年9月6日的實地照片
PLAN PREPARED ON 2.10.2019
BASED ON SITE PHOTO
TAKEN ON 6.9.2019

實地照片 SITE PHOTO

擬議略為放寬地積比率及建築物高度限制，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)及食肆(只限食堂)用途
九龍觀塘鴻圖道82號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
OF DANGEROUS GOODS) AND EATING PLACE (CANTEEN ONLY) USE
82 HUNG TO ROAD, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/773

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2019年10月2日擬備，
所根據的資料為攝於
2019年9月6日的實地照片
PLAN PREPARED ON 2.10.2019
BASED ON SITE PHOTO
TAKEN ON 6.9.2019

實地照片 SITE PHOTO

擬議略為放寬地積比率及建築物高度限制，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)及食肆(只限食堂)用途
九龍觀塘鴻圖道82號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
OF DANGEROUS GOODS) AND EATING PLACE (CANTEEN ONLY) USE
82 HUNG TO ROAD, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/773

圖 PLAN
A - 6

TOWN PLANNING BOARD

**Minutes of 637th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 18.10.2019**

Present

Director of Planning
Mr Raymond K.W. Lee

Chairman

Mr Lincoln L.H. Huang

Vice-chairman

Mr Stephen H.B. Yau

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Assistant Commissioner for Transport (Urban),
Transport Department
Mr Michael H.S. Law

Chief Engineer (Works), Home Affairs Department
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Dr. Sunny C.W. Cheung

Assistant Director (R1), Lands Department
Mr Simon S.W. Wang

Deputy Director of Planning/District
Ms Lily Y.M. Yam

Secretary

Absent with Apologies

Mr Thomas O.S. Ho

Dr Frankie W.C. Yeung

Mr Sunny L.K. Ho

In Attendance

Assistant Director of Planning/Board
Ms April K.Y. Kun

Town Planner/Town Planning Board
Mr Gary T. L. Lam

[Mr Franklin Yu arrived to join the meeting at this point.]

[Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Kowloon District

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/773 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Non-polluting Industrial Use (excluding Industrial Undertakings involving the Use/Storage of Dangerous Goods) and Eating Place (Canteen Only) Use in “Other Specified Uses” annotated “Business” Zone, 82 Hung To Road, Kwun Tong, Kowloon
(MPC Paper No. A/K14/773A)

29. The Secretary reported that Kenneth To & Associates Ltd. (KTA), T.K. Tsui & Associates Ltd. (TKTAL) and AIM Group Ltd. (AIM) were the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|--------------------|---|---|
| Mr Daniel K.S. Lau | - | being an ex-Director (Development and Marketing) of Hong Kong Housing Society which had current business dealings with KTA; and |
| Mr Alex T.H. Lai | - | his firm having current business dealings with TKTAL and AIM. |

30. As Messrs Daniel K.S. Lau and Alex T.H. Lai had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

31. With the aid of a PowerPoint presentation, Ms Jessie K.P. Kwan, STP/K, 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) and building height (BH) restrictions for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) and eating place (canteen only) use;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. The Secretary for Development, Development Bureau (DEVB) had given policy support to the application in principle from policy angle. Other concerned government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, three public comments were received from a Kwun Tong District Council Member and an individual objecting to or raising concerns on the application. Major grounds 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 assessment made in paragraph 11 of the Paper. The proposed uses were in line with the planning intention of the “Other Specified Uses” annotated “Business” (“OU(B)”) zone for general business uses, including non-polluting industrial uses. DEVB gave policy support to the application. On technical aspects, concerned departments had no objection to or no adverse comment on the application in respect of the minor relaxation of PR restriction. Various design elements had been adopted to enhance the environmental quality of the urban environment. The proposed minor relaxation of BH restriction was considered generally proportionate to the 20% relaxation in PR under application and for

accommodating the refuge floor cum communal sky garden and might not be unreasonable. As the application site was located at the edge of the “OU(B)” cluster subject to BH restriction of 100mPD and that for the sites across Hung To Road was 130mPD, the proposed BH of 119.85mPD would still allow a stepped BH profile and was considered not unacceptable. Regarding the public comments received, the comments from concerned government departments and the planning assessments above were relevant.

32. Some Members raised the following questions:

- (a) whether the proposed ‘non-polluting industrial use’ would be compatible with the nearby sites being redeveloped for commercial developments or planned for commercial use;
- (b) differences in definition between ‘non-polluting industrial use’ and ‘industrial’ uses;
- (c) any setback requirements for the application site and any difference between the setback requirements and the proposed setback;
- (d) any general criteria for Members’ reference in considering similar applications; and
- (e) any similar applications involving redevelopment of existing Industrial Building (IB) for industrial use.

33. In response, Ms Jessie K.P. Kwan, STP/K, made the following main points:

- (a) a number of commercial redevelopment or wholesale conversion were located in the same and adjacent cluster, including a nearby redevelopment for commercial/office use at King Yip Street which was recently approved by the Committee. Redevelopment for ‘non-polluting industrial use’ was permitted under Schedule II of the Notes of the “OU(B)” zone covering the

application site, which would be compatible with other permitted uses such as office within the zone;

- (b) 'non-polluting industrial use' meant any industrial use which did not involve activities that were detrimental to the occupants of the building and amenity of the area by reason of noise, waste water discharge, vibration, smell, fume, smoke, soot, ash, dust or grit and other environmental nuisances. Such definition was also clearly set out in the Definition of Terms used in statutory plans;
- (c) there was no setback requirement for the application site under the approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14/22 and the relevant departmental plan. The proposed setbacks on 1/F and above were proposed by the applicant;
- (d) a table showing relevant information of similar applications for minor relaxation of both PR and BH restrictions under the Revitalization of IB policy initiative was attached at Appendix V of the Paper for Members' reference. The table provided information on major design parameters and design features of the applications, e.g. site area, setbacks and provision of greenery; and
- (e) there were two similar applications in San Po Kong and Tsuen Wan which proposed to redevelop existing IBs for industrial use, with one approved and one deferred by the Committee pending the provision of further information.

34. A Member suggested that other qualitative factors, e.g. visual impact and enhancement to pedestrian environment, etc., could also be included in the table for Members' reference and consideration in the future.

[Mr Alex T.H. Lai left the meeting at this point.]

Deliberation Session

35. A Member raised concern on whether the proposed workshop use under the application was compatible with the nearby commercial and hotel developments. The Chairman said that both ‘non-polluting industrial use’ and ‘commercial’ uses were in line with the planning intention of the “OU(B)” zone.

36. Despite there was no setback requirements on both the statutory and departmental plans along this part of Hung To Road, Members noted that setbacks on 1/F and above were proposed by the applicant after taking into account various site constraints, including small site area and limited street frontage. Members also noted that there was only one similar application in Tsuen Wan which had provided setback despite there was no setback requirement. The application was currently scheduled for the Committee’s reconsideration. An approved similar application in Kwun Tong (No. A/K14/766) had provided further setbacks in addition to the requirements set out in the departmental plan, however, the site of that application was larger which allowed more design flexibility.

37. Some Members considered full height setbacks should be provided to further enhance the pedestrian environment, while some Members considered full height setback might not be achievable given the constraints of the application site. As there was no setback requirement on both the statutory and departmental plans for the application site, there was no basis to request for mandatory building setback. A Member pointed out that other developments along this part of Hung To Road had not provided any setback at street level and any setback of the proposed development alone would not achieve significant enhancement, while another Member considered that building setback in any case could create land pocket at street level and add interest to pedestrian experience. A Member considered that the design merits to enhance pedestrian environment at street level should be one of the major considerations for minor relaxation of BH restriction. Another Member opined that the application might not have strong planning and design merits.

38. Upon further discussion, Member generally agreed that the minor relaxation of PR under the current Revitalization of IB policy initiative could generally be supported but the applicant should provide further information on the planning and design merits of the proposal to justify the relaxed BH to facilitate Members’ consideration.

39. After deliberation, the Committee decided to defer a decision on the application, pending the applicant's submission of further information on the planning and design merits of the proposal.

[Mr Lincoln L.H. Huang (the Vice-chairman) and Dr Lawrence W.C. Poon left the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K15/123 Proposed Minor Relaxation of Building Height Restriction for Permitted Public Housing Development in "Residential (Group A)" Zone, Pik Wan Road Site B, Junction of Pik Wan Road and Ko Chiu Road, Yau Tong, Kowloon

(MPC Paper No. A/K15/123)

40. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). Kenneth To & Associates Ltd. (KTA) and Ove Arup and Partners Hong Kong Ltd. (ARUP) were the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|--|---|--|
| Mr Paul Y.K. Au
<i>as the Chief Engineer
(Works), Home Affairs
Department</i> | - | being an alternate representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidized Housing Committee of HKHA; |
| Mr Thomas O.S. Ho | - | having current business dealings with HKHA and ARUP; |
| Mr Alex T.H. Lai | - | his firm having current business dealings with HKHA and ARUP; |
| Dr Lawrence W.C. Poon | - | his spouse being an employee of the Housing Department (HD), which was the executive arm of HKHA, but not involved in planning |

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4317

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/K14/773

By Post & Fax (3426 9737)

1 November 2019

Kenneth To & Associates Ltd.
Unit K, 16/F, MG Tower
133 Hoi Bun Road
Kwun Tong, Kowloon
(Attn: David Fok)

Dear Sir/Madam,

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Non-polluting Industrial Use (excluding Industrial Undertakings involving the Use/Storage of Dangerous Goods) and Eating Place (Canteen Only) Use in "Other Specified Uses" annotated "Business" Zone, 82 Hung To Road, Kwun Tong, Kowloon

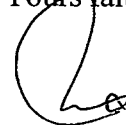
I refer to my letter to you dated 9.10.2019.

After giving consideration to the application, the Town Planning Board (TPB) decided at its meeting on 18.10.2019 to defer a decision on the application, pending your submission of further information on the planning and design merits of the proposal.

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 18.10.2019 are enclosed herewith for your reference.

If you wish to seek further clarifications/information on matters relating to the above decision, please contact Ms. Jessie Kwan of Kowloon District Planning Office at 2231 4966.

Yours faithfully,



(Felix MA)

for Secretary, Town Planning Board

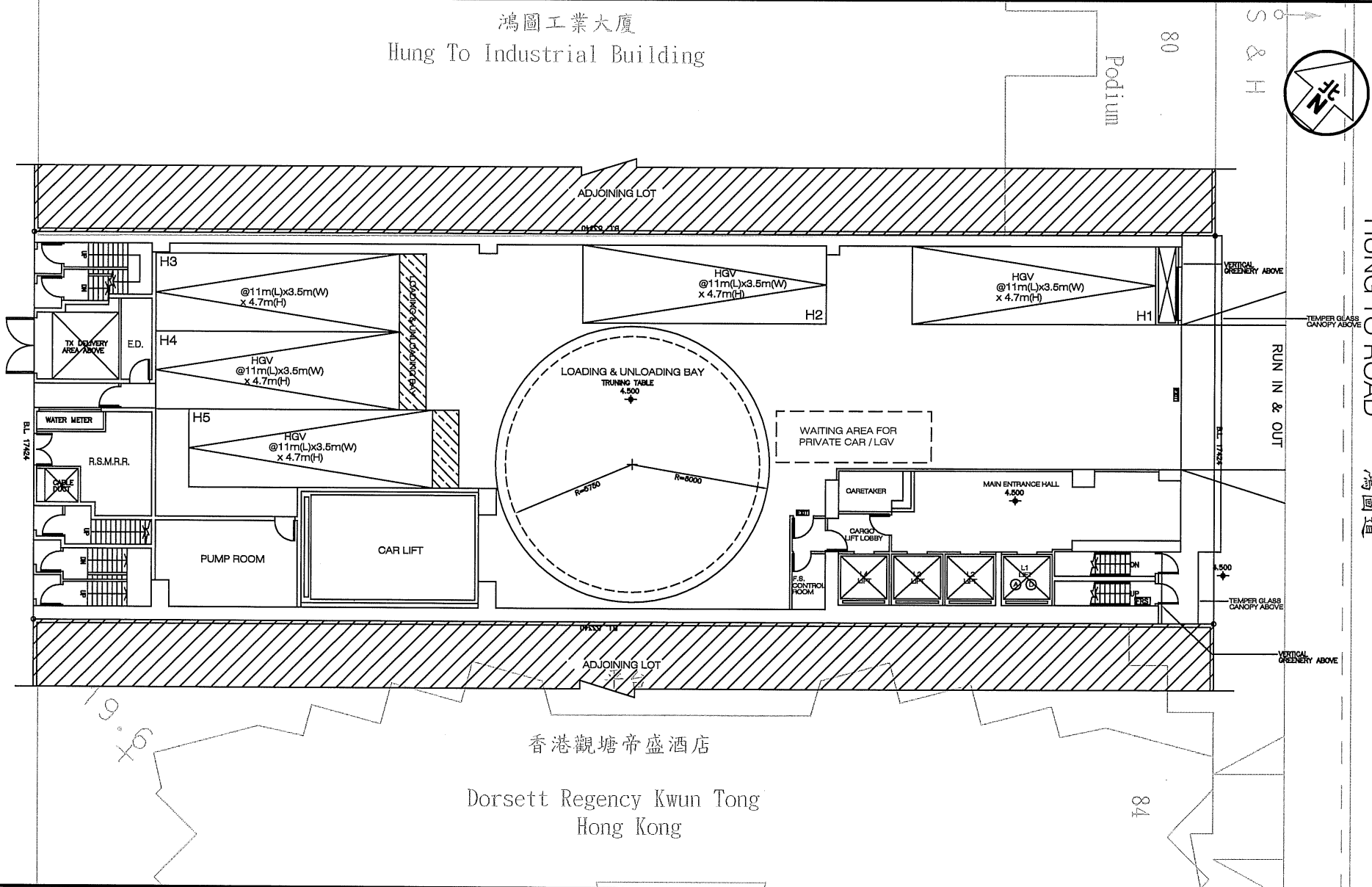
b.c.c.

AS(Planning)4, DEVB
DLO/KE
CHE/K, HyD
DFEH
CE/MS, DSD
DO/KT, HAD
SSO/TPB

SPMM(P), EKEO
CES/DC, LandsD
CTP, UD&L
Kwun Tong Dist., HKPF
CA/CMD2, ArchSD
STP/M&UR, PlanD
PSO/TA

CBS/K, BD
AC for T/U, TD
D of FS
CE/Construction, WSD
DEP
DPO/K
SSO/NTHQ

鴻圖工業大廈
Hung To Industrial Building



香港觀塘帝盛酒店
Dorsett Regency Kwun Tong
Hong Kong

Project Title PROPOSED REDEVELOPMENT OF AN EXISTING INDUSTRIAL BUILDING WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT NO. 82 HUNG TO ROAD, KWUN TONG (S16 PLANNING APPLICATION NO. A/K14/773) J6819

Figure Title

G/F LAYOUT PLAN

Figure No. R1 Revision A

Designed by LCH Drawn by NCM Checked by KC

Scale in A4 1 : 250 Date 03 JAN 2020

CKM Asia Limited

Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

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
1.	S/K14S/22 “OU(B)” A/K14/763	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 <i>(same site as No. A/K14/771)</i>	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/K11/29 “OU(B)” A/K11/233	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)
4.	S/K9/26 “OU(B)” A/K9/274	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)

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
5.	S/K14S/22 “OU(B)” A/K14/766	41 King Yip Street, Kwun Tong (2,042m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 126mPD (+26%)	Approved 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
6.	S/K14S/22 “OU(B)” A/K14/771 <i>(same site as No. A/K14/764)</i>	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%)	Approved 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.
7.	S/K14S/22 “OU(B)” A/K14/773 <i>Current Application</i>	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%)	Deferred by the MPC on 18.10.2019 and the applicant was requested to provide further information on the planning and design merits	4.1m (Workshop)	<ul style="list-style-type: none"> ● Building setback from above 1F ● Glass canopy for providing weather protection to the pedestrian ● Greening provision of 203 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 ● Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ¹¹	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
8.	S/KC/29 “OU(B)” A/KC/460	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	Approved 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/TW/33 “Industrial” A/TW/505	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
10.	S/KC/29 “OU(B)” A/KC/464	20-24 Kwai Wing Road, Kwai Chung (1,579m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved 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
11.	S/K14S/22 “OU(B)” A/K14/774	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%)	Approved 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
12.	S/TW/33 “Industrial” A/TW/509	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	Approved 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

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
13.	S/K11/29 “OU(B)” A/K11/235	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	Approved 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
14.	S/K14S/22 “OU(B)” A/K14/775	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%)	Approved 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

Notes

[1] Proposed Uses: Industrial (I), Commercial/ Office (C/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.

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

Advisory clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfill the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed commercial development will be granted by the Building Authority. The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (TPB) may be required;
- (b) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) on the need to apply to the District Lands Office, Kowloon East for a lease modification to give effect to the proposal. However, there is no guarantee at this stage that the lease modification would be approved. If the application for lease modification is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to such terms and conditions including the payment of premium and administration fee as considered appropriate by LandsD. Among the conditions under the 2018 Industrial Building revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed no later than three years from the date of the TPB's approval letter and the proposed redevelopment shall be completed within 5 years from the date of execution of the lease modification letter/conditions of land exchange;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, BD that the proposal should in all aspects comply with the Buildings Ordinance (BO). Under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2, 100% GFA concession may be granted for underground private carpark while only 50% GFA concession may be granted for aboveground private carpark. No part of the building, up to a level of 15m above the street level, shall be within 7.5m from the centreline of the street; PNAP APP-151 and APP-152 refer. Under Joint Practice Note No. 2, 100% GFA concession may be granted to sky garden, but is subject to the compliance with the pre-requisites stipulated in PNAP APP-151 on "Building Design to Foster a Quality and Sustainable Built Environment". The bonus GFA can only be considered upon formal submission of building plans (BPs). Detailed comments under BO will be given at the BP submission stage;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the sewerage impact assessment needs to meet the full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure.
- (e) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD)) that headroom for canopy over public footway shall not be less than 3500mm and the projection on footway shall give a minimum set back of 600mm from kerbline on submission plans; any canopy

shall be provided with adequate surface water drainage in order to avoid nuisance to the public; the lot owner is required to maintain the canopy including lighting at the cost of the lot owner; the lot owner shall at his own expense and to the satisfaction of CHE/K, HyD remove the canopy when this is necessitated by any road widening / realignment, improvement and maintenance works or any works related to public utilities and he shall not be entitled to any claim and compensation from the Government; and the transparent property of glass canopy although would admit more sunlight, it would also have the disadvantage of admitting heat, thus adversely affecting pedestrians. The lot owner should bear in mind that this may bring about complaints.