

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD):
- (i) If the proposed industrial development comprises of “modern industrial uses” other than conventional “industrial/godown uses”, such uses would contravene the lease restriction. If planning approval is given, the applicant will need to apply to the LandsD for a lease modification for the above proposal in such situation. The proposal will only be considered upon their receipt of a formal application from the owner of the Lot. There is no guarantee that the application, if received by the LandsD, will be approved and he reserves his comment on such. The application will be considered by the LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee.
 - (ii) Attention of the applicant is drawn to Lands Administration Office, Practice Note No. 2/2019 available on LandsD’s website.
- (b) to note the comments of the Chief Building Surveyor/NTW, Buildings Department (BD):
- (i) Presumably the site abuts on a specified street, Ma Kok Street and Tsuen Yip Street of not less than 4.5m wide, and as such, the development intensity shall not exceed the permissible as stipulated under the First Schedule of the Building (Planning) Regulations.
 - (ii) The applicant is advised to appoint an Authorized Person/Registered Structural Engineer/Registered Geotechnical Engineer and submit the required plans to the Building Authority for approval in accordance with the Buildings Ordinance.
 - (iii) Regarding the proposed changes, fundamental issues of building plans listed in Appendix A of Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADM-19 may be re-assessed completely.
 - (iv) The sustainable building design requirements and pre-requisites under PNAP APP-151 & 152 would be applicable to the proposed conversion if gross floor area concessions are claimed for any green/amenity features and/or non-mandatory/non-essential plant rooms.
 - (v) In order deter the misuse of Industrial Buildings (IBs) for residential uses at building design stage, building design measures under PNAP APP-159 would be applicable in processing new proposals for IBs.
- (c) to note the comments of the Director of Fire Services that the arrangement of Emergency Vehicular Access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the BD.