

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
Kwun Tong Business Area							
1.	S/K14S/22 “OU(B)” A/K14/763 BHR: 100mPD	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%)	Approved 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> BHR: 100mPD	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%)	Rejected 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/K14S/22 “OU(B)” A/K14/766 BHR: 100mPD	41 King Yip Street, Kwun Tong (2,042.011m 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

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4.	S/K14S/22 “OU(B)” A/K14/771 (same site as No. A/K14/764) BHR: 100mPD	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%)	<u>Approved</u> 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
5.	S/K14S/22 “OU(B)” A/K14/774 BHR: 100mPD	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%)	<u>Approved</u> 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
6.	S/K14S/22 “OU(B)” A/K14/775 BHR: 100mPD	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%)	<u>Approved</u> 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

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7.	S/K14S/22 "OU(B)" A/K14/773 BHR: 100mPD	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%)	Approved with conditions on 17.1.2020	4.1m (Workshop)	<ul style="list-style-type: none"> ● Voluntary full-height setback along Hung To Road for improving pedestrian environment ● Greening provision of 202.3m² including vertical greenery (about 21.8% 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 ● Weather protection canopy along the frontage facing Hung To Road ● 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
8.	S/K14S/22 "OU(B)" A/K14/778 BHR: 100mPD	203 Wai Yip Street, Kwun Tong (935.99m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	Approved with conditions on 17.1.2020	4.04m (Workshop)	<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 270m² (about 29% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Weather protection canopy along the frontage facing Wai Yip Street ● Compliance with SBDG and incorporation of green building design measures
9.	S/K14S/22 "OU(B)" A/K14/777 BHR: 100mPD	71 How Ming Street, Kwun Tong (1,271.66m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%)	Approved with conditions on 15.5.2020	5m (Office)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along How Ming Street, Chong Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment ● Incorporation of refuge floor cum communal sky garden ● Weather protection canopy along the frontage facing How Ming Street and Chong Yip Street ● Greening provision of about 20% of Site Area ● Compliance with SBDG
10.	S/K14S/22 "OU(B)" A/K14/782 BHR: 100mPD	4 Tai Yip Street, Kwun Tong (557.414m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	Approved with conditions on 15.5.2020	3.875m (Shop and Services (Medical-related))	<ul style="list-style-type: none"> ● Full-height setback along Tai Yip Street and Yan Yip Street in accordance with ODP requirement for improving pedestrian environment ● Pedestrian Accesses on G/F facing both Tai Yip Street and Yan Yip Street to enhance pedestrian connectivity ● Greening provision of not less than 20% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal podium garden ● Compliance with SBDG and incorporation of green building design measures

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11.	S/K14S/22 “OU(B)” A/K14/780 BHR: 100mPD	107-109 Wai Yip Street, Kwun Tong (1,170.578m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 115mPD (+15%)	Approved with conditions on 29.5.2020	4.08m (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 and additional above-ground NBA along the back alley for improving pedestrian environment ● 4.4m-wide public passageway on G/F for better connection between Wai Yip Street and the back alley ● Greening provision of about 27% of Site Area ● Compliance with SBDG and incorporation of green building design measures
Kowloon Bay Business Area							
12.	S/K13/29 “OU(B)” A/K13/313 BHR: 120mPD	13 Sheung Yuet Road, Kowloon Bay, Kowloon (1,696m ²)	O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 141.25mPD (+17.7%)	Rejected on 17.3.2020 on the following grounds: (III), (IV) [see remarks for details]	4.2m (Office)	<ul style="list-style-type: none"> ● Proposed setbacks along Sheung Yuet Road and Wang Tai Road in accordance with ODP requirement for air ventilation, footpath widening and amenity purposes ● Ground floor NBA from the lot boundary abutting Wang Chiu Road in accordance with OZP requirement ● Incorporation of refuge floor cum communal sky garden ● Greenery coverage of 438m² (about 26% of Site Area) excluding 146m² of greenery area at refuge floor at 16/F ● Compliance with SBDG
13.	S/K13/29 “OU(B)” A/K13/316 BHR: 100mPD	33 Tai Yip Street, Kwun Tong, Kowloon (1070.24m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 109.9mPD (+9.9%)	Approved with conditions on 10.7.2020	4.1m (Office)	<ul style="list-style-type: none"> ● Voluntary setbacks at G/F along Tai Yip Street and Wai Yip Street to enhance pedestrian connectivity and comforts ● Greening provision of about 20.8% of Site Area ● Compliance with SBDG
San Po Kong Business Area							
14.	S/K11/29 “OU(B)” A/K11/233 BHR: 120mPD	1 Tsat Po Street, San Po Kong (1,386m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	Approved 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)

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15.	S/K11/29 “OU(B)” A/K11/235 BHR: 120mPD	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	<u>Approved</u> 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
Hung Hom							
16.	S/K9/26 “OU(B)” A/K9/274 BHR: 120mPD	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)
Yau Tsim Mong Area							
17.	S/K3/31 “OU(B)” A/K3/582 BHR: 110mPD	107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui, Kowloon (386.5m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.025m (Workshop)	<ul style="list-style-type: none"> ● Setback above 15m measured from the mean street level along Maple Street in accordance with OZP requirement ● Full-height setback along Tung Chau Street ● Greening ratio of about 33.4% (about 129m²) with greening on G/F (about 11m²) and 3/F (about 48m²) as well as vertical greening (about 70m²) ● Incorporation of landscaped area at the setback on G/F ● Incorporation of a sky garden with edge planters on 3/F ● Provision of vertical greening features on the podium façade along Tung Chau Street ● Compliance with SBDG and incorporation of green building design measures
18.	S/K3/32 “OU(B)” A/K3/588 BHR: 110mPD	100-114 Bedford Road, Kowloon (932.925m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 29.5.2020	3.73m (Office)	<ul style="list-style-type: none"> ● Voluntary Full-height setback from the south-eastern part of the lot boundary abutting Bedford Road ● Greening ratio of about 25.87% (about 241.39m²) with greening on 3/F (about 116m²) and R/F (about 80m²) as well as green wall on lower floors (about 45.39m²) ● Incorporation of a sky garden on 3/F ● Compliance with SBDG and incorporation of green building design measures

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Cheung Sha Wan							
19.	S/K5/37 "OU(B)" A/K5/813 BHR: 120mPD	822 Lai Chi Kok Road, Cheung Sha Wan (1318.3m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 125.7mPD (+4.75%)	<u>Approved</u> with conditions on 6.3.2020	4.375m (Office)	<ul style="list-style-type: none"> ● Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with ODP requirement for street ● widening and streetscape improvement ● Voluntary setback at G/F and 1/F along Cheung Yee Street to provide shading and to enhance pedestrian connectivity and comfort ● Incorporation of refuge floor cum communal sky garden ● Incorporation of flat roofs/recessed terraces with greenery ● Greenery coverage of 263.891m² (about 20% of Site Area) with an additional 50m² vertical greening ● Compliance with SBDG and incorporation of green building design measures
Kwai Chung							
20.	S/KC/29 "OU(B)" A/KC/460 BHR: 130mPD	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m ²)	I-O	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 5.7.2019	N/A	<ul style="list-style-type: none"> ● Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation
21.	S/KC/29 "OU(B)" A/KC/464 BHR: 105mPD	20-24 Kwai Wing Road, Kwai Chung (1,579m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 29.11.2019	4.2m (Workshop)	<ul style="list-style-type: none"> ● Voluntary full-height setbacks at the northern portion of site and along Castle Peak Road - Kwai Chung for improving pedestrian environment, air ventilation and visual permeability ● Greening provision of 316m² (about 20% of Site Area) ● Provision of communal escalator with universal accessible lift and staircase open to the public for improving pedestrian connectivity, accessibility and comfort ● Compliance with SBDG and incorporation of green building design measures

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22.	S/KC/29 "OU(B)" A/KC/463 BHR: 105mPD	Kwai Chung Town Lot (KCTL) 49 and Ext. RP, 45-51 Kwok Shui Road, Kwai Chung, New Territories (Gross Site Area: 1,324.3m ² Net Site Area ^[3] : 1,181.727m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 17.3.2020	4.20m (Workshop)	<ul style="list-style-type: none"> ● 2m voluntary full-height setback along Kwok Shui Road for proposed pedestrian footpath and landscaped area ● Weather protection canopy along the northern and western facades ● Greening ratio of about 28.37% (335m²) ● Incorporation of landscaped area at G/F, 1/F, 3/F and the rooftop ● Compliance with SBDG and incorporation of green building design measures
23.	S/KC/29 "OU(B)" A/KC/466 BHR: 130mPD	2-16 Lam Tin Street (1,858m ²)	Information Technology and Telecommunications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 130mPD to 146.5mPD (+12.7%)	Approved with conditions on 29.5.2020	5.5m (data centre)	<ul style="list-style-type: none"> ● Full-height NBAs along Lam Tin Street and Chun Pin Street in accordance with OZP requirement to cater for the long-term road widening proposal and enhance the air permeability of the area ● Incorporation of landscape area at B1/F, G/F, 1/F, 3/F and R/F and vertical greening at the low zone of the building along the western and eastern façades ● Greening ratio of about 22.69% (421.501m²) ● Compliance with SBDG and incorporation of green building design measures
Tsuen Wan							
24.	S/TW/33 "Industrial" A/TW/505 BHR: 100mPD	14-18 Ma Kok Street, Tsuen Wan (1,858.1m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	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
25.	S/TW/33 "Industrial" A/TW/509 BHR: 100mPD	8-14 Sha Tsui Road, Tsuen Wan (4,645.16m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	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

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26.	S/TW/33 "OU(B)" A/TW/508 BHR: 100mPD	18-20 Pun Shan Street, Tsuen Wan (2,322.557m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Ni	Approved with conditions on 17.1.2020	3.85m (Workshop)	<ul style="list-style-type: none"> ● Full-height setback along Pun Shan Street in accordance with ODP requirement for improving pedestrian environment ● Setback from G/F to 3/F along the service lane at the west of the application site ● Landscape area provided at 1/F, 2/F and roof floor ● Greenery provided at entrance foyer and run-in/out, and total greenery coverage of not less than 20% ● Compliance with SBDG and incorporation of green building design measures
27.	S/TW/33 "Industrial" A/TW/514 BHR: 100mPD	Tsuen Wan Town Lot 85 and Lot 486 in D.D. 443, Fui Yiu Kok Street, Tsuen Wan (593 m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 29.5.2020	3.5m (Workshop)	<ul style="list-style-type: none"> ● Full-height setback along Fui Yiu Kok Street ● Upgrading works at G/F setback area and adjoining public footpath ● Provision of a continuous glass canopy structure facing Fui Yiu Kok Street above the pavement ● Incorporation of a communal podium garden at 1/F ● Total greenery provision of about 119.378m² (not less than 20% of site area) ● Compliance with SBDG and incorporation of green building design measures
28.	S/TW/33 "Industrial" A/TW/516 BHR: 100mPD	24-32 Fui Yiu Kok Street, Tsuen Wan (973.6 m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 12.6.2020	4.08m (Workshop)	<ul style="list-style-type: none"> ● Full-height setback along Fui Yiu Kok Street ● Incorporation of landscape area at the flat roof at 1/F ● Total greenery provision of about 201.8m² (about 20.7% of site area) ● Compliance with SBDG and incorporation of green building design measures

Notes

- [1] Proposed Uses: Industrial (I), Commercial/ Office (C/O), Office (O) and Industrial-Office (I-O).
- [2] For back alleys, in addition to a 1.5m full-height setback, a 1.5m non-building area (NBA) from ground level with clear headroom of 5.1 are required, which basement structures as well as cantilevered structures projecting above the minimum 5.1m headroom are allowed.
- [3] The Site comprises parent lot KCTL No.49 (about 1,181.727m²) and Ext. RP (about 142.6m²). The extension area was granted after the building plans for the existing Topy Tower were approved in 1974. Under the lease, no structure other than boundary walls and fences is permitted to be erected within the extension area except with prior approval of the Director of Lands, and the extension area shall not be PR/site coverage accountable. Hence, only the area of KCTL 49, i.e. about 1,181.727m² should be accountable for PR/GFA calculation.

Rejection Reasons

- (I) The applicant failed to demonstrate that there were sufficient planning and design merits to justify the proposed minor relaxation of building height restriction.
- (II) The approval of the application would set an undesirable precedent for similar applications for minor relaxation of building height restriction in the area, the cumulative effects of approving similar applications would have adverse visual impact on the area.
- (III) The applicant failed to demonstrate that the proposed minor relaxation of BH restriction will not create adverse visual impact on the area.
- (IV) The applicant had not provided strong justifications for the proposed minor relaxation of BH restriction.

Detailed Comments from Government Departments

Detailed Comments of the Director of Environmental Protection:

- (a) cumulative sewerage impact from the proposed development and other existing/planned development within the concerned catchment should be assessed;
- (b) Table 2.6 is inconsistent with Appendix B. Please correct;
- (c) Appendix B: based on the provided calculation spreadsheet, please correct the calculation of ADWF for Proposed Scheme;
- (d) Appendix C:
 - (i) it is noted from Figure 2.1 that 3 segments of new sewers will be provided for sewage discharge to public manhole. Please provide hydraulic calculation for those sewers separately;
 - (ii) it appears that the inlet and outlet invert levels of manhole FMH4009830 as well as the length of sewers between FMH4009830 and FMH4009832 are different from that in Drainage Services Department's (DSD) drainage record. Please check and correct; and
 - (iii) it is noted that the outlet invert level of the sewer between the proposed terminal manhole and FMH4009830 (i.e. 5.16mPD) is lower than the inlet invert level of the downstream sewer (i.e. 6.05mPD for sewer between FMH4009830 and FMH4009831). Please check;
- (e) the consultant is suggested to provide softcopy of the report and the calculation spreadsheet (in Excel) in CD Rom format and all Responses to Comments from Environmental Protection Department (EPD) and DSD as appendix as well as highlighting the revised/updated contents of the sewerage impact assessment (SIA) report in next submission to facilitate review; and
- (f) please be reminded that the implementation of local sewer connection/upgrading/diversion works shall be carried out to the satisfaction of DSD. The consultant should seek DSD's view and agreement on the SIA.

Detailed Comments of the Chief Engineer/Mainland South, DSD:

- (g) the SIA for the subject planning application needs to meet the full satisfaction of EPD, the planning authority of sewerage infrastructure. Comments of DSD on the SIA are subject to views and agreement of EPD;
- (h) in estimating the sewage flows in accordance with the Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning published by EPD, all proposed parameters and assumptions should be subject to the agreement of EPD. However, the following are observed:

- (i) Appendix B - please review the ADWF due to rounding-up in the calculations;
 - (ii) Appendix C - apparently, the assumed ADWF for the 'existing catchment' of Water Boat Dock SPS is taken as the average of the measured ADWF in 2017 and 2018, with an additional 10% increase to account for the population growth, stating that it is based on 2014-based TPEDM in the website of the Planning Department. However, this estimation approach should be subject to the agreement of EPD. Please also note that the 2014-based TPEDM is not the most updated; and
 - (iii) Appendix C - apparently, the estimated peak flow for the 'existing catchment' of Water Boat Dock SPS is taken as the unit conversion from the assumed ADWF only. Please review if peaking factor should be applied;
- (i) Section 2.5 - subject to information and comments to be obtained from EPD and the applicant's further review and/or assessment, DSD's previous comments in regard to the need of assessment taking into account the existing sewage catchment areas (at least down to manhole FMH4009619 at Kom Tsun Street near Wing Hong Street) shall remain valid, unless otherwise acceptable by EPD with other information taken into account as the planning authority of sewerage infrastructure;
 - (j) Table 2.6 - the flow figures in the table are not consistent with the sewage flow estimation in Appendix B; and
 - (k) Appendix C – for the capacity assessment of Water Boat Dock SPS, please note that the term 'design capacity' should normally be referred to such capacity designed for handling the ADWF. It is different from 'maximum handling capacity', which is referred to such capacity for handling the highest peak flow over a short instant in the diurnal flow pattern of a day.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon West and the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that:
 - (i) “non-polluting industrial use” in planning terms would constitute uses in breach of the lease conditions including the user restriction of “industrial and/or godown purpose” which should involve manufacturing process and/or transient deposit and storage for delivery purposes as decided by court cases. Upon receipt of the lease modification application, LandsD will impose such appropriate terms and conditions, including user restriction, payment of full premium and administrative fee. The applicant is reminded that the lease modification application shall be submitted by all owners of the subject lot. The application will be considered by LandsD acting in its capacity as the landlord at its own discretion and any approval given will be subject to such terms and conditions including as may be imposed by LandsD acting in its capacity as the landlord at its own discretion and any approval given will be subject to such terms and conditions including as may be imposed by LandsD; and
 - (ii) there is no guarantee that the application will be approved by LandsD. Under the 2018 industrial building revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within three years from the date of the Town Planning Board’s approval letter and the proposed redevelopment shall be completed within five years from the date of the execution of the lease modification letter/conditions of land exchange;
- (b) to note the comments of the Director of Environmental Protection:
 - (i) on the sewerage impact assessment at paragraph 9 and **Appendix III** of the MPC Paper No. A/K5/816; and
 - (ii) that as the redevelopment would involve demolition of the existing building, the applicant is advised to minimise the generation of construction and demolition (C&D) materials, and reuse and recycle the C&D materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development;
- (c) to note the comments of the Director of Drainage Services on the sewerage impact assessment at paragraph 9 and **Appendix III** of the MPC Paper No. A/K5/816;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant may consider to incorporate weather protection design measures along the building edge; and
- (e) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that:
 - (i) under the First Schedule of the Building (Planning) Regulations, the maximum plot ratio for non-domestic building with height over 61m at a Class A site is 15 and detailed comments under the Buildings Ordinance (BO) will be given at building plan submission stage;

- (ii) the setback area provided under PNAP APP-132 should be properly landscaped and/or paved and open, uncovered and without any permanent building structures other than the landscaped features and perforated boundary walls; and
- (iii) to ensure public safety, the control of demolition works is governed by the BO, Building (Administration) Regulations and Building (Demolition Works) Regulations, which impose requirements for application for approval of demolition plans, consent to commence the demolition works and site safety supervision, etc. In this regard, PNAP APP-21 sets out the procedures to be followed by relevant building professionals and contractors in meeting the aforesaid requirements.