

**Similar Applications for Minor Relaxation of Plot Ratio (PR)/Building Height (BH) Restrictions in Hong Kong**  
relating to the Policy Initiatives of Revitalisation of Industrial Buildings  
since March 2019

**Similar Case Considered by the Rural and New Town Planning Committee of the Town Planning Board**

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
1.	S/TM/35 "I" A/TM/539B	13 - 15 San On Street, Tuen Mun (1,858m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	Approved with Conditions on 17.1.2020	3.82m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height 3.5m setback at the northern boundary of the subject site to create a pedestrian passage connecting Tin Hau Road and San On Street.</li> <li>● Signalised crossing will be provided at Tin Hau Road.</li> <li>● More than 20% of site coverage of greenery, in which more than 10% will be provided at the primary zone, and the remaining 10% will be provided at the main roof, which exceeds the requirements of Sustainable Building Design Guidelines (SBDG).</li> </ul>

**Similar Cases Considered by the Metro Planning Committee of the Town Planning Board**

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
1.	S/K14S/22 "OU(B)" A/K14/763	350 Kwun Tong Road, Kwun Tong (1,782m <sup>2</sup> )	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"> <li>● Full-height setback along Hang Yip Street and Lai Yip Street in accordance with Outline Development Plan (ODP) requirement for improving pedestrian environment.</li> <li>● Greening provision of 357m<sup>2</sup> (about 20% of Site Area).</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR sought; and may still allow a stepped BH profile in the Area.</li> <li>● Incorporation of refuge floor cum communal sky garden.</li> </ul>
2.	S/K14S/22	32 Hung To Road,	C/O	<u>PR</u>	Rejected	3.5m	● Full-height setback/ground floor non-building area (NBA) <sup>[2]</sup>

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	"OU(B)" A/K14/764 (same site as No. A/K14/771)	Kwun Tong (911.2m <sup>2</sup> )		12 to 14.4 (+20%) <u>BH</u> 100mPD to 130.2mPD (+30.2%)	on 22.3.2019 on the following grounds: (I), (II) [see remarks for details]	(Office)	<p>along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment.</p> <ul style="list-style-type: none"> <li>● Greening provision of 127m<sup>2</sup> (about 14% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>].</li> <li>● Incorporation of refuge floor cum communal sky garden.</li> </ul>
3.	S/K11/29 "OU(B)" A/K11/233	1 Tsat Po Street, San Po Kong (1,346.1m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<b>Approved</b> with Conditions on 12.4.2019	3.325m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback in accordance with OZP along Tsat Po Street and Sam Chuk Street for improving pedestrian environment.</li> <li>● Greening provision of 278 m<sup>2</sup> (about 20% of Site Area).</li> </ul>
4.	S/K9/26 "OU(B)" A/K9/274	13 Hok Yuen Street, Hung Hom (3,698.8m <sup>2</sup> )	C/O	<u>PR</u> 12 to 12.782 (+6.52%) <u>BH</u> Nil	<b>Approved</b> with Conditions on 17.5.2019	N/A	<ul style="list-style-type: none"> <li>● Proposed corner setback at Hok Yuen Street and 4.5m setbacks from adjacent buildings at east and west for improving the pedestrian environment.</li> <li>● A 26.8m-wide building gap between the two office towers.</li> <li>● Greening provision of 740m<sup>2</sup> (including a landscaped garden on 1/F) (about 20% of Site Area).</li> </ul>
5.	S/K14S/22 "OU(B)" A/K14/766	41 King Yip Street, Kwun Tong (2,042m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 126mPD (+26%)	<b>Approved</b> with Condition on 16.8.2019	4.025m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along King Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment.</li> <li>● 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.</li> <li>● Curvilinear building design with five layers of edge plantings.</li> <li>● Greening provision of 530m<sup>2</sup> (about 26% of Site Area).</li> <li>● Incorporation of refuge floor cum communal sky garden.</li> <li>● Compliance with SBDG and incorporation of green building design measures.</li> </ul>

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
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 <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 119.7mPD (+19.7%)	<b>Approved</b> with Condition on 16.8.2019	3.5m (Office)	<ul style="list-style-type: none"> <li>Proposed minor relaxation of BH generally in proportion to the 20% increase in PR sought; and may not be incompatible with the planned stepped BH profile in the Area.</li> <li>Full-height setback/ground floor NBA<sup>[2]</sup> along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment.</li> <li>Greening provision of 197m<sup>2</sup> (about 22% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>].</li> <li>Incorporation of refuge floor cum communal sky garden.</li> <li>Tower deposition to allow building separation at tower with adjoining building to facilitate wind penetration to inland area.</li> <li>Compliance with SBDG and incorporation of green building design measures.</li> <li>Proposed minor relaxation of BH generally in proportion to the 20% increase in PR sought; and may not be incompatible with the planned stepped BH profile in the Area.</li> <li>Confined site configuration while the applicant had made effort in the building design to improve the local environment as listed above.</li> </ul>
7.	S/KC/29 "OU(B)" A/KC/460	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m <sup>2</sup> )	I-O	<u>PR</u> 9.5 to 11.648 (+20%) <u>BH</u> Nil	<b>Approved</b> with Conditions on 5.7.2019	N/A	<ul style="list-style-type: none"> <li>Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation.</li> </ul>
8.	S/TW/33 "T" A/TW/505	14-18 Ma Kok Street, Tsuen Wan (1,858.1m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<b>Approved</b> with Conditions on 1.11.2019	3.5m (Workshop)	<ul style="list-style-type: none"> <li>Voluntary full-height setback along Ma Kok Street for improving pedestrian environment.</li> <li>Greening at G/F (with 0.6m setback) along Tsuen Yip Street.</li> <li>Greening provision of 389m<sup>2</sup> (about 20% of Site Area).</li> <li>Compliance with SBDG and incorporation of green building</li> </ul>

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
9.	S/KC/29 "OU(B)" A/KC/464	20-24 Kwai Wing Road, Kwai Chung (1,579 m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> with Conditions on 29.11.2019	4.2m (Workshop)	design measures.  <ul style="list-style-type: none"> <li>● Voluntary full-height setbacks at the northern portion of site and along Castle Peak Road - Kwai Chung for improving pedestrian environment, air ventilation and visual permeability.</li> <li>● Greening provision of 316m<sup>2</sup> (about 20% of Site Area).</li> <li>● Provision of communal escalator with universal accessible lift and staircase open to the public for improving pedestrian connectivity, accessibility and comfort.</li> <li>● Compliance with SBDG and incorporation of green building design measures.</li> </ul>
10.	S/K14S/22 "OU(B)" A/K14/774	7 Lai Yip Street, Kwun Tong, Kowloon	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 125.9mPD	<b>Approved</b> with Conditions on 13.12.2019	4m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback along Lai Yip Street and Hang Yip Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 222.7m<sup>2</sup> (about 22% of Site Area)</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing Lai Yip Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR sought; and may still allow a stepped BH profile</li> </ul>
11.	S/TW/33 "OU(B)" A/TW/509	8-14 Sha Tsui Road, Tsuen Wan (4,645.16m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> with Conditions on 13.12.2019	4.95m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Sha Tsui Road, Pun Shan Street and back alley</li> <li>● Building setback above 1/F</li> <li>● Landscape and seating provided in setback area along Sha Tsui Road and Pun Shan Street</li> <li>● Substantial vertical greenery in front facade and total greenery coverage of not less than 20%</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

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12.	S/K11/29 "OU(B)" A/K11/235	21 Luk Hop Street, San Po Kong, Kowloon (776.1m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)  BH Nil	Approved with Conditions on 13.12.2019	3.603m (Workshop)	<ul style="list-style-type: none"> <li>● 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</li> <li>● Greening provision of 278m<sup>2</sup> (about 35.8% of Site Area) by inclusion of planters, vertical green wall and green roof</li> <li>● Incorporation of green building design measures</li> </ul>
13.	S/K14S/22 "OU(B)" A/K14/775	132 Wai Yip Street, Kwun Tong (418.06m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  BH 100mPD to 120mPD	Approved with Conditions on 3.1.2020	3.9m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 63m<sup>2</sup> including vertical greenery (about 15% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR sought; and could be tolerated</li> </ul>
14.	S/TW/33 "OU(B)" A/TW/508	18-20 Pun Shan Street, Tsuen Wan (2,322.55m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  BH Nil	Approved with conditions on 17.1.2020	3.85m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Pun Shan Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Setback from G/F to 3/F along the service lane at the west of the application site</li> <li>● Landscape area provided at 1/F, 2/F and roof floor</li> <li>● Greenery provided at entrance foyer and run-in/out, and total greenery coverage of not less than 20%</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
15.	S/K14S/22 "OU(B)" A/K14/773	82 Hung To Road, Kwun Tong (929.03m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)	Approved with conditions on 17.1.2020	4.1m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setback along Hung To Road for improving pedestrian environment</li> <li>● Greening provision of 202.3m<sup>2</sup> including vertical greenery (about 21.8% of Site Area) [Note: greenery requirement</li> </ul>

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16.	S/K14S/22 "OU(B)" A/K14/778	203 Wai Yip Street, Kwun Tong (935.99m <sup>2</sup> )	I	<u>BH</u> 100mPD to 119.85mPD (+19.85%)  <u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> with conditions on 17.1.2020	4.04m (Workshop)	<ul style="list-style-type: none"> <li>● under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing Hung To Road</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR sought; and could be tolerated</li> </ul> <ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 270m<sup>2</sup> (about 29% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Weather protection canopy along the frontage facing Wai Yip Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
17.	S/K5/37 "OU(B)" A/K5/813	822 Lai Chi Kok Road, Cheung Sha Wan (1318.3m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 120mPD to 125.7mPD (+4.75%)	<b>Approved</b> with conditions on 6.3.2020	4.375m (Office)	<ul style="list-style-type: none"> <li>● Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with ODP requirement for street widening and streetscape improvement</li> <li>● Voluntary setback at G/F and 1/F along Cheung Yee Street to provide shading and to enhance pedestrian connectivity and comfort</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Incorporation of flat roofs/recessed terraces with greenery</li> <li>● Greenery coverage of 263.891m<sup>2</sup> (about 20% of Site Area) with an additional 50m<sup>2</sup> vertical greening</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

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18.	S/K3/32 "OU(B)" A/K3/582	107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui (386.5m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> with conditions on 17.3.2020	4.025m (Workshop)	<ul style="list-style-type: none"> <li>● 3m-wide setback from the lot boundary above 15m measured from mean street level abutting Maple Street in accordance with OZP requirement</li> <li>● Full-height 1.59m-wide setback from the lot boundary abutting Tung Chau Street</li> <li>● Sky garden provided at 3/F</li> <li>● Vertical greening features provided on the podium levels</li> <li>● Greening provision of 129m<sup>2</sup> (about 33.4% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
19.	S/KC/29 "OU(B)" A/KC/463	Kwai Chung Town Lot 49 and Ext. RP, 45-51 Kwok Shui Road, Kwai Chung (1,324.3m <sup>2</sup> (Gross Site Area)) (1,181.727m <sup>2</sup> (Net Site Area))	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> with conditions on 17.3.2020	4.2m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height 2m-wide setback from the northern lot boundary abutting Kwok Shui Road for better environmental performance and comfort requirements for its users while minimising impact on the surrounding environment</li> <li>● Greening provision of 335m<sup>2</sup> (about 28.37% of Site Area)</li> <li>● Landscaping treatment at G/F, 1/F, 3/F and R/F at all sides of the proposed development</li> <li>● Creating a graffiti wall at southern side of G/F</li> <li>● Offering a canopy as weather protection measure along the northern and western boundary of the Site</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed curtain wall system consisted of Low-E glass which would ensure visible light transmittance while reducing light pollution and glare to the surrounding areas</li> <li>● Rainwater harvesting for irrigation of plantings in the proposed building</li> <li>● The building services installations in the proposed development would be designed, installed and maintained to a design standard in accordance with the Building Energy</li> </ul>

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20.	S/K13/29 "OU(B)" A/K13/313	13 Sheung Yuet Road, Kowloon Bay, Kowloon (1696m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 120mPD to 141.25mPD (+17.7%)	<b>Rejected</b> on 17.3.2020 on the following grounds: (III), (IV) [see remarks for details]	4.2m (Office)	Code in order to promote an energy efficient building  <ul style="list-style-type: none"> <li>● Full-height 3m-wide setback from the lot boundary abutting Wang Chiu Road in accordance with OZP requirement for enhancing air ventilation, enable better streetscape and good quality street level public realm</li> <li>● Full-height 3m-wide setback from the lot boundary along Sheung Yuet Road and Wang Tai Road with ODP requirement for enhancing air ventilation, enable better streetscape and good quality street level public realm</li> <li>● Greening provision of 437.514m<sup>2</sup> (about 26% of Site Area)</li> <li>● Weather protection measure along building entrance facing Sheung Yuet Road to improve the pedestrian environment</li> <li>● Allowed for potential connection at 1/F to the future footbridge system as stipulated in ODP which can enhance pedestrian connectivity to Kowloon Bay MTR Station, KBBA, Kai Tak Development and the waterfront</li> <li>● Landscape garden provided at 1/F</li> <li>● Sky garden provided at 16/F</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

#### Notes

[1] Proposed permitted uses include 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 5.1m 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.



- (III) The applicant has not provided strong justifications for the proposed minor relaxation of building height restriction.
- (IV) The applicant fails to demonstrate that the proposed minor relaxation of building height restriction will not create adverse visual impact on the area.

**Advisory clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD), the Chief Estate Surveyor/Land Supply, LandsD and the Chief Estate Surveyor/Development Control, LandsD that:
- (i) the application site (the Site) falls within Yuen Long Town Lot No. 362 (the Lot) which has an area of about 7,271m<sup>2</sup>. The Lot is held under New Grant No. YL3121 dated 27.11.1981 as varied and modified by a Modification Letter (M/N: YL 483088) dated 22.1.1987 (collectively referred to as 'the New Grant'). Under the New Grant, the Lot is restricted to industrial or godown purposes or both (excluding offensive trades) and subject to a maximum gross floor area (GFA) of 36,355m<sup>2</sup> (equivalent to plot ratio (PR) 5) and such parking, loading and unloading (L/UL) requirements in connection with the aforesaid permitted purposes;
  - (ii) the approval is for relaxation of the PR from 5 to 6 (total GFA of 43,626m<sup>2</sup>) for a redevelopment proposal comprising a 15-storey commercial building with office, eating place and shop and services uses, together with the provision of 244 private car parking spaces, 25 motorcycle parking spaces, 13 heavy goods vehicle L/UL bays, 22 light goods vehicle L/UL bays and 2 taxi lay-bys etc. These proposed development parameters, together with the location of the run-in/out proposed are in contravention of the development restrictions under the New Grant; and
  - (iii) the owner of the Lot will need to apply to their department for a lease modification to implement the proposed development. Such application will be considered by their department acting in its capacity as a landlord at its sole discretion and there is no guarantee that the lease modification for the proposed development will be approved. In the event that the lease modification application is approved, it would be subject to such terms and conditions as the Government shall deem appropriate, including, among other things, user restriction, 5-year completion time limit, and the payment of premium and administrative fee, etc., as may be imposed by their department at its sole discretion. Under the 2018 industrial building revitalisation measure for redevelopment, the lease modification letter/ conditions of land exchange shall be executed within 3 years from the date of the Town Planning Board's approval letter;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that Wang Yip Street East is maintained by the New Territories West District and Maintenance Division of his department. If the proposed run-in is agreed by the Transport Department, the run-in/out at Wang Yip Street East should be provided in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the feasibility and functionality of the proposed canopy along Po Yip Street and the service lane adjoining the On Lok Road sub-station should be ensured; and
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that the maximum PR and site coverage (SC) of a site depend on the proposed building height and the site classification under Building (Planning) Regulations (B(P)R).

The Site abuts Wang Yip Street East which is a specified street of not less than 4.5m wide. It can be defined as a Class A site. Refer to the first schedule of B(P)R, the maximum permitted PR and SC should be 15 and 60% respectively. However, the proposed SC is 65% which exceeds the maximum permitted SC. Detailed checking of plans will be carried out during building plan submission stage, he reserves his comments in the following aspects: (i) proposed SC of 65% is subject to the application of setback approach with sufficient justification to satisfy the criteria set out in Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-132; (ii) proposed surrender/ dedication areas for widening of existing pedestrian footpath in exchange for bonus PR is subject to sufficient justification to satisfy the criteria set out in PNAP APP-108 and APP-151; (iii) proposed 5.5m storey height at G/F shop is subject to sufficient justification; and (iv) proposed exemption of private/ public carparking from GFA calculation under the Buildings Ordinance is subject to sufficient justification to satisfy the criteria set out in PNAP APP-2. Moreover, the proposed food and beverage areas on 2/F and 3/F is subject to the issue of a licence. Any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.