



1st Batch of Measures to Streamline Development Control



Background

- 2017 Policy Address

Setting up a Steering Group on Streamlining Development Control under the Planning and Lands Branch of the Development Bureau to -

- consolidate and rationalise standards and definitions adopted by PlanD, LandsD and BD in scrutinising development projects
- streamline the approval process without prejudicing the relevant statutory procedures and technical requirements

- Joint sub-committee on Streamlining Development Control

- a platform under Land and Development Advisory Committee
- consider the streamlining proposals recommended by the Steering Group

Streamlining Development Control



- Align technical definitions and approval standards
- Remove duplicate control under different regimes
- Enhance transparency and certainty in processing proposals
- Consolidate approval authority and procedures
- Streamline processes and shorten processing time



Streamlining Development Control

First batch of measures

- Building Height Restriction (BHR)
- Site Coverage on Greenery (SCG) Requirements
- Landscape Requirements

Further areas to be examined

- Design, Disposition and Height Clause under Lease
- Sustainable Building Design Guidelines: Building Setback and Building Separation
- Site Coverage and Non-building Areas
- Gross Floor Area
- Premium chargeable for giving approval or consent as provided for in lease conditions

Streamlining Development Control

Joint Practice Note No. 3

Landscape and Site Coverage of Greenery

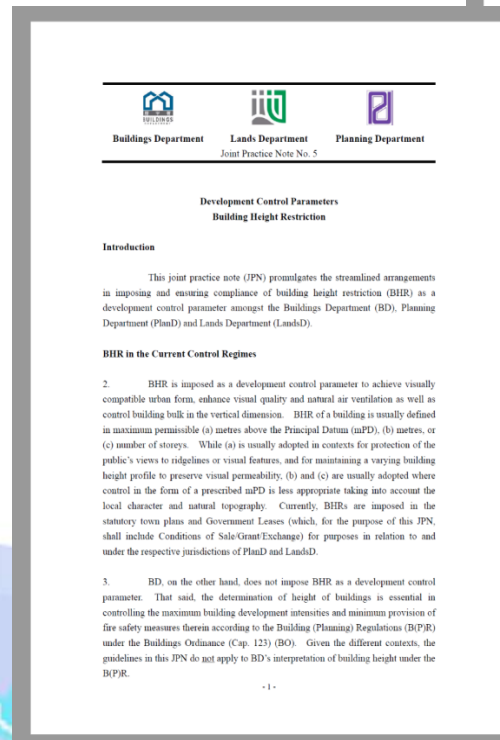
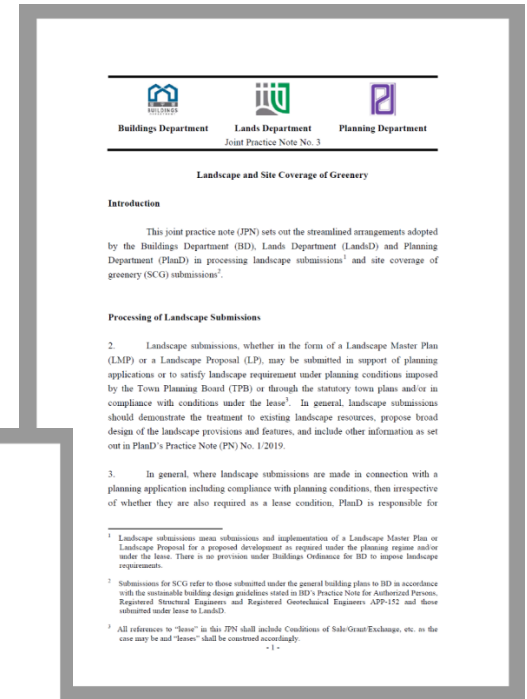
- (PlanD's PNPP 1/2019)

Joint Practice Note No. 5

Development Control Parameters

Building Height Restriction

- (BD's PNAP APP-5)





Buildings Department



Lands Department



Planning Department

NEW

Joint Practice Note No. 5

Development Control Parameters Building Height Restriction

Effective Date - 15 May 2019

New building plans or major revision of building plans submitted to BD

- JPN No. 5

Existing / resubmissions / amendment submissions for General Building Plans

- Existing relevant practice

15 May 2019

Building Height Restriction

- **Building height restriction (BHR) is imposed to:**
 - achieve visually compatible urban form
 - enhance visual quality and natural air ventilation
 - control building bulk in vertical dimension



Building Height Restriction

- **BHR is usually defined in maximum permissible:**
 - (a) metres above the Principal Datum (mPD)
 - to protect public view and maintain BH profile
 - (b) metres
 - (c) number of storeys
- to preserve local character



Building Height Restriction

Planning Department (PlanD)

- Imposed through **statutory town plans** under planning regime
- Enforced through refusal of building plans under **Buildings Ordinance (BO)**

Lands Department (LandsD)

- Incorporated into **leases** under land administration regime
- Enforced through refusal of building plans under **lease**

Buildings Department (BD)

- BHR **not** imposed as a **development control parameter**
- JPN No. 5 does **not** apply to BD's interpretation of BH under Building (Planning) Regulations (B(P)R)

Streamlined Arrangements

- BH shall be controlled under **statutory town plans**
- BHR shall not be included in **new/modified** leases except in special circumstances

Measuring BH

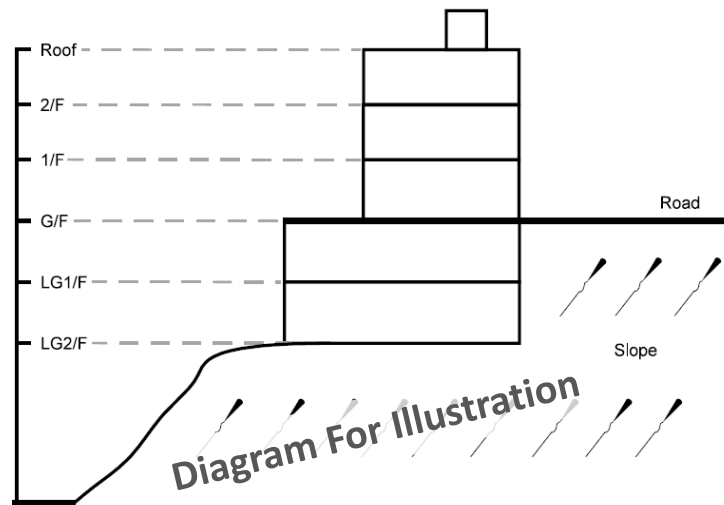
- Top of a building - highest level of the main roof
- Base of a building - **mean site formation level**
 - Average of the sum of the highest and lowest formation levels of land on which any part of the building stands including basement floors
 - Measurement of each building should be confined to the **part** of the formed site upon which the **building stands**

*Remarks:

Main roof refers to the roof over the highest usable floor space, and reference is made to the usable floor space under the B(P)R.

Measuring BH

- **BHR in terms of no. of storeys/metres**
 - Definition of “storey” and “basement” follow B(P)R
 - **Basement**, irrespective of its uses, should be **counted towards BH** unless otherwise specified



- Whether basement may be disregarded would be specified in **new/amended OZPs**
- Basement that is **fully submerged may be disregarded**

Carports Levels

- Predominant use for car parking purpose \geq **50%** of the carport level area
- remaining areas occupied by other ancillary equipment and facilities should be of **reasonable sizes** commensurate with the scale of the development

Roof-top Structures

- **Roof-top structures including any building works** as defined in the BO on or above the main roof level of a building :
 - (a) **roof-top ancillary structures**: for housing ancillary equipment and facilities
 - (b) **roof-top architectural features**
 - (c) **roof-top signboards**

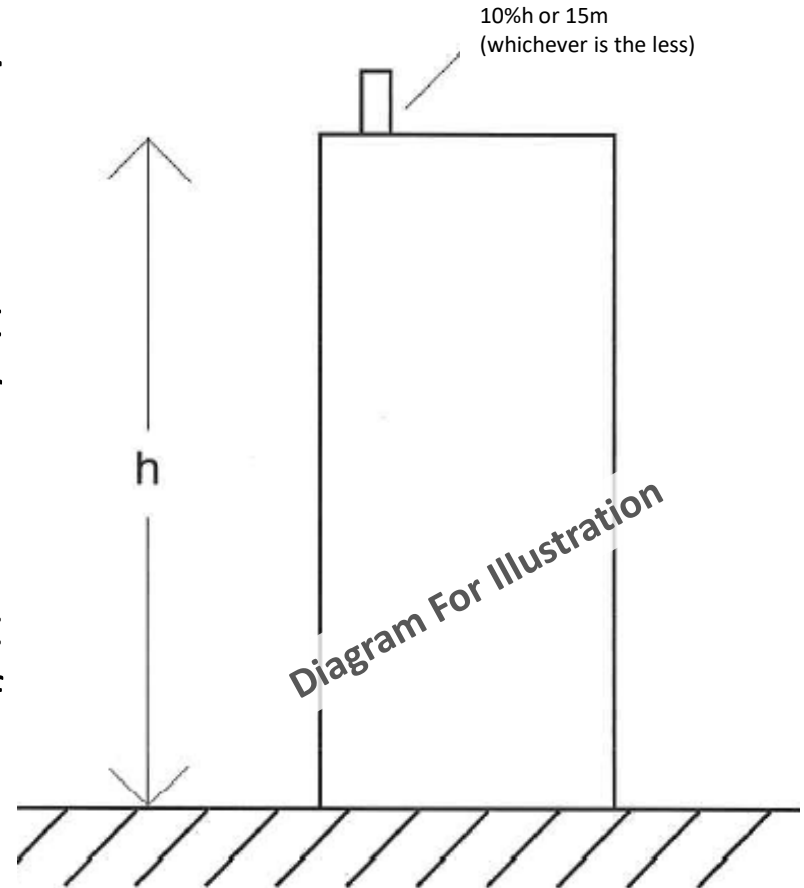


Roof-top Structures

- Normally not be counted towards BH, except:
 - total **areas** of all the enclosed (and covered) structures, regardless of their height, exceed 50% of the roof area of the floor below, and/or
 - the **height** of roof-top structures, regardless of whether they are enclosed, covered or open, is higher than specified height

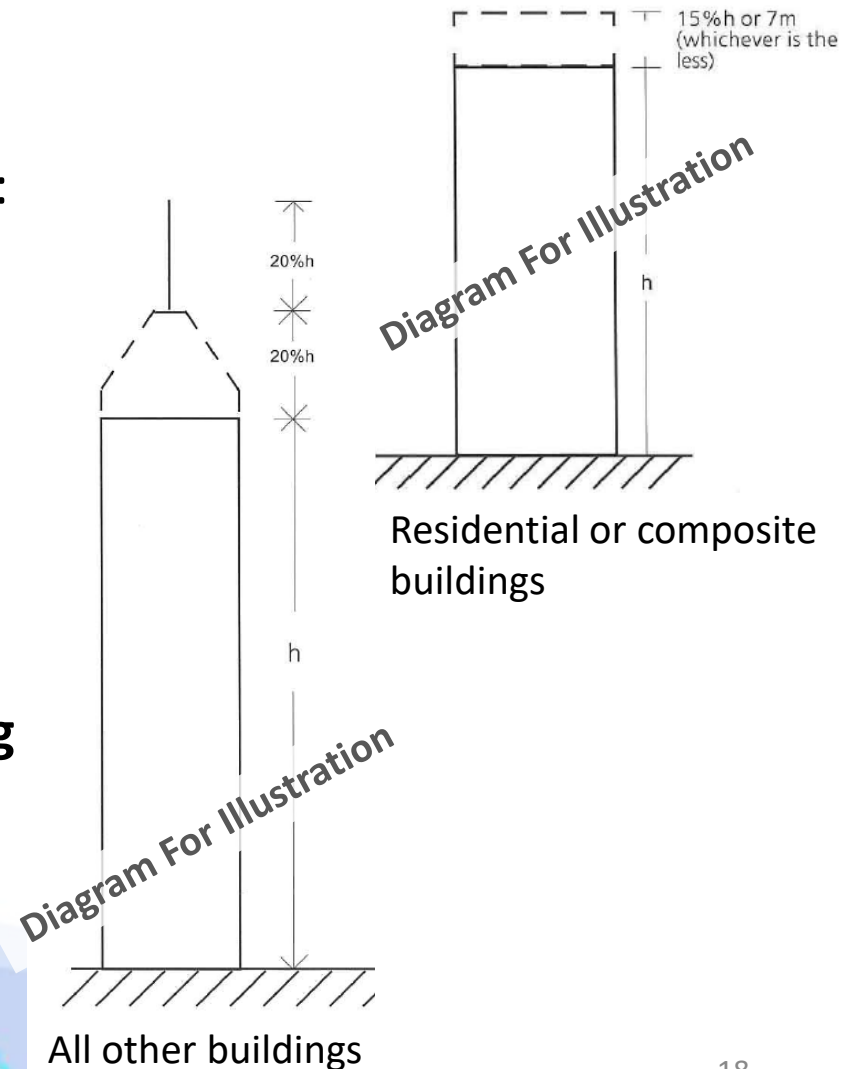
Roof-top Structures

- **Roof-top ancillary structures** for all building types:
 - for building with height of not **more than 30m**: exceed **3m** (or **5.2m** for lift provision)
 - for building with height **exceeding 30m**: exceed **10%** of BH or **15m** (whichever is the less)



Roof-top Structures

- **Roof-top architectural features:**
 - for **residential and composite (commercial & residential)** buildings: exceed **15%** of BH or **7m** (whichever is the less)
 - for **all other building types:**
 - for building with height of **not more than 35m**: exceed **7m**
 - for building with height **exceeding 35m**: exceed **20%** of BH, and additional spire also up to **20%** of BH



Roof-top Structures

- **Roof-top signboards** for all building types
 - for building with height of **not more than 30m**: exceed **3m**
 - for building with height **exceeding 30m**: exceed **10%** of BH or **15m** (whichever is the less)

Roof-top Structures

- Not be counted towards BH:
 - open-air roof-top labour safety facilities for maintenance and repair purpose (e.g. working platforms, cat-ladders, parapets and gondolas)
 - lightning pole

Authority and Application

- PlanD as Authority on BHR
 - Administer BHR on statutory towns plans in accordance with JPN No. 5
 - Interpretation of BHR under this JPN and handles enquiries
- Not applicable to **New Territories Exempted Houses**
- LandsD would follow the determination of BH under this JPN, except:
 - **Different specifications** explicitly stipulated under leases; or
 - **No other control** of development intensity under leases (e.g. max. GFA)

Storey Heights

- BD is the authority on storeys height and the thickness of transfer plate (Detailed requirements in PNAP APP-5)
- A range of storey heights permissible in different types of residential developments:
 - **Maximum storey heights:**

Flat	House
Topmost floor – 4 m*	4.5 m
Typical floor – 3.5 m	

- **Minimum** clear headroom: 2.5m

* Where the topmost floor consists of duplex or triplex units, the maximum height of topmost floor can only be applied to **only one storey** of the duplex or triplex units.

Transfer Plates

Size	Total area of Transfer Plate \leq Total GFA of the lowest floor of building blocks atop x 2	
Thickness	Domestic block \leq 40 storeys	\leq Storey height of the typical floor (Max. 3.5m)
	Domestic block $>$ 40 storeys	\leq 4.5m

- When measuring the **thickness of transfer plate**, building services zone within a transfer plate would be **disregarded**
- Means of access should be provided for maintenance and repair of building services



Buildings Department



Lands Department




Planning Department

REVISED

Joint Practice Note No. 3

Landscape and Site Coverage of Greenery



JPN3 - Landscape and Site Coverage of Greenery

(take effect from 15 May 2019)

- (1) Processing of Landscape Submissions**
- (2) Landscape Submissions in relation to GBP Submissions**
- (3) Site Coverage of Greenery Submissions**



Processing of Landscape Submissions

Two types of landscape submissions:

(a) Landscape Master Plan (LMP)

- Comprehensive Development Area Zone
- Visually sensitive locations
- Areas of special landscape character

(b) Landscape Proposal (LP)

- Simple and small in scale
- For visual enhancement

Processing of Landscape Submissions

In connection with planning applications:

(a) Existing Lease



Planning Condition



Lease Condition



PlanD



LandsD

To the satisfaction of Director of Lands

Compliance checking at both submission and implementation stages (PlanD PN No.1/2019)

Application to LandsD for deemed approval (LandsD LAO PN No. 6/2003)

- No change to deemed approval for tree works under leases (LandsD LAO PN No. 7/2007 & 7/2007A)

Processing of Landscape Submissions

In connection with planning applications:

(b) New / Modified Lease



Planning
Condition

+



Lease
Condition



PlanD

To the satisfaction of
Director of Planning

Compliance checking at
both submission and
implementation stages
(PlanD PN No. 1/2019)

- No change to deemed approval for tree works under leases (LandsD LAO PN No. 7/2007 & 7/2007A)

Processing of Landscape Submissions

NOT in connection with planning applications:

(a) Existing Lease



**Lease
Condition**

To the satisfaction of
Director of Lands



LandsD

Compliance checking
at both submission and
implementation stages
(LandsD LAO PN No. 6/2003)

Processing of Landscape Submissions

NOT in connection with planning applications:

(b) New / Modified Lease



**Lease
Condition**

To the satisfaction of
Director of Planning
or another B/D



PlanD

Compliance checking at both submission
and implementation stages

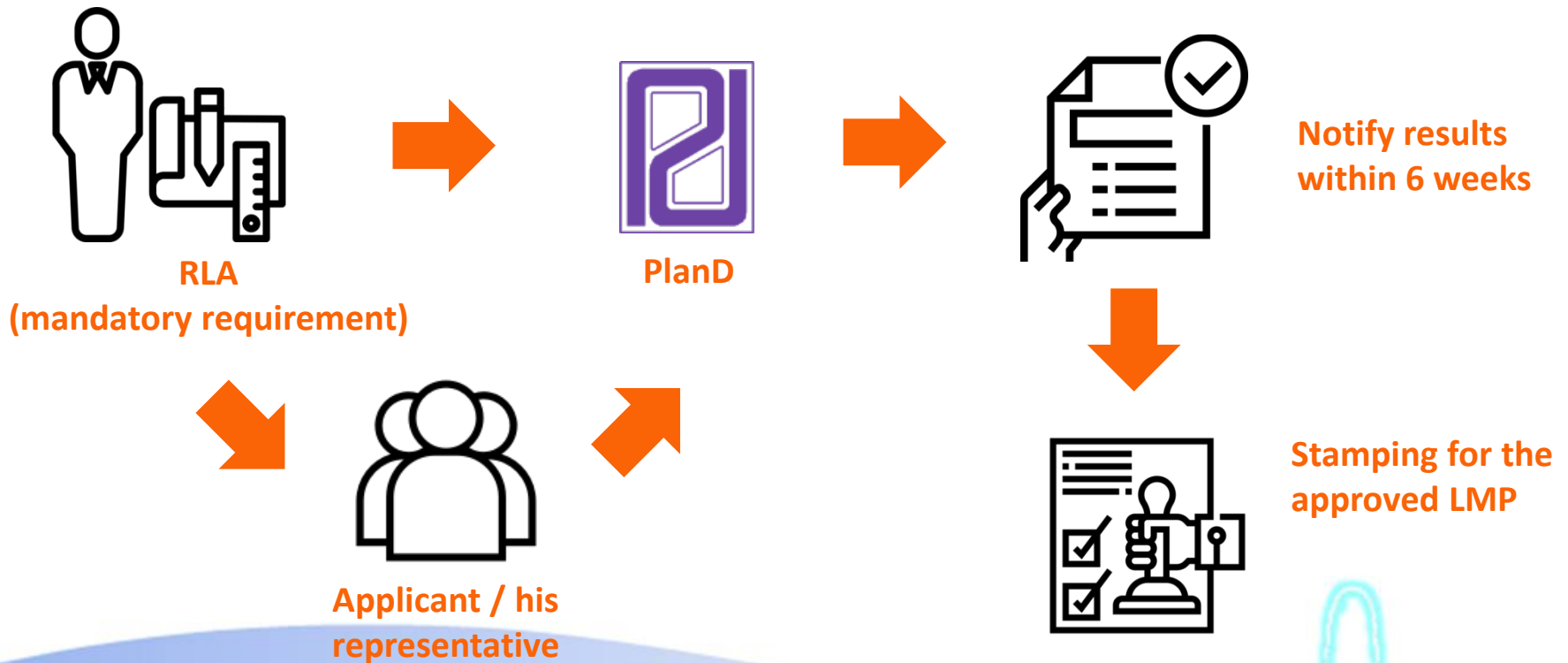
OR

**Another
B/D**

- If not requested by PlanD or another B/D, simple landscape clause would be included by LandsD

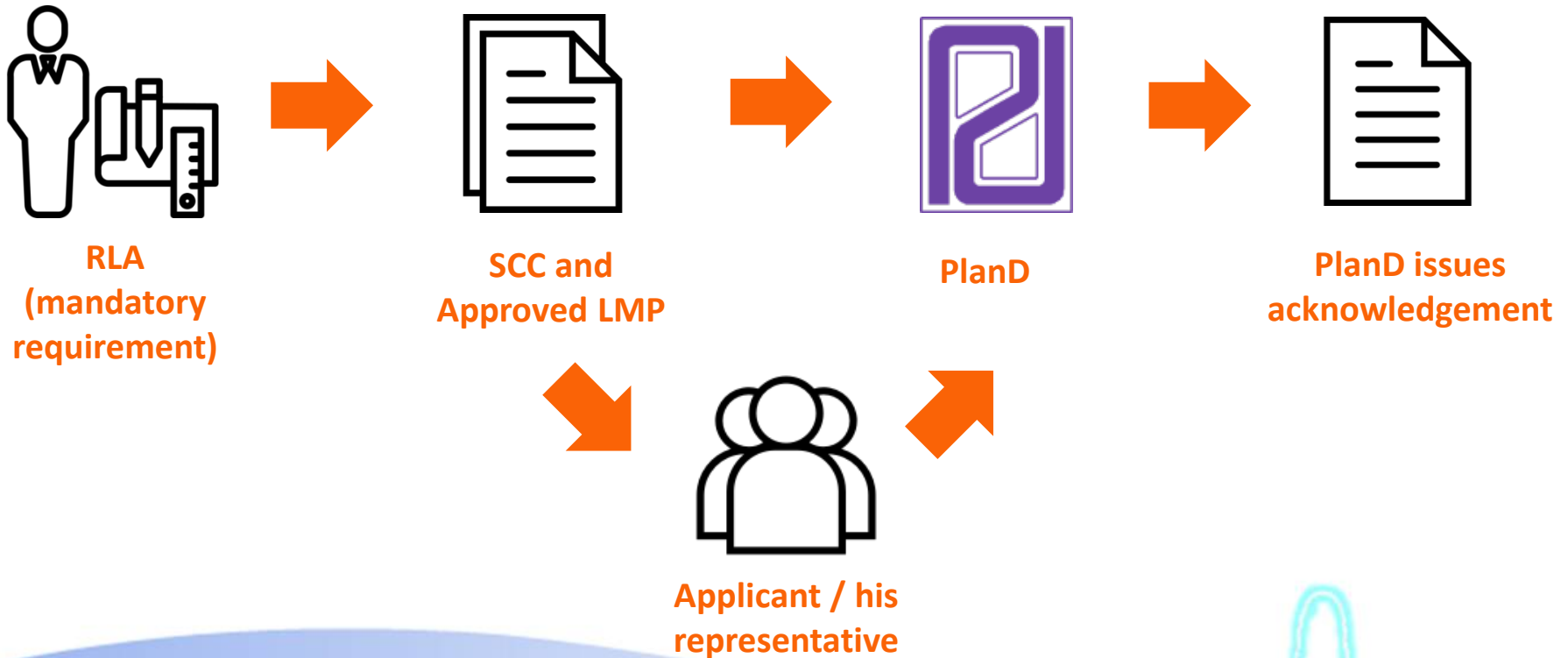
Processing of LMP Submissions

(1) Submission Stage



Processing of LMP Submissions

(2) Implementation Stage (SCC Approach)



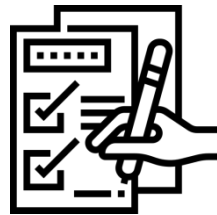
Processing of LMP Submissions

(2) Implementation Stage (SCC Approach)

- Site selected for on-site compliance checking



PlanD



Randomly select 10% for on-site checking or as considered necessary

Notify RLA for on-site compliance checking within 2 weeks from the date of receipt

Notify results within 6 weeks from the date of receipt

PlanD issues letter on compliance of planning condition to RLA

Processing of LMP Submissions

(2) Implementation Stage (SCC Approach)

- Site not selected for on-site compliance checking



PlanD



Deemed to have been approved after 2 weeks from the date of receipt

PlanD issues letter on compliance of planning condition to RLA

Processing of LP Submissions

- Appointment of RLA is optional
- If RLA is appointed and SCC approach is adopted, follow procedures for LMP
- If RLA is not appointed, full compliance checking after completion of landscape works by PlanD
- Procedures for compliance checking follow PlanD PN No.1/2019

Landscape Submissions in relation to GBP Submissions

- Applicable to sites subject to planning condition
- Prior to or at the time of GBP submission, submit **Landscape Layout Plan** to DPO
- Demonstrate landscape provisions will not be compromised by building design

LP Submission – Landscape Layout Plan












附錄 B Appendix B

地盤面積

Site Area : 3834 m² 平方米

私人休憩空間面積

Private Open Space Area : 1129 m² 平方米

LEGEND 圖例			
	地盤界線 Site Boundary		種植區 Planting Area
	標高 Spot Level		草坪 Lawn
	車輛出入口 Vehicular Entrance / Exit		垂直綠化 Vertical Greening
	行人出入口 Pedestrian Entrance / Exit		新種樹木 New Tree
	車輛通道 / 緊急車輛通道 (如適用) Vehicular Access / EVA (if applicable)		保留樹木 Retained Tree
	硬地鋪裝地區 Hard Paved Area		



園景建議方案 - 園景布置圖
LP Submission - Landscape Layout Plan

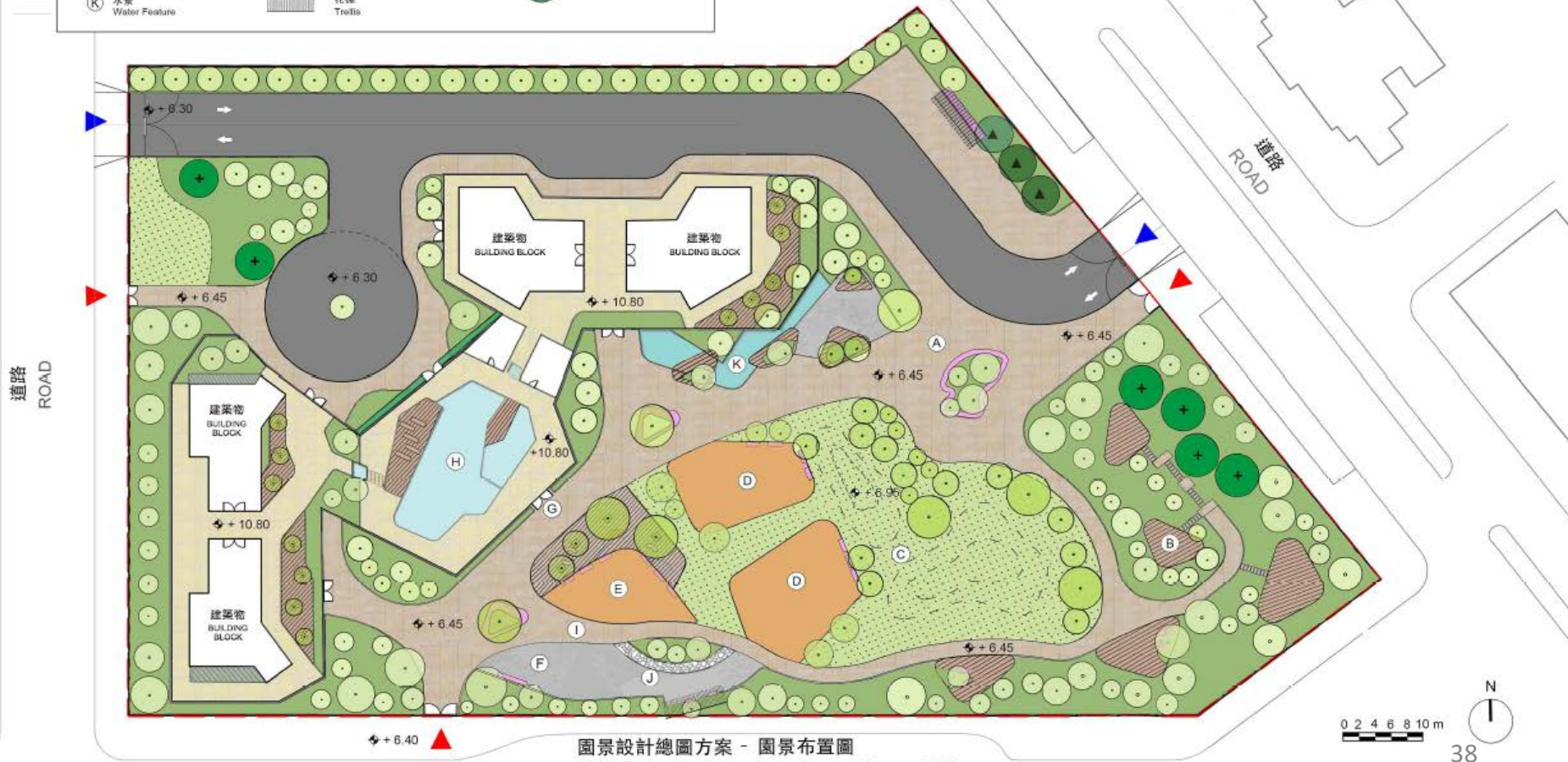
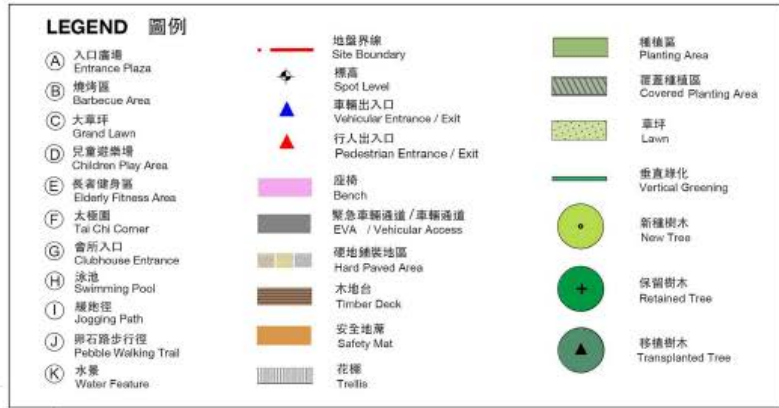


0 2 4 6 8 10m

LMP Submission – Landscape Layout Plan

附錄 A2
Appendix A2

地盤面積
Site Area : 10500 m² 平方米
私人休憩空間面積
Private Open Space Area : 5700 m² 平方米



Site Coverage of Greenery (SCG) - Prior to Streamlined Arrangement

**Under
the BO**

SCG requirement as per PNAP APP-152
(As one of the pre-requisites for obtaining
GFA concessions under PNAP APP-151)

**Under
Lease**

- Through Landscape Submission
- Prescriptive SCG requirements
 - % of area of lot
 - location

Streamlined Arrangement for SCG

- **SCG as per PNAP APP-152**
- **BD is the sole authority for private development**
 - to interpret SCG requirements
 - to accept proposals, and
 - to check compliance upon completion**according to BD's PNAP APP-152**
- **NO separate SCG submission to LandsD required**

Streamlined Arrangement for SCG in New / Modified Lease

SCG under lease	Authority under lease	Accept proposal / Check compliance	SCG included in GBP submission
As per PNAP APP-152 (NO further prescriptive requirement)	BD	BD	Yes
Ratio imposed by other B/D (Prescriptive requirement)	B/D	B/D[#]	Yes

BD will offer comment on SCG provisions & assist in computing the SCG provisions according to PNAP APP-152

Streamlined Arrangement for SCG in Existing Lease

SCG under lease	Authority under lease	Accept proposal / Check compliance	SCG included in GBP submission
Prescriptive SCG requirements	LandsD	LandsD [#]	Yes [#]

[#] As an alternative, **BD** will offer comment on SCG provisions & assist in computing the SCG provisions **according to PNAP APP-152**

- Through Landscape Submission
- % accepted by BD \geq Prescriptive SCG requirements

SCG in Development Schedule

(LAO PN 2/2018)

Development Schedule

A. LOCATION & LOT NO. :

B. SITE AREA : m² (approx)

C. HEIGHT OF BUILDING

D. LEASE REQUIREMENTS

<u>Items</u>		<u>Proposed</u>	<u>Required/Permitted under the Lease</u>	<u>Relevant Departments</u>	<u>Special Condition Referred</u>	<u>AP's Confirmation (Dwg. No.)</u>
1	User				SC	
2	Type of Building				SC	
3	Gross Floor Area				SC	

⋮

7	Greenery requirement	% of SCG	<ul style="list-style-type: none"> • % of SCG? • Location? 	BD?	SC
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THANK YOU!

