

**Similar S.16 Planning Applications for Proposed Residential Development  
in “Residential (Group E)” Zone on Ma Tau Kok Outline Zoning Plan**

<b>No.</b>	<b>Application No.</b>	<b>Location (Plan A-1)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
1.	A/K10/178	9 Yuk Yat Street, Ma Tau Kok, Kowloon	3.3.2000 (MPC)	(a), (b), (c), (d)
2.	A/K10/180	5 Yuk Yat Street, Ma Tau Kok, Kowloon	14.4.2000 (MPC)	(b), (d), (e)
3.	A/K10/181	15 Yuk Yat Street, Ma Tau Kok, Kowloon	19.11.1999 (MPC)	(a), (d)
4.	A/K10/186	84 To Kwa Wan Road, Ma Tau Kok, Kowloon	8.9.2000 (MPC)	(a), (d)
5.*	A/K10/209	5 and 9 Yuk Yat Street, To Kwa Wan, Kowloon	2.6.2006 (MPC)	(d), (e), (f), (g)
6.*	A/K10/237	18 Chi Kiang Street, Ma Tau Kok, Kowloon	29.10.2010 (MPC)	(a), (d), (g), (h)
7.	A/K10/266	17 Yuk Yat Street, To Kwa Wan, Kowloon	4.12.2020 (MPC)	(f), (g), (i), (j), (k)

*\*With approved residential developments completed*

**Approval Conditions:**

- (a) Design and provision of appropriate mitigation measures to address the traffic/industrial noise problems.
- (b) Setting back of the lot boundary to provide a service lane.
- (c) Conversion of the existing loading/unloading lay-by area at the frontage of the development into pedestrian pavement.
- (d) Design and provision of parking spaces, loading/unloading bays, vehicular access.
- (e) Submission of detailed design of the proposed development to reduce wall effect and improve air ventilation.
- (f) Submission of Land Contamination Assessment Report and implementation of land decontamination work / remediation measures identified therein.
- (g) Design and provision water supplies for firefighting and fire service installations.
- (h) Submission and implementation of landscaping proposal.
- (i) Submission of a revised Noise Impact Assessment and the implementation of the noise mitigation measures identified therein.
- (j) Submission of a revised Sewerage Impact Assessment.
- (k) Implementation of local sewerage upgrading works identified in the Sewerage Impact Assessment.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department that the proposed development is not permitted under the existing lease conditions and subject to mutual right-of-ways over the portions of the common staircase and landings within KILs 7688 & 7689, KILs 7690 & 6617 and KILs 7691 & 7692 respectively. If the planning application is approved by the Board, all owner(s) of the Lots have to apply to Lands Department for a lease modification/land exchange to implement the proposal. However, there is no guarantee that the application will be approved. Such application, if received, will be considered by Lands Department acting in the capacity as a landlord at its sole discretion. If the application is approved, it would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by Lands Department;
- (b) to note the comments of the Chief Building Surveyor / Kowloon, Buildings Department that all proposed building works should comply with the Buildings Ordinance (BO). Detail comments on the development potential of the proposal under the BO would be formulated at the plan approval stage under the building regime;
- (c) to note the comments of the Director of Environmental Protection that the applicant is advised to minimise the generation of construction and demolition (C&D) materials; 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;
- (d) to note the comments of the Director of Environmental Protection that the applicant is advised to observe the relevant requirements under the Air Pollution Control Ordinance and Waste Disposal Ordinance for asbestos control prior to demolition of the existing buildings;
- (e) to note the comments of the Commissioner for Transport that the proposed “KEEP CLEAR” road marking at the proposed vehicular access at Kowloon City Road would be implemented by the applicant;
- (f) to note the comments of the Director of Electrical and Mechanical Services that there are three intermediate pressure underground gas transmission pipelines running along Sheung Heung Road in the close vicinity of the Site. The future developer/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations within/in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of development. The future developer/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department’s Code of Practice on “Avoidance of Damage to Gas Pipes” (2<sup>nd</sup> Edition); and
- (g) to note the comments of the Director of Fire Services that fire service installations and water supplies for firefighting shall be provided to the satisfaction of the Fire Services Department. EVA arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.