

2019年12月24日

此文件在收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I
for MPC Paper No. A/K13/316A

24 DEC 2019

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1 K13/1316
	Date Received 收到日期	24 DEC 2019

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

The Build-up Plastic & Metal Co., Ltd.

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Kenneth To & Associates Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	No. 33 Tai Yip Street, Kwun Tong NKIL 5595
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,070.244 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15,411.514 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ngau Tau Kok & Kowloon Bay OZP / No. S/K13/29
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Business) /
(f) Current use(s) 現時用途	Industrial Building (Vacated) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) <i>For type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由12..... to 至14.4.....
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由100..... mPD 米 (主水平基準上) to 至
.....109.9.....mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Office, Shop and Services/Eating Place

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積15,411.514.... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率14.4..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 60.. % ☒ About 約
- Proposed no. of blocks 擬議座數1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數28..... storeys 層
☒ include 包括...3... storeys of basements 層地庫
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度109.9.... mPD 米(主水平基準上) ☐ About 約
105.3 (From street level) m 米 ☐ About 約
118.3 (From formation level)

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
	GFA 總樓面面積	
<input checked="" type="checkbox"/> eating place 食肆 / shop and services	...2,399,192... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目)	
<input checked="" type="checkbox"/> office 辦公室	...13,012,322... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....Roof/F.....	E&M, Lift, Machine Room.....
.....	.....4-24/.....	Offices.....
.....	.....1-3/F.....	Shop and Retail Facilities / Restaurants, M&E.....
.....	.....G/F.....	Lift Lobby, L/UL, M&E.....
.....	.....B1-B3/F.....	Car Parking Spaces, M&E.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Flat roof.....		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Yip Street <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 74 ✓ Motorcycle Parking Spaces 電單車車位 8 ✓ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 4 ✓ Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 3 ✓ Others (Please Specify) 其他 (請列明) _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 1,070.244 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 13 m 米 <input checked="" type="checkbox"/> About 約</p>																															
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supporting Planning Statement

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

KENNETH TO

Managing Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of

代表

Kenneth To & Associates Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

11 December 2019

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	No. 33 Tai Yip Street, Kwun Tong		
Site area 地盤面積	1,070.244	sq. m 平方米 <input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Draft Ngau Tau Kok & Kowloon Bay OZP No. S/K13/29		
Zoning 地帶	Other Specified Uses (Business)		
Applied use/ development 申請用途／發展	Proposed minor relaxation of plot ratio and building height restrictions for permitted office, shop and services/eating place		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15,411.514 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	14.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	105.3 (From street level) 118.3 (From formation level)	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		109.9	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		28	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 3 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 60 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	74 8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	4 3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/002Lg

20 December 2019

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email

Dear Ms Yeung,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -**

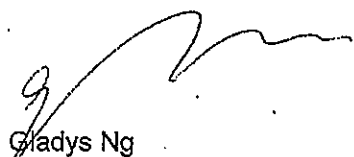
Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and telephone conversation with your goodself today.

Please be kindly confirmed that the name of the Applicant is The Build-up Plastic and Metal Company, Limited and the site area is 1,070.244m². The Executive Summary has also been updated and attached as per your request.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/yy



Executive Summary

This Supporting Planning Statement is prepared on behalf of The Build-up Plastic & Metal Co., Ltd. (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the redevelopment of an industrial building to a commercial building for the permitted office, shops and services and eating place use with minor relaxations of plot ratio ("PR") restriction of 20 percent and building height ("BH") restriction at No. 33 Tai Yip Street, Kwun Tong ("Application Site"/ "the "Site"). This Planning Application is in-line with the 2018 Policy Address, which encourages owners to redevelop industrial buildings constructed before 1987.

In her 2018 Policy Address, the Chief Executive announced a new revitalisation scheme to:

"(ii) to encourage owners to redevelop industrial buildings constructed before 1987, we will extend the application of the present planning policy about suitably increasing the maximum permissible domestic plot ratio within certain "Residential" (R) zones, so as to allow relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment projects of these pre-1987 industrial buildings located outside "R" zones in Main Urban Areas and New Towns. Individual applications have to be made to the TPB within three years, and the modified lease should be executed within a specified period after the town planning approval..."

The Site falls within "Other Specified Uses" annotated "Business" ("OU(B)") zone on the Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan ("Draft OZP") No. S/K13/29. The redevelopment proposal involves 1 block of 28-storey building including 3 levels of basement car park with a building height at 109.9mPD. Based on a total site area of about 1,070.244m² and the proposed minor relaxation of PR restriction from 12 to 14.4 (+20%), the proposed development attains the total gross floor area of about 15,411.514m².

The Proposed Redevelopment with Minor Relaxation of Plot Ratio Restriction is fully justified due to the following main reasons:

- The proposed redevelopment of an existing industrial building is in-line with Government's Policy on Revitalising Industrial Buildings;
- The proposed redevelopment will continue to meet the prevailing planning intention of "OU(B)" zone and the provision of "new" floor space for commercial use against the estimated shortfall in commercial floor space could expedite the transformation of Kowloon East into the CBD2;
- The relaxation of PR and BH restrictions are considered minor in nature and deemed acceptable;
- The terraced podium facing Tai Yip Street will help energising the street environment; and
- The proposed development will not result in adverse traffic, sewerage and visual impacts.

In light of the justifications above, we sincerely request the TPB to give favourable consideration to this Application.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書為標克塑膠五金有限公司(下稱「申請人」)擬備。申請人根據城市規劃條例第16條，向城市規劃委員會(下稱「城規會」)提出略為增加觀塘大業街33號(下稱「申請地點」)的地積比率百分之二十及建築物高度限制，重建現時的工業大為商業大廈，作准許的辦公室，商店及服務行業/食肆發展，藉此回應《施政報告2018》公布重啟活化工業大廈計劃，重建一九八七年前所興建的現有工業大廈。

行政長官公布的新活化計劃提出：

「延伸現時在部分「住宅」地帶內適度提高最高住用地積比率的規劃政策，在位於主要市區及新市鎮的非「住宅」地帶內，容許相關工廈重建項目可放寬最高核准非住用地積比率，上限為20%；但個別申請須在限時三年內向城規會提出，並須在獲批後於指定時間內完成契約修訂…」

申請地點在牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29(下稱「大綱圖」)內被劃為「其他指定用途」註明「商貿」地帶。擬議重建發展為一幢位於28層高作商業用途的大廈(包含三層停車場地庫)，擬議略為放寬建築物的高度限制至主水平基準以上109.9米(主屋頂)。基於約15,411.514平方米的總地盤面積以及擬議略為把地積比率由12放寬至14.4(+20%)，擬議發展的總樓面面積約為1,070.244平方米。

擬議略為放寬地積比率的工廈重建計劃理據充份如下：

- 擬議工業大廈重建計劃符合政府活化工廈的政策；
- 擬議重建計劃符合「其他指定用途」註明「商貿」地帶的規劃意向、提供更多商用樓面及加速九龍東轉型為第二個的核心商業區；
- 擬議略為放寬地積比率限制，性質上可視為輕微並可接受的；
- 階梯式平台建築為大業街增添生氣；及
- 擬議重建預計不會帶來負面交通、排污及視覺影響。

基於以上各項規劃理據，申請人希望是次的規劃申請能獲城規會批准。

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

KT A

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/001Lg

11 December 2019

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Hand

Dear Sir/Madam,

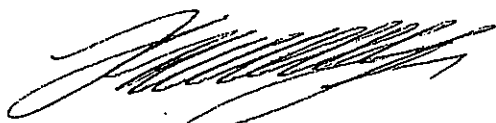
**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -**

On behalf of the Applicant, The Build-Up Plastic & Metal Co., Ltd., we submit herewith 5 signed original copies of the Application Form No. S16-5, together with 70 copies of the Supporting Planning Statement (35 nos. of hardcopies and 35 nos. of CD ROMs), for the consideration of the Town Planning Board. Five copies of the Site Location Plan, an Authorization Letter, documentary proof of land ownership, a "Completed Particulars of Applicant and Authorized Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Ms Gladys Ng at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



Kenneth To

Encl.

cc. the Applicant & Team

KT/GN/vy

2019年12月24日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期・

24 DEC 2019
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/002Lg

20 December 2019

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email

Dear Ms Yeung,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -**

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Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD


Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/vy

2019年12月24日

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只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 24 DEC 2019
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Executive Summary

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行政摘要

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基於以上各項規劃理據，申請人希望是次的規劃申請能獲城規會批准。



Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/003Lg

30 December 2019

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -
TPB Ref.: A/K13/316**

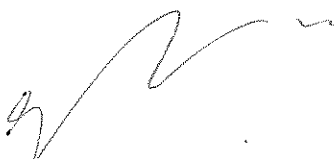
Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and telephone conversation with Mr Cecil Chow today.

The Executive Summary (Chinese version) has been updated and attached to reflect the correct site area and proposed GFA on paragraph as per the request from Mr Chow.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



Gladys Ng

Encl.

cc. DPO/KLN – Mr Cecil Chow (By Email cccchow@pland.gov.hk) w/e
the Applicant & Team

KT/GN/vy



行政摘要

（內文如有差異，應以英文版本為準）

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- 擬議重建預計不會帶來負面交通、排污及視覺影響。

基於以上各項規劃理據，申請人希望是次的規劃申請能獲城規會批准。

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

RECEIVED

2020 MAY 18 P 1:49

TOWN PLANNING BOARD

Our Ref: S1352/33TYS/19/006Lg

15 May 2020

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email and By Hand

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -
TPB Ref.: A/K13/316
Further Information No. 1**

Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and various departmental comments received in January 2020.

In response to the comments received, please find attached 35 hard copies and 35 soft copies of the Further Information submission. The submission document consists of:

Response-to-Comment Table

- | | |
|------------|--|
| Appendix 1 | Revised Architectural Drawings |
| Appendix 2 | Revised Sewerage Impact Assessment |
| Appendix 3 | Figures and appendices related to transport issues |
| Appendix 4 | Revised Visual Impact Assessment |

The revised scheme involves incorporating G/F setback from both Wai Yip Street and Tai Yip Street to improve pedestrian walking environment. Not least, the revised parking layout accommodates an additional of 18 nos. of car parking spaces, 2 loading/unloading bays and 2 motorcycle parking spaces.

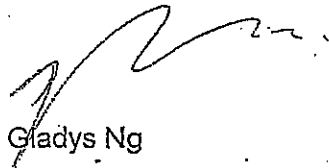
Kenneth To & Associates Ltd
杜立基規劃顧問有限公司

Our Ref: S1352/33TYS/19/006Lg
Date: 15 May 2020

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



Gladys Ng

cc. DPO/KLN – Mr Edwin Young (By Email epyyoung@pland.gov.hk)
the Applicant & Team

KT/GN/wy

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/007Lg

18 May 2020

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email and By Hand

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -
TPB Ref.: A/K13/316
Addendum to Further Information No. 1**

Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and Further Information No. 1 submitted on 15 May 2020.

Please find attached 70 copies of the Typical Floor Layout Plan which also indicates the location of fresh air intake.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD


Gladys Ng

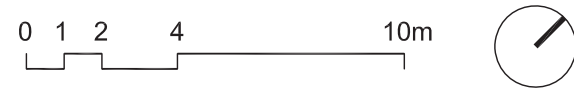
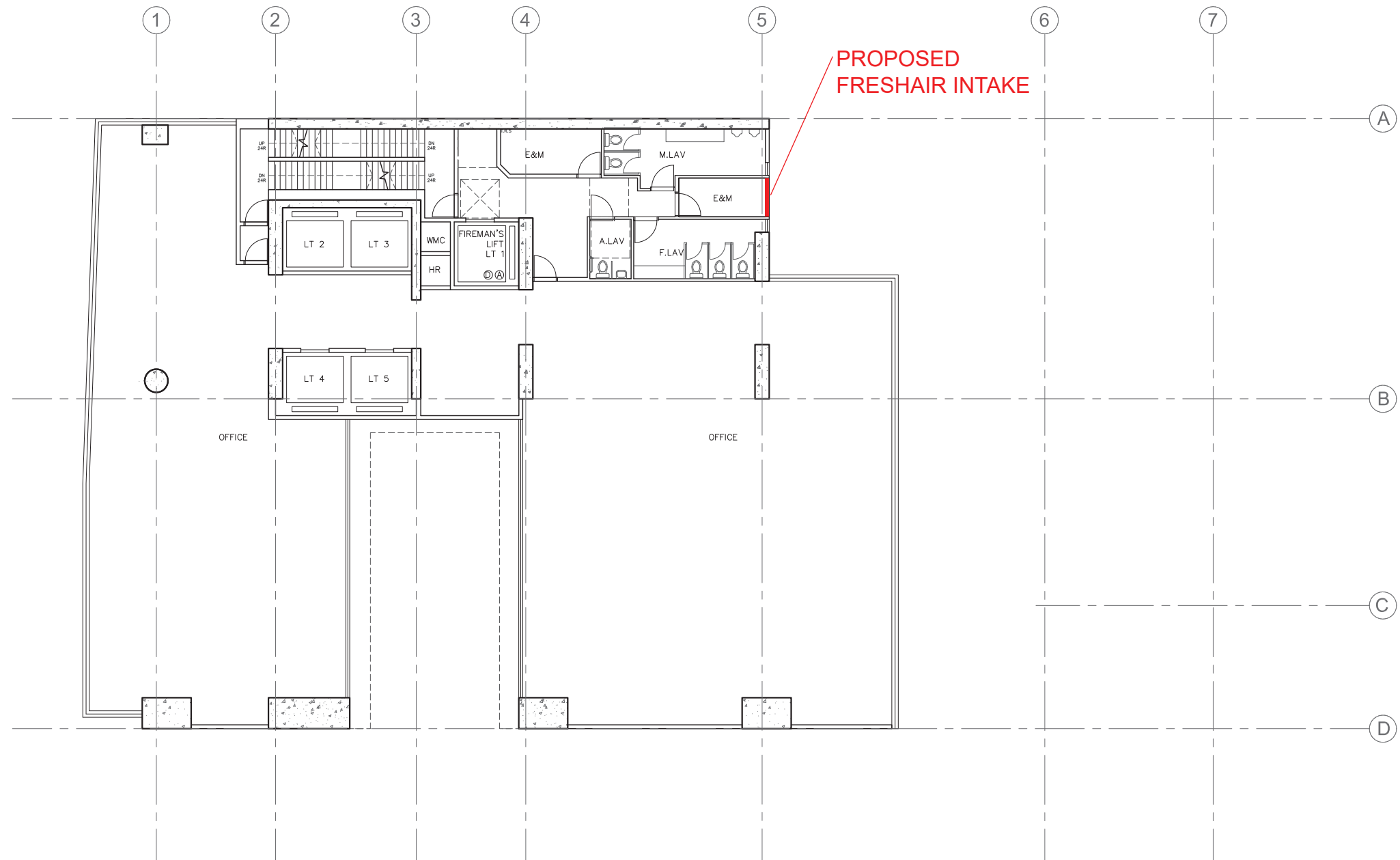
Encl.

cc. DPO/KLN – Mr Edwin Young (By Email epyyoung@pland.gov.hk) w/e
the Applicant & Team

KT/GN/vy

RECEIVED
2020 MAY 18 P 4:48
TOWN PLANNING BOARD





PROJECT		REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595			DRAWING TITLE			
					TYPICAL FLOOR LAYOUT PLAN (TYPE A)			
ARCHITECT	<div>arch design architects ltd. 雅 緻 建 築 設 計 ARCH DESIGN ARCHITECTS LTD.</div>	DWG.NO.	DATE	SCALE	SIZE			
		008	11.05.2020	1:200	A3			

Appendix Ic
for MPC Paper No. A/K13/316A

KTA

Kenneth To & Associates Ltd
杜立基顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/009Lg

28 May 2020

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Fax (2877 0245)

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -
TPB Ref.: A/K13/316
Further Information No. 2**


Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and comments from the Environmental Protection Department ("EPD") received on 27 May 2020.

Please find attached responses to comments from EPD for consideration by relevant department and TPB.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



Gladys Ng

Encl.

cc. DPO/KLN - Mr Edwin Young (By Email epyyoung@pland.gov.hk) w/e
the Applicant & Team

KT/GN/vv



Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwon Tong
S16 Planning Application

(Planning Application No: A/R13/16)

Comments	Response
<p>Email dated 27 May 2020 refers:</p> <p><u>Comments from Director of Environmental Protection:</u> (Contact Person: Ms. Alice HSU Tel: 2591 0558)</p> <ol style="list-style-type: none"> 1. Energy losses (e.g. frictional loss) in the sewers may lead to water level rise. Please take into account the energy losses in the sewers when estimating the freeboard. 2. Please provide the excel spreadsheet for the freeboard calculation. 3. Please note that the sewerage works shall be implemented to the satisfaction of DSD. 	<p>The hydraulic assessments in Appendices E, F and G of the SIA Report are based on the Colebrook-White Equation, which, in turn, is based on the hydraulic gradient required to drive the flow through the pipes. This equation takes account of the flow rate, pipe size and friction losses (dependent on the k_s factor).</p> <p>The spreadsheet requires manual manipulation and it would therefore be inappropriate to submit it. The calculations used and factors adopted are all shown in the report.</p> <p>Noted.</p>

Compiled by: Kenneth To & Associates Ltd

Date: 28 May 2020

Our Ref: S1352/33TYS/19/010Lg

24 June 2020

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email (tpbpd@pland.gov.hk)

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
S16 Planning Application
(TPB Ref. A/K13/316)
- Further Information No. 3 -**

Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and comments from the Environmental Protection Department and Drainage Services Department received on 15 June 2020.

Please find attached responses to comments received from the abovementioned departments as well as the associated calculations and drawings for consideration by relevant department and TPB.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Ms Gladys Ng at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



Kenneth To

Encl.

cc. DPO/KLN – Ms Peggy Wong (By Email plywong@pland.gov.hk) w/e
the Applicant & Team

KT/GN/vy

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwun Tong
S16 Planning Application
(Planning Application No: A/K13/316)**

RESPONSE-TO-COMMENT TABLE

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwun Tong
S16 Planning Application**

(Planning Application No: A/K13/316)

Comments	Response
<p>Email dated 15 June 2020 refers:</p> <p><u>Comments from Chief Engineer/Mainland South, DSD</u> (Contact person: Mr Anthony S N LO, Tel: 2300 1585)</p> <p>(iii) Appendices B & C – Please review if ‘Total Base Flow to FMH403138’ in the first column of the table should read ‘Total Base Flow to FMH4043138’</p> <p>(iv) Appendices D to G – Please note that the existing 400 mm diameter sewers should be vitrified clay pipes according to our drainage records. Please review the assume roughness value.</p>	<p>Noted. This minor typographic error has been corrected.</p> <p>Noted. The roughness value, ks, has been reduced to 3.0mm, in accordance with Table 5 of the Sewerage Manual, Part 1. It is noted that this value is lower than the previous assumption and the surcharging will therefore be reduced, but the overall findings of the SIA wil reman unchanged.</p>
<p><u>Comments from Director of Environmental Protection</u> (Contact person: Ms Alice HSU, Tel: 2835 1125)</p> <p>a) We note that the applicant has confirmed that central air-conditioning system will be provided for the proposed development and will not rely on opened window for ventilation.</p> <p>b) However, the Typical Floor Layout Plan could not demonstrate that the fresh air intakes located to meet the buffer distance for vehicular emission. Also, the applicant should confirm whether there is any chimey emission within 200m from the Application Site.</p>	<p>Wai Yip Street and Tai Yip Street are classified as Primary and Local Distributor respectively. The corresponding buffer distance required under Hong Kong Planning Standards and Guidelines are >20m and >5m. As shown in the attached Typical Floor Plan, the location of fresh air intake fulfils the aforementioned requirements.</p>

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwun Tong
S16 Planning Application
(Planning Application No: A/K13/316)**

Comments	Response
	We observe no active chimney within 200m from the Application Site.

Compiled by : Kenneth To & Associates Ltd
Date : **28 May 2020**

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwun Tong
S16 Planning Application
(Planning Application No: A/K13/316)**

REVISED CALCULATION SHEETS OF SEWERAGE IMPACT ASSESSMENT

References

1. Site Areas measured from LandsD GeoInfo Map
2. Number of Floors from building information and/or Google Earth
3. Worker Densities from PlanD CIFSUS Report (Figure 9)
4. Unit flows from EPD GESF (Tables T-2 and T-3)

[illegible]

Refer:

1. Site Areas measured from LandsD GeoInfo Map
2. Number of Floors from building information and/or Google Earth
3. Worker Densities from PlanD CIFSUS Report (Figure 9)
4. Unit flows from EPD GESF (Tables T-2 and T-3)

[illegible]

C175 Proposed Redevelopment of 33 Tai Yip Street
Sewerage Capacity

Refer LandsD GeoInfo Map

Check capacity of existing sewers

Roughness Factor adjusted for each pipe, depending on pipe material and velocity (as set out in Table 5 of the DSD Sewerage Manual, Part 1).

Manhole Ref.	CL (mPD)	IL (mPD)	Pipe No.	Distance (m)	Diameter (mm)	Depth to Soffit	Gradient (1 in)	Capacity (m ³ /s)	Existing Peak Discharge (m ³ /s)	Peak Flow as % of Capacity Existing (%)	Future Peak Discharge (m ³ /s)	Peak Flow as % of Capacity Future (%)	Remarks
FMH4043138	4.61	- 0.47	1	22	400	3.735	314	0.107	0.114	106.4	0.130	121.3	Connection from the Site to the Trunk Sewer
FMH4043139	4.51	0.40 0.38				3.735							Sewer in Tai Yip Street
FMH4042732	4.27	0.29 -0.02	2	26	400	2.94	306	0.109	0.120	110.5	0.136	125.2	Sewer in Tai Yip Street
FMH4042733	4.23	-0.03 -0.03	3	6	1350	2.91	600	1.941	-	-	-	-	
FMH4042734	4.14	-0.19 -0.21	4	23	1350	3.00	144	3.971	-	-	-	-	
FMH4042735	4.11	-0.26	5	19	1350	3.02	380	2.441	-	-	-	-	

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity
Existing Sewer 1

Colebrook-white Equation in SI units, simplified for solution for D
 (From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\overbrace{\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \overbrace{\frac{0.576 S^{0.2} K_s}{Q^{0.4}}}^{\text{Term 1}} + \overbrace{\frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}}}^{\text{Term 2}} \right\}}^{\text{Term 3}} \quad \text{Term 4}$$

D	0.400 m	400 mm	
S (1 in)	314	0.003	
Ks	3 mm		0.003 m (Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1	0.001336774
Term 2	3.09521E-05
Term 3	18.77352608
Term 4	18.77433479

Diff 0 Should be zero for solution

Capacity, Q	0.107 m³/s
A =	0.13 m²
v = Q/A =	0.85 m/s

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity
Existing Sewer 2

Colebrook-white Equation in SI units, simplified for solution for D
 (From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\overbrace{\left(\underbrace{\frac{Q}{\sqrt{S} D^{2.5}}}_{\text{Term 4}} = -6.555 \log \left\{ \underbrace{\frac{0.576 S^{0.2} K_s}{Q^{0.4}}}_{\text{Term 1}} + \underbrace{\frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}}}_{\text{Term 2}} \right\} \right)}_{\text{Term 3}}$$

D	0.400 m	400 mm	
S (1 in)	306	0.003	
Ks	3 mm		0.003 m (Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1	0.001336747
Term 2	3.05346E-05
Term 3	18.77445008
Term 4	18.77526009

Diff 0 Should be zero for solution

Capacity, Q	0.109 m³/s
A =	0.13 m²
v = Q/A =	0.86 m/s

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity
Existing Sewer 3

Colebrook-white Equation in SI units, simplified for solution for D
(From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

Term 4

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

D

1.350 m

1350 mm

S (1 in)

600

0.002

Ks

3 mm

0.003 m (D >=0.525m, Concrete Pipe. v > 1.2m/s. Poor)

Term 1

0.00036869

Term 2

6.19452E-06

Term 3

22.45810532

Term 4

22.45809362

Diff

0 Should be zero for solution

Capacity, Q

1.941 m³/s

A =

1.43 m²

v = Q/A =

1.36 m/s

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity
Existing Sewer 4

Colebrook-white Equation in SI units, simplified for solution for D
 (From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

Term 4

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 3

Term 1

Term 2

D	1.350 m	1350 mm
S (1 in)	144	0.007
Ks	3 mm	0.003 m (D >=0.525m, Concrete Pipe. v > 1.2m/s. Poor)
Term 1	0.000368526	
Term 2	3.03003E-06	
Term 3	22.48349258	
Term 4	22.48305588	
Diff	0 Should be zero for solution	
Capacity, Q	3.971 m³/s	
A =	1.43 m²	
v = Q/A =	2.77 m/s	

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity
Existing Sewer 5

Colebrook-white Equation in SI units, simplified for solution for D
(From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

Term 4

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

D

1.350 m

1350 mm

S (1 in)

380

0.003

Ks

3 mm

0.003 m (D >=0.525m, Concrete Pipe. v > 1.2m/s. Poor)

Term 1

0.000368623

Term 2

4.92841E-06

Term 3

22.46824209

Term 4

22.46820592

Diff

0 Should be zero for solution

Capacity, Q

2.441 m³/s

A =

1.43 m²

v = Q/A =

1.70 m/s

C175 Proposed Redevelopment of 33 Tai Yip Street
Sewerage Conditions under Surge - Existing Scenario

Refer LandsD GeoInfo Map

Check capacity of existing sewers

Roughness Factor taken as 6mm throughout (as set out in Table 5 of the DSD Sewerage Manual, Part 1).

Headloss at manholes = $Kv^2/2g$
 From Wallingford:

<u>Condition</u>	<u>K</u>
Straight Manhole	0.15
Manhole with 30 Deg Bend	0.5
Manhole with 60 Deg Bend	0.9
Manhole with 90 Deg Bend	1.0
Manhole Junction (Significant)	1.5

Manhole Ref.	CL	IL	Pipe No.	Distance	Diameter	Depth to Soffit	Existing Peak Discharge	Water Level	Surcharge	Freeboard	Remarks
	(mPD)	(mPD)		(m)	(mm)		(m³/s)	(mPD)	(m)	(m)	
FMH4043138	4.61	-0.47	1	22	400	3.735	0.114	1.64	0.77	2.96	Connection from the Site to the Trunk Sewer
FMH4043139	4.51	0.400.38				3.735		1.50	0.73	3.01	
FMH4042732	4.27	0.29-0.02	2	26	400	2.94	0.120	1.33	0.00	2.94	Assume 1350mm diameter trunk sewer flowing full

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity - Surcharged Conditions (Existing Scenario)
Existing Sewer 1

Downstream Water Level **1.50 mPD**

Peak Flow **0.114 m³/s**

Check **Hydraulic Gradient** required to pass the Peak Flow

Colebrook-white Equation in SI units, simplified for solution for D
 (From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 4 Term 1 Term 2 Term 3

D	0.400 m	400 mm
S (1 in)	275	0.004 REQUIRED HYDRAULIC GRADIENT
Ks	3 mm	0.003 m (Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1	0.001337
Term 2	2.9E-05
Term 3	18.77785

Term 4	18.77785
--------	----------

Diff 0 Should be zero for solution

Capacity, Q **0.114 m³/s =** 0.114 m³/s (Peak Flow)

A = 0.13 m²

v = Q/A = 0.91 m/s

Length of Sewer 22 m

Fall over Length 0.08 m

U/S Manhole Loss @ 1.5v²/2g 0.06 m

Total Losses 0.14 m

D/S Water Level 1.50 mPD

U/S Water Level **1.64 mPD**

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity - Surcharged Conditions (Existing Scenario)
Existing Sewer 2

Downstream Water Level **1.33 mPD**

Peak Flow **0.120 m³/s**

Check **Hydraulic Gradient** required to pass the Peak Flow

Colebrook-white Equation in SI units, simplified for solution for D
 (From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 4 Term 1 Term 2 Term 3

D	0.400 m	400 mm
S (1 in)	253	0.004 REQUIRED HYDRAULIC GRADIENT
Ks	3 mm	0.003 m (Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1	0.001337
Term 2	2.78E-05
Term 3	18.78056

Term 4	18.78056
--------	----------

Diff 0 Should be zero for solution

Capacity, Q **0.120 m³/s =** 0.120 m³/s (Peak Flow)

A = 0.13 m²

v = Q/A = 0.95 m/s

Length of Sewer 26 m

Fall over Length 0.10 m

U/S Manhole Loss @ 1.5v²/2g 0.07 m

Total Losses 0.17 m

D/S Water Level 1.33 mPD

U/S Water Level **1.50 mPD**

C175 Proposed Redevelopment of 33 Tai Yip Street
Sewerage Conditions under Surcharge - Future Scenario

Refer LandsD GeolInfo Map

Check capacity of existing sewers

Roughness Factor taken as 6mm throughout (as set out in Table 5 of the DSD Sewerage Manual, Part 1).

Headloss at manholes = $Kv^2/2g$
 From Wallingford:

<u>Condition</u>	<u>K</u>
Straight Manhole	0.15
Manhole with 30 Deg Bend	0.5
Manhole with 60 Deg Bend	0.9
Manhole with 90 Deg Bend	1.0
Manhole Junction (Significant)	1.5

Manhole Ref.	CL	IL	Pipe No.	Distance	Diameter	Depth to Soffit	Future Peak Discharge	Water Level	Surcharge	Freeboard	Remarks
	(mPD)	(mPD)		(m)	(mm)		(m³/s)	(mPD)	(m)	(m)	
FMH4043138	4.61	-0.47	1	22	400	3.735	0.130	1.73	0.86	2.87	Connection from the Site to the Trunk Sewer
FMH4043139	4.51	0.400.38				3.735		1.55	0.78	2.96	
FMH4042732	4.27	0.29-0.02	2	26	400	2.94	0.136	1.33	0.00	2.94	Assume 1350mm diameter trunk sewer flowing full

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity - Surcharged Conditions (Future Scenario)
Existing Sewer 1

Downstream Water Level **1.55 mPD**

Peak Flow **0.13 m³/s**

Check **Hydraulic Gradient** required to pass the Peak Flow

Colebrook-white Equation in SI units, simplified for solution for D
 (From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 4 Term 1 Term 2 Term 3

D	0.400 m	400 mm
S (1 in)	215	0.005 REQUIRED HYDRAULIC GRADIENT
Ks	3 mm	0.003 m (Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1	0.001336
Term 2	2.56E-05
Term 3	18.78538

Term 4	18.78537
--------	----------

Diff 0 Should be zero for solution

Capacity, Q **0.130 m³/s =** 0.130 m³/s (Peak Flow)

A = 0.13 m²

v = Q/A = 1.03 m/s

Length of Sewer 22 m

Fall over Length 0.10 m

U/S Manhole Loss @ 1.5v²/2g 0.08 m

Total Losses 0.18 m

D/S Water Level 1.55 mPD

U/S Water Level **1.73 mPD**

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity - Surcharged Conditions (Future Scenario)
Existing Sewer 2

Downstream Water Level 1.33 mPD

Peak Flow 0.136 m³/s

Check **Hydraulic Gradient** required to pass the Peak Flow

Colebrook-white Equation in SI units, simplified for solution for D

(From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 3
Term 1 Term 2
Term 4

D	0.400 m	400 mm
S (1 in)	196	0.005 REQUIRED HYDRAULIC GRADIENT
Ks	3 mm	0.003 m (Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1 0.001336

Term 2 2.44E-05

Term 3 18.78794

Term 4 18.78794

Diff 0 Should be zero for solution

Capacity, Q 0.136 m³/s = 0.136 m³/s (Peak Flow)

A = 0.13 m²

v = Q/A = 1.08 m/s

Length of Sewer 26 m

Fall over Length 0.13 m

U/S Manhole Loss @ 1.5v²/2g 0.09 m

Total Losses 0.22 m

D/S Water Level 1.33 mPD

U/S Water Level 1.55 mPD

C175 Proposed Redevelopment of 33 Tai Yip Street
Sewerage Conditions under Surcharge - Future Scenario x 1.15

Refer LandsD GeolInfo Map

Check capacity of existing sewers

Roughness Factor taken as 6mm throughout (as set out in Table 5 of the DSD Sewerage Manual, Part 1).

Headloss at manholes = $Kv^2/2g$
 From Wallingford:

<u>Condition</u>	<u>K</u>
Straight Manhole	0.15
Manhole with 30 Deg Bend	0.5
Manhole with 60 Deg Bend	0.9
Manhole with 90 Deg Bend	1.0
Manhole Junction (Significant)	1.5

Manhole Ref.	CL	IL	Pipe No.	Distance	Diameter	Depth to Soffit	Future Peak Discharge x 1.15 (m³/s)	Water Level	Surcharge	Freeboard	Remarks
	(mPD)	(mPD)		(m)	(mm)			(mPD)	(m)	(m)	
FMH4043138	4.61	-0.47	1	22	400	3.735	0.150	1.87	1.00	2.74	Connection from the Site to the Trunk Sewer
FMH4043139	4.51	0.400.38				3.735		1.62	0.85	2.89	
FMH4042732	4.27	0.29-0.02	2	26	400	2.94	0.156	1.33	0.00	2.94	Assume 1350mm diameter trunk sewer flowing full

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity - Surcharged Conditions (Future Scenario)
Existing Sewer 1

Downstream Water Level 1.62 mPD

Peak Flow 0.1495 m³/s

Check **Hydraulic Gradient** required to pass the Peak Flow

Colebrook-white Equation in SI units, simplified for solution for D
 (From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 3
 Term 1 Term 2
 Term 4

D	0.400 m	400 mm
S (1 in)	161	0.006 REQUIRED HYDRAULIC GRADIENT
Ks	3 mm	0.003 m (Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1	0.001336
Term 2	2.21E-05
Term 3	18.7931

Term 4	18.7931
--------	---------

Diff 0 Should be zero for solution

Capacity, Q 0.150 m³/s = 0.150 m³/s (Peak Flow)

A = 0.13 m²

v = Q/A = 1.19 m/s

Length of Sewer 22 m

Fall over Length 0.14 m

U/S Manhole Loss @ 1.5v²/2g 0.11 m

Total Losses 0.24 m

D/S Water Level 1.62 mPD

U/S Water Level 1.87 mPD

C175 Proposed Redevelopment of 33 Tai Yip Street
Existing Sewerage Capacity - Surcharged Conditions (Future Scenario)
Existing Sewer 2

Downstream Water Level 1.33 mPD

Peak Flow 0.156 m³/s

Check **Hydraulic Gradient** required to pass the Peak Flow

Colebrook-white Equation in SI units, simplified for solution for D

(From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 4 Term 3 Term 1 Term 2

D	0.400 m	400 mm	
S (1 in)	148	0.007	REQUIRED HYDRAULIC GRADIENT
Ks	3 mm	0.003 m	(Clayware Pipe. V = 0.75m/s approx. Poor)

Term 1 0.001336

Term 2 2.12E-05

Term 3 18.79508

Term 4 18.79508

Diff 0 Should be zero for solution

Capacity, Q 0.156 m³/s = 0.156 m³/s (Peak Flow)

A = 0.13 m²

v = Q/A = 1.24 m/s

Length of Sewer 26 m

Fall over Length 0.18 m

U/S Manhole Loss @ 1.5v²/2g 0.12 m

Total Losses 0.29 m

D/S Water Level 1.33 mPD

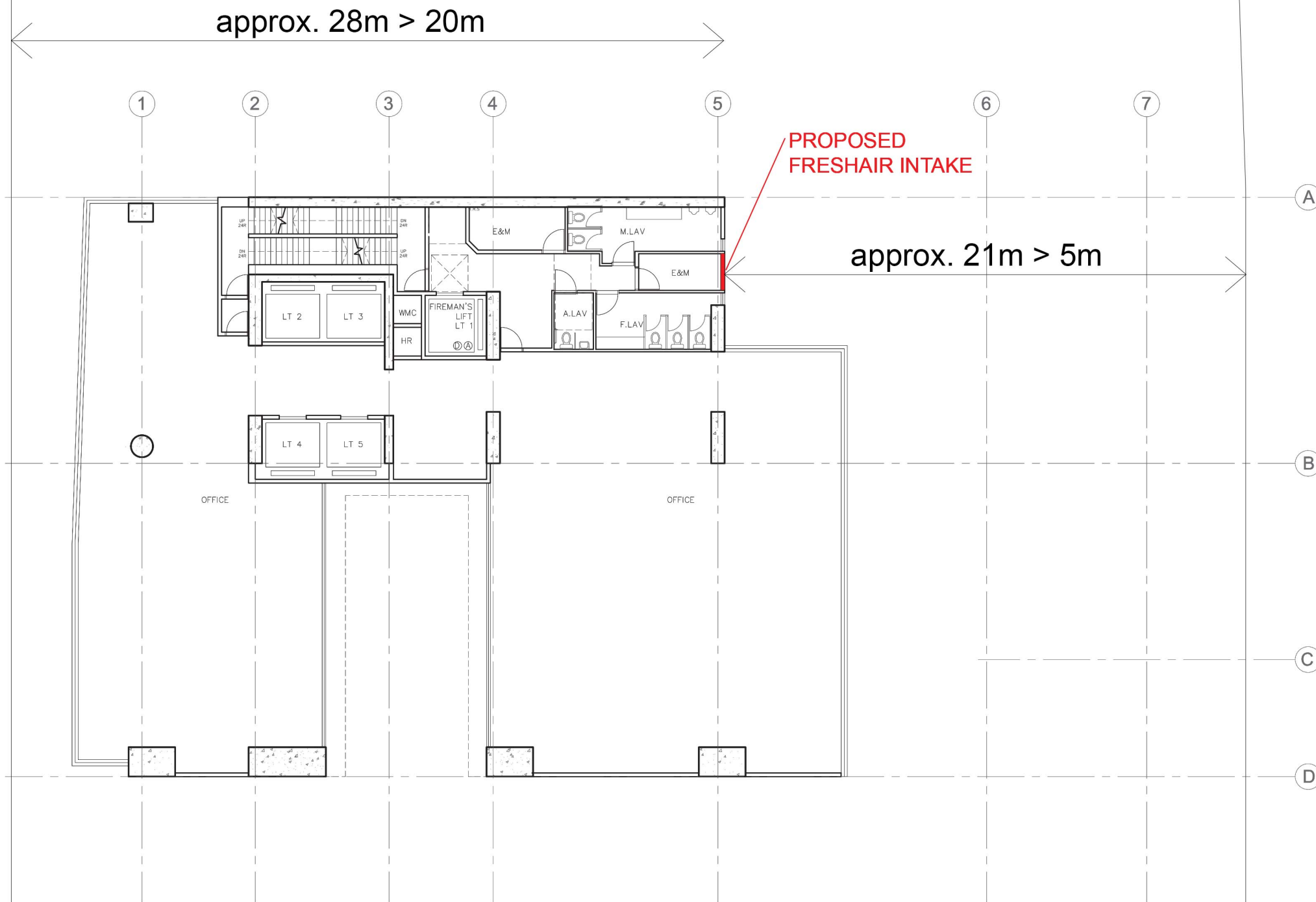
U/S Water Level 1.62 mPD

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwun Tong
S16 Planning Application
(Planning Application No: A/K13/316)**

UPDATED TYPICAL FLOOR PLAN

WAI YIP STREET

TAI YIP STREET



PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

DRAWING TITLE
TYPICAL FLOOR LAYOUT PLAN (TYPE A)

ARCHITECT
arch
design architects ltd.
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DWG.NO.	DATE	SCALE	SIZE
008	11.05.2020	1:200	A3

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/011Lg

30 June 2020

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email and By Hand

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -
TPB Ref.: A/K13/316
Further Information No. 4**

Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and various departmental comments received on 15 June 2020.

In response to the comments received, please find attached 35 hard copies and 35 soft copies of the Further Information submission. The submission document consists of:

Response-to-Comment Table

Appendix 1 Revised Architectural Drawings

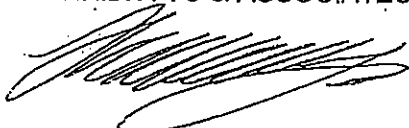
Appendix 2 Replacement pages of Visual Impact Assessment

In addition to the above, please be kindly confirmed that the open space on 2/F will be opened for public enjoyment during opening hours of the proposed commercial development.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Ms Gladys Ng at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



Kenneth To

cc. DPO/KLN – Mr Edwin Young (By Email: epyoung@pland.gov.hk)
the Applicant & Team

KT/GN/vy



Appendix If
for MPC Paper No. A/K13/316A

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/012Lg

1 July 2020

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -
TPB Ref.: A/K13/316
Further Information No. 5**

Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and comments from the Transport Department ("TD") received on 30 June 2020.

Please find attached responses to comments from TD for consideration by relevant department and TPB.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD


Gladys Ng

Encl.

cc. DPO/KLN – Mr Edwin Young (By Email epyyoung@pland.gov.hk)
the Applicant & Team

KT/GN/vy



**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwun Tong
S16 Planning Application
(Planning Application No: A/K13/316)**

RESPONSE-TO-COMMENT TABLE

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio & Building Height Restrictions
at 33 Tai Yip Street, Kwun Tong
S16 Planning Application**

(Planning Application No: A/K13/316)

Comments	Response
<p>Email dated 30 June 2020 refers:</p> <p><u>Comments from Commission for Transport, Transport Department:</u> (Contact person: Ms Ada K Y YAU, Tel: 2399 2510)</p> <p>a) The pedestrian survey conducted in early during COVID-19 period may not reflect a normal pedestrian traffic condition in the area. Please review and update.</p> <p>b) Regarding the car lifts, please clarify the queuing spaces to be provided for each car lift. Please refer to the TPDM for the design requirements.</p>	<p>The pedestrian survey was conducted on Thursday, 9th January 2020, when there was no impact from the outbreak of COVID-19. Therefore, the survey results reflect the normal pedestrian traffic condition.</p> <p>A car lift analysis conducted based on the queuing theory was attached in the previous response to comment submitted to the Town Planning Board on 15th May 2020. For your ease of reference, the car lift analysis is found in Appendix A.</p> <p>The car lift analysis found that the probability of 1 car arriving when 2 car lifts and 1 waiting space are being occupied is only 4.54%, which is considered as acceptable.</p>

Compiled by : Kenneth To & Associates Ltd

Date : **1 July 2020**

Appendix A
Car Lift Analysis

Car Lift Analysis

Job Title Redevelopment at 33 Tai Yip Street - N.K.I.L. 5595

Ground floor to typical car park floor (m)	11.46
Average Speed (m/s) (Car = 1.0m/s and LGV = 0.5m/s)	0.50
Travel time (s)	22.92

<u>Activity</u>	<u>Time (s)</u>
Car lift travels from ground floor to typical car park floor	22.9
Lift door opens	5.0
Car exits lift in forward gear on typical car park floor	10.0
Car enters lift in reverse gear on typical car park floor	10.0
Door closes	4.5
Car lift travels from typical car park floor to ground floor	22.9
Lift door opens	5.0
Car exits lift in forward gear on ground floor	10.0
Car enters lift in reverse gear on ground floor	10.0
Door closes	4.5
<u>Total</u>	104.8

Number of lift servers, k	2
Overall peak hour traffic attraction	28
Percentage of car park oriented traffic attraction	100%
Estimated arrival vehicle per hour	28
Number of waiting space(s)	1
Arrival percentage in peak 15 minutes	26%
Cycle time ω (s)	105
Arrival rate λ (vehicles / 15 minutes)	7
Service rate μ of one lift server (vehicles / 15 minutes)	9

<u>Number of Cars N</u>	<u>Probability of Exact N Cars in the Lift System</u>	<u>Probability of N Cars or Less in the Lift System</u>	<u>Probability of More Than N Cars in the Lift System</u>
0	40.45%	40.45%	59.55%
1	34.30%	74.75%	25.25%
2	14.55%	89.29%	10.71%
3	6.17%	95.46%	4.54%
4	2.62%	98.07%	1.93%
5	1.11%	99.18%	0.82%
6	0.47%	99.65%	0.35%
7	0.20%	99.85%	0.15%

Conclusion

The probability of 1 car arriving when 2 car lifts and 1 waiting space being occupied is 4.54%. The vehicle lift system is acceptable.

Formulae:

Floor	Level (m)	Distance from G/F	No. of parking spaces	Column C * Column D
8/F		0		0
7/F		0		0
6/F		0		0
5/F		0		0
4/F		0		0
3/F		0		0
2/F		0		0
1/F		0		0
G/F	0.00	0.0	0	0
B1	-6.00	6.0	28	168
B2	-12.00	12.0	48	576
B3	-16.00	16.0	28	448
B4		0.0		0
B5		0		0
B6		0		0
B7		0		0
B8		0		0
			total parking spaces	typical floor distance
			104	11.46

Note:

k is the number of lift servers.

λ is the arrival rate in vehicles per 15 minutes.

μ is the service rate of a lift server in vehicles per 15 minutes.

N $1/N! * (\lambda/\mu)^N$ summation from N=0 to N=k-1

0	1	1
1	0.848089	1.8480889
2	0	1.8480889
3	0	1.8480889
4	0	1.8480889
5	0	1.8480889
6	0	1.8480889
7	0	1.8480889
8	0	1.8480889
9	0	1.8480889
10	0	1.8480889

Probability of having exactly zero cars in the lift system:

$$P(0) = \frac{1}{\left[\sum_{N=0}^{k-1} \frac{1}{N!} \left(\frac{\lambda}{\mu} \right)^N \right] + \frac{1}{k!} \left(\frac{\lambda}{\mu} \right)^k \frac{k\mu}{k\mu - \lambda}}$$

Probability of having exactly N cars in the lift system:

For $N < k$:

$$P(N) = \frac{1}{N!} \left(\frac{\lambda}{\mu} \right)^N P(0)$$

For $N \geq k$:

$$P(N) = \frac{1}{k! k^{N-k}} \left(\frac{\lambda}{\mu} \right)^N P(0)$$

k - number of lift servers

λ - arrival rate

μ - service rate

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1352/33TYS/19/013Lg

3 July 2020

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Fax (2877 0245)

Dear Sir/Madam,

**Proposed Redevelopment of an Existing Industrial Building
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at No. 33 Tai Yip Street, Kwun Tong
- S16 Planning Application -
TPB Ref.: A/K13/316
Further Information No. 6**

Reference is made to the S16 Planning Application submitted to the Town Planning Board ("TPB") on 11 December 2019 and some verbal comments from the Transport Department ("TD") received on 2 July 2020 as well as query made by the Kowloon District Planning Office ("KDPO") by email on the same day.

TD requested the Applicant to provide waiting spaces on G/F. As such, we reviewed the G/F and B1-3/F layout and submit herewith a set of revised plans to address their comment. A total of 4 waiting spaces are provided on G/F. We understand that the total number and design of parking facilities and loading/unloading spaces will be subject to approval conditions, thus further submission will be made to the relevant Government departments for consideration at detailed design stage.

With regard to the issue on maintenance of vertical greening raised by KDPO, please refer to the attached reference drawing.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Ms Gladys Ng at 3426 8840.

Kenneth To & Associates Ltd

杜立基規劃顧問有限公司

Our Ref: S1352/33TYS/19/013Lg

Date: 3 July 2020

Thank you for your kind attention.

Yours faithfully

For and on behalf of

KENNETH TO & ASSOCIATES LTD

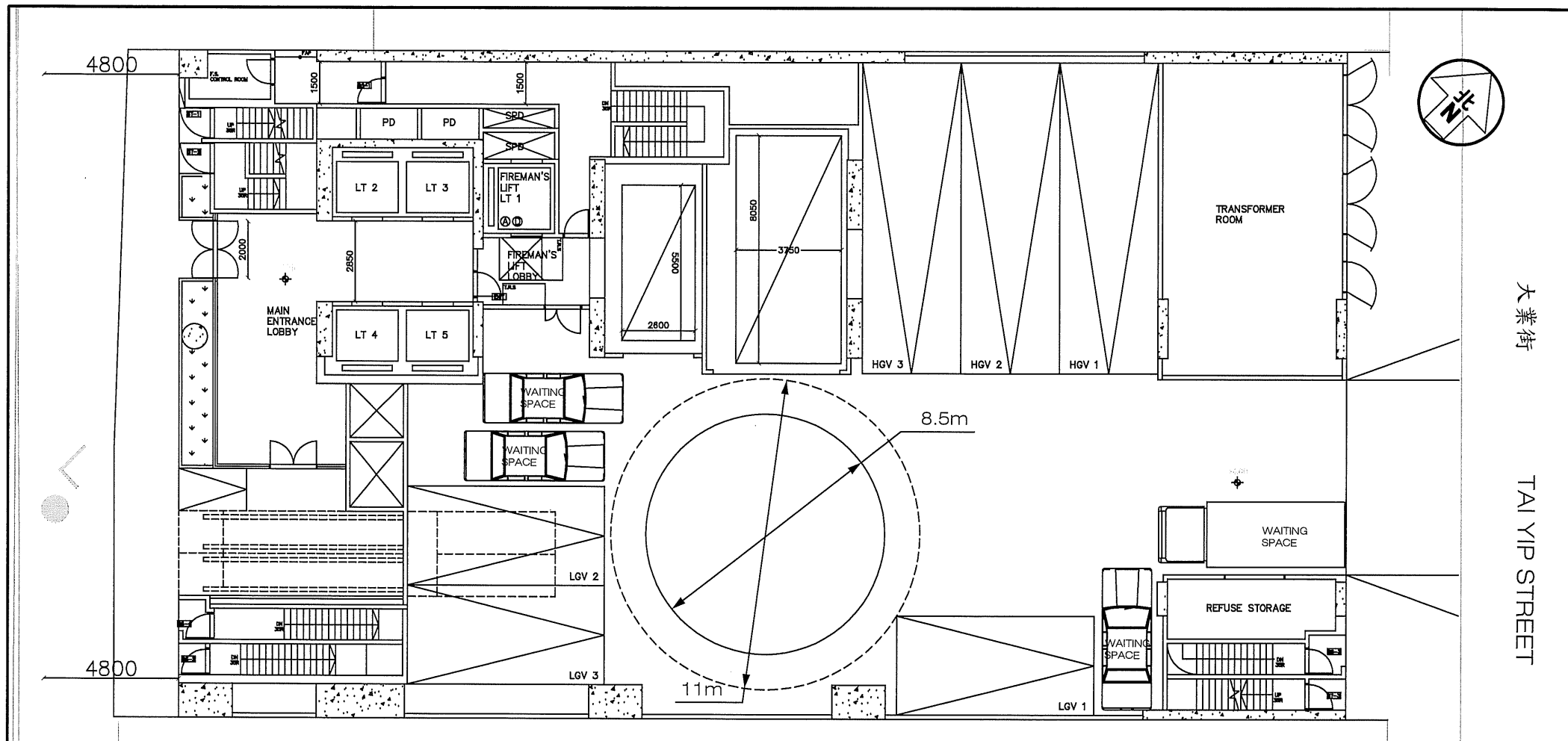
A handwritten signature in black ink, appearing to be 'Kenneth To', written in a cursive style.

Kenneth To

Encl.

cc. DPO/KLN – Ms Peggy Wong (By Email plywong@pland.gov.hk)
the Applicant & Team

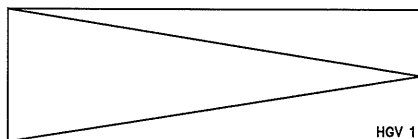
KT/GN/vy



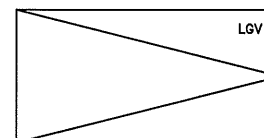
大業街

TAI YIP STREET

LEGEND :



HGV loading / unloading bay
@11m(L) X 3.5m(W) X 4.7m(H)



LGV loading / unloading bay
@7m(L) X 3.5m(W) X 3.6m(H)

Project Title

REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

J6864

Figure No.

F1

Revision

A

Figure Title

G/F LAYOUT PLAN

Designed by

L C H

Drawn by

N C M

Checked by

K C

Scale in A4

1 : 200

Date

03 JUL 2020

CKM Asia Limited

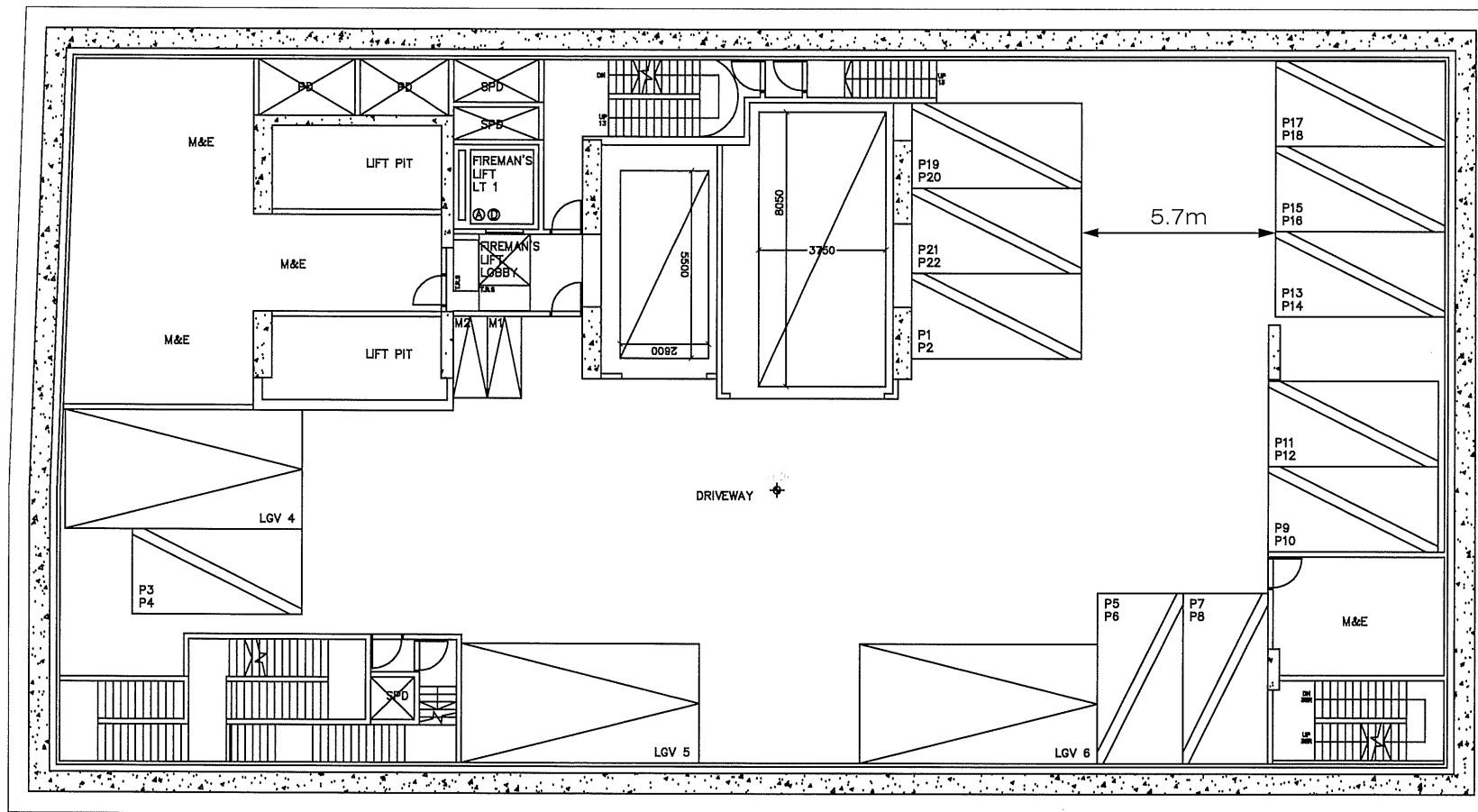
Traffic and Transportation Planning Consultants

21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong

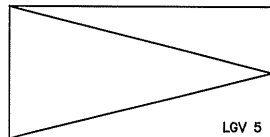
Tel : (852) 2520 5990 Fax : (852) 2528 6343

Email : mail@ckmasia.com.hk

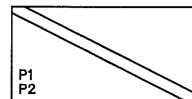
T:\JOB\J6864-J6899\J6864\2020 06\Fig F1 - F4 RevA.dwg



LEGEND :



LGV loading / unloading bay
@7m(L) X 3.5m(W) X 3.6m(H)



Double-deck car parking space
@5m(L) X 2.5m(W)



Motorcycle parking space
@2.4m(L) X 1m(W) X 2.4m(H)

Project Title

REDEVELOPMENT AT 33 TAI YIP STREET – N.K.I.L. 5595

J6864

Figure No.

F2

Revision

A

Figure Title

B1/F LAYOUT PLAN

Designed by

L C H

Drawn by

N C M

Checked by

K C

Scale in A4

1 : 200

Date

03 JUL 2020

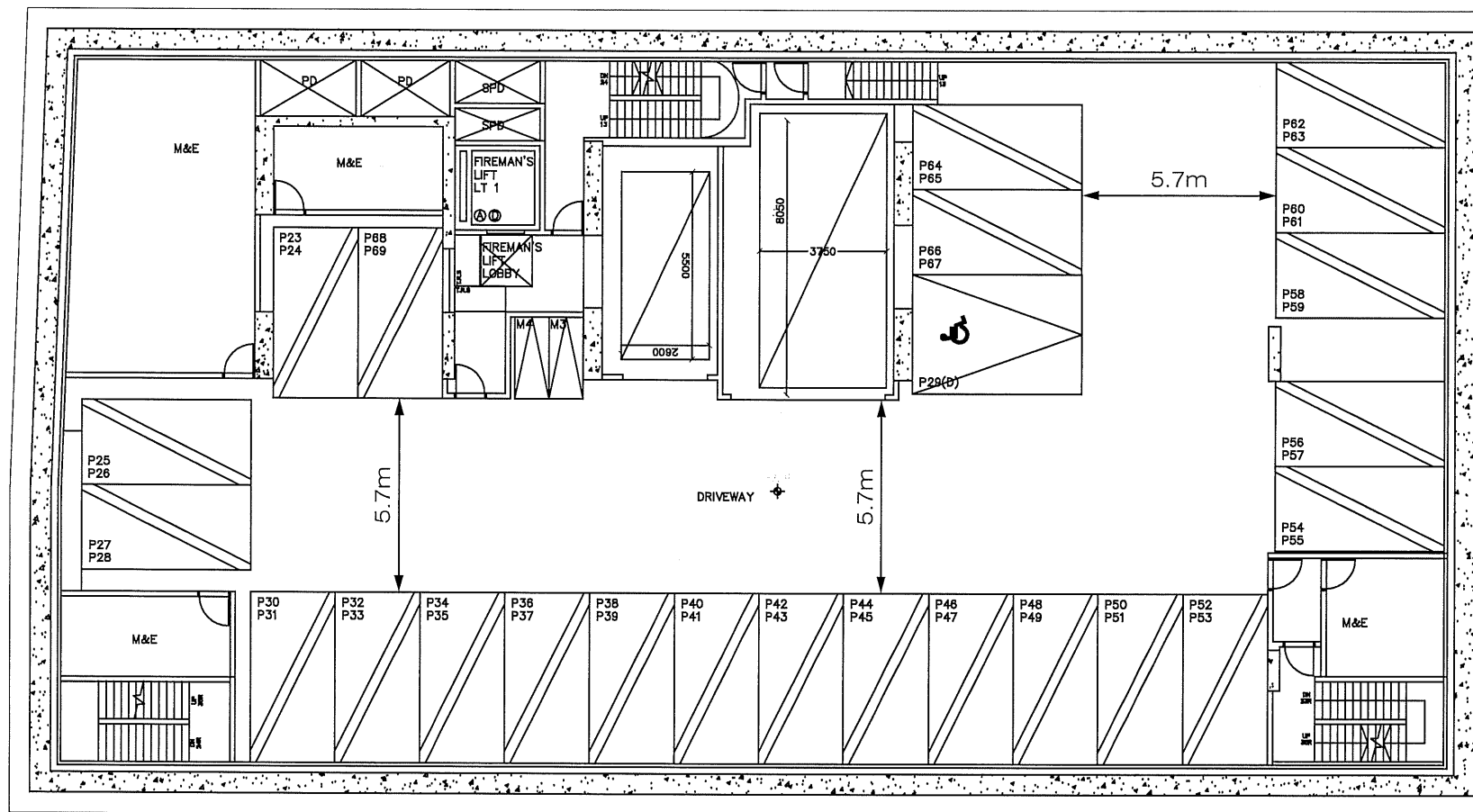
CKM Asia Limited

Traffic and Transportation Planning Consultants

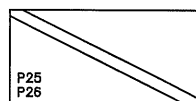
21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong

Tel : (852) 2520 5990 Fax : (852) 2528 6343

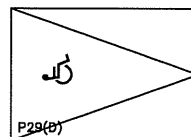
Email : mail@ckmasia.com.hk



LEGEND :



Double-deck car parking space
@5m(L) X 2.5m(W)

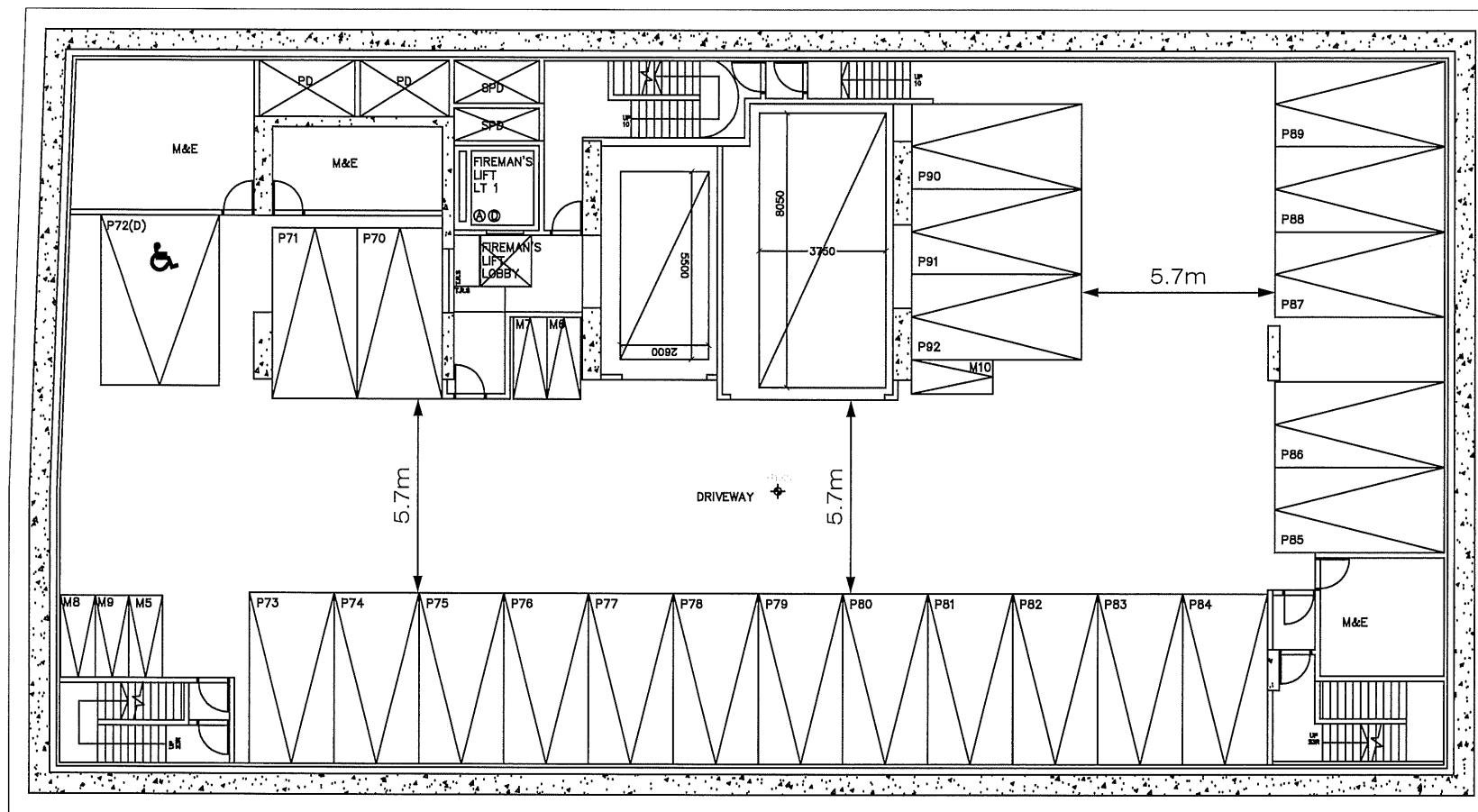


Accessible car parking space
@5m(L) X 3.5m(W) X 2.4m(H)

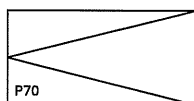


Motorcycle parking space
@2.4m(L) X 1m(W) X 2.4m(H)

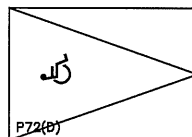
Project Title				REDEVELOPMENT AT 33 TAI YIP STREET – N.K.I.L. 5595				J6864		Figure No. F3		Revision A		CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk			
Figure Title				B2/F LAYOUT PLAN				Designed by L C H		Drawn by N C M		Checked by K C					
								Scale in A4 1 : 200		Date 03 JUL 2020							



LEGEND :



Private car parking space
@5m(L) X 2.5m(W) X 2.4m(H)



Accessible car parking space
@5m(L) X 3.5m(W) X 2.4m(H)



Motorcycle parking space
@2.4m(L) X 1m(W) X 2.4m(H)

Project Title
REDEVELOPMENT AT 33 TAI YIP STREET – N.K.I.L. 5595

J6864

Figure No. F4		Revision A
Designed by L C H	Drawn by N C M	Checked by K C
Scale in A4 1 : 200		Date 03 JUL 2020

Figure Title
B3/F LAYOUT PLAN

CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

DRAWING TITLE:
GSKY GREEN WALL PANELS
CONCRETE WALL STRUCTURE / INTERIOR OR EXTERIOR
3D VIEW
PLAN DETAIL

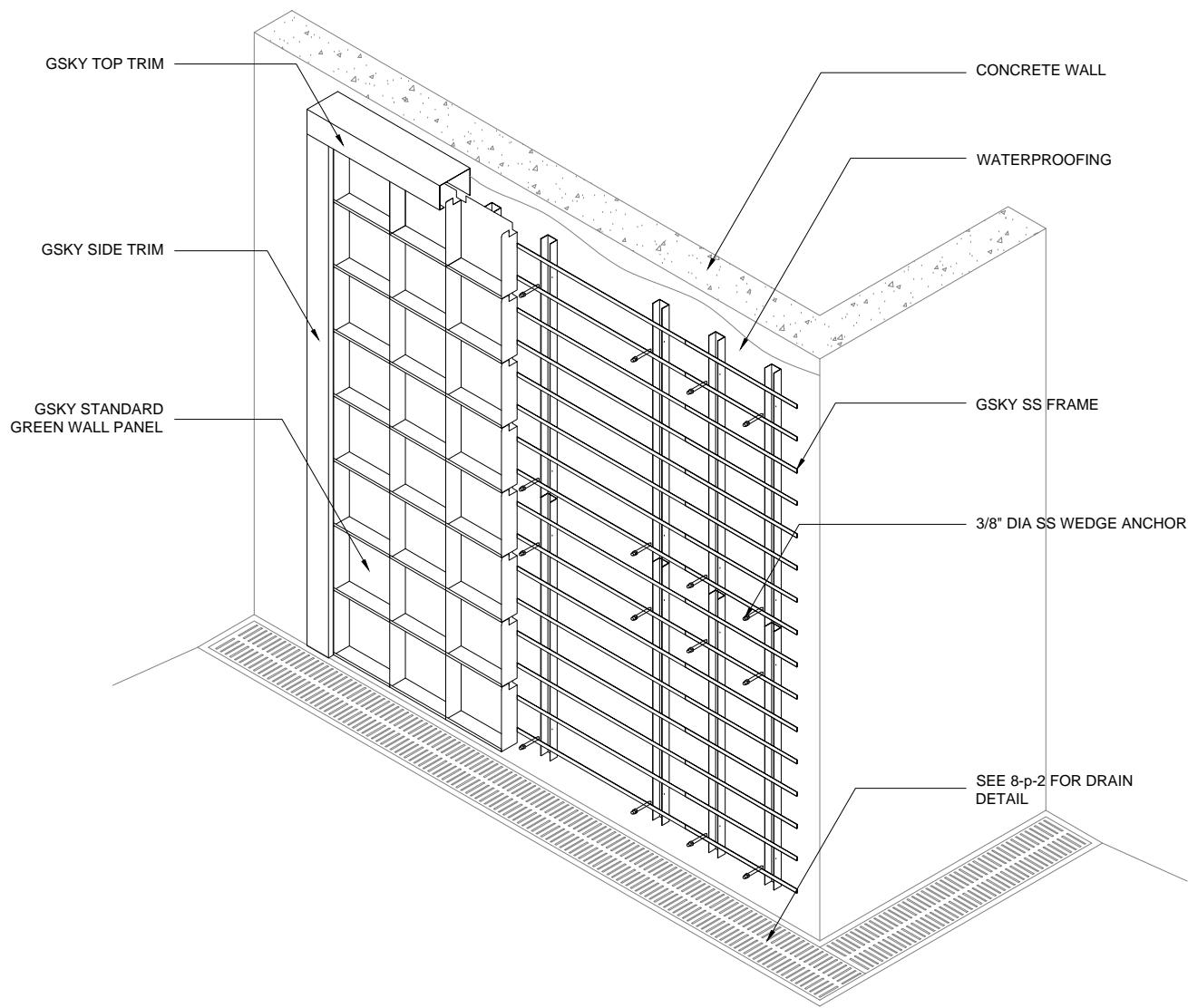


#704 - 318 HOMER ST
VANCOUVER, BC V6B 2V2
604-708-0611 ph 604-357-1315 fax
www.gsky.com

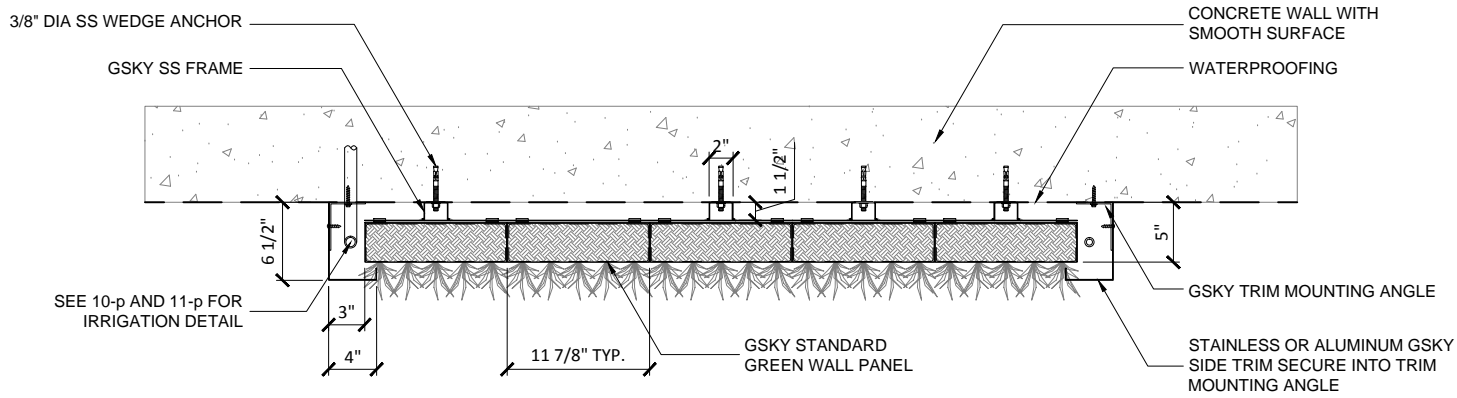
DESIGN NOTE:
*STRUCTURE MUST SUPPORT 30 LB/SQ.FT SATURATED GSKY GREEN WALL SYSTEM
*WALL SURFACE MUST BE SMOOTH
*WATERPROOFING IS REQUIRED TO BE APPLIED (LIQUID OR SELF ADHESIVE TYPE IS RECOMMENDED)
*ADEQUATE LIGHTING MUST BE DESIGNED AND INSTALLED (FOR INTERIOR GREEN WALL)
*WALL MUST BE ACCESSIBLE FOR MAINTENANCE (LIFT ACCESS MAY BE REQUIRED)
*EMBEDDED PIPE OR CONDUIT LOCATIONS MUST BE INDICATED TO GSKY
*TRIM WIDTH MAY INCREASE DEPENDING ON LOCATION OF ZONE VALVES; SEE 9-p, 10-p AND 11-p FOR DETAIL
*GREEN WALL BELOW MUST TO BE CLEAR FOR MAINTENANCE LIFT ACCESS

DRAWING #
1-p

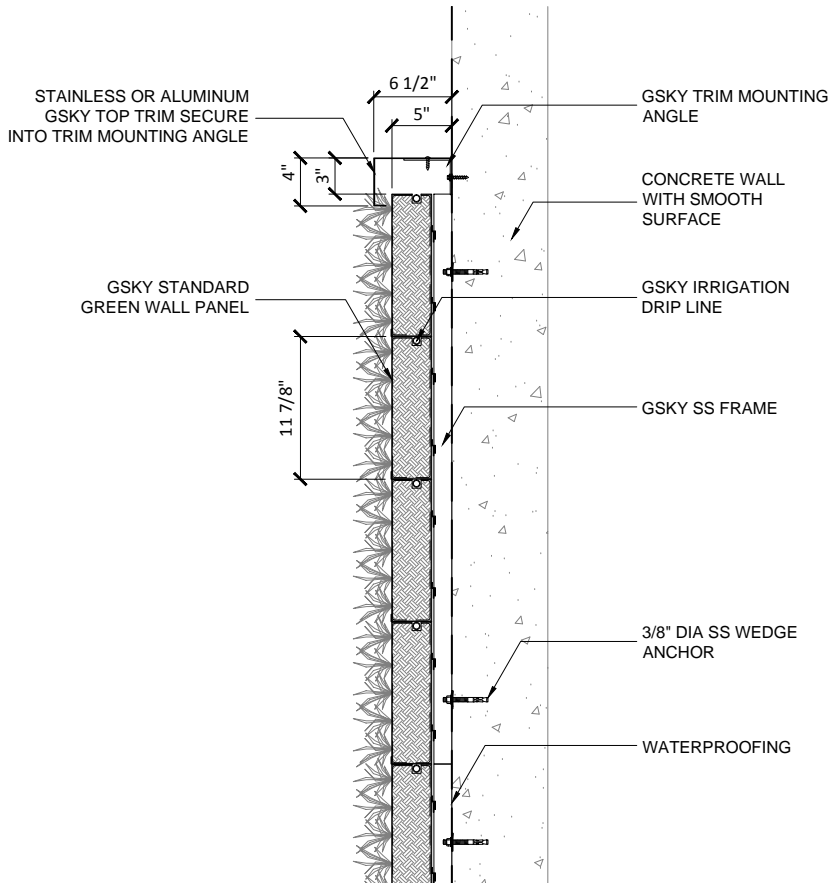
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REV DATE: N/A PAPER SIZE: 11 x 17



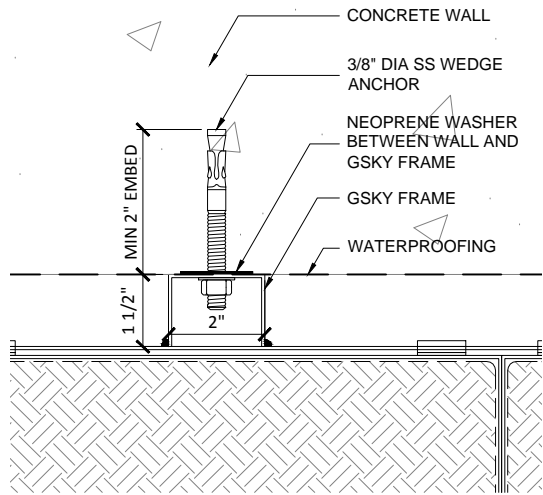
1 3D VIEW / CONCRETE WALL
SCALE 3/8" - 1'-0" (FILE # 1-p-1)



2 PLAN DETAIL / CONCRETE WALL
SCALE 3/4" - 1'-0" (FILE # 1-p-2)



3 SECTION DETAIL / CONCRETE WALL
SCALE 3/4" - 1'-0" (FILE # 1-p-3)



4 FASTENER DETAIL / CONCRETE WALL
SCALE 3" - 1'-0" (FILE # 1-p-4)

Similar Applications

**Appendix II of
MPC Paper No. A/K13/316A**

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%)	<u>Approved</u> 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%)	<u>Rejected</u> 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%)	<u>Approved</u> 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

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
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

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
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%)	<u>Approved</u> 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	<u>Approved</u> 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: 160mPD	71 How Ming Street, Kwun Tong (1,271.66m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> 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%)	<u>Approved</u> 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

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
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%)	<u>Approved</u> 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%)	<u>Rejected</u> 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
San Po Kong Business Area							
13.	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	<u>Approved</u> 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)
14.	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

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
Hung Hom							
15.	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							
16.	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
17.	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
Cheung Sha Wan							
18.	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

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
Kwai Chung							
19.	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
20.	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
21.	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] : 1,181.727 m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> 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
22.	S/KC/29 “OU(B)” A/KC/466 BHR: 130mPD	2-16 Lam Tin Street (1,858m ²)	Information Technology and Telecommuni- cations Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 130mPD to 146.5mPD (+12.7%)	<u>Approved</u> 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

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
Tsuen Wan							
23.	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	<u>Approved</u> 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
24.	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	<u>Approved</u> 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
25.	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> Nil	<u>Approved</u> 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
26.	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	<u>Approved</u> 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

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
27.	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 Toppo 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.

F A X

Appendix III(a)
for MPC Paper No. A/K13/316A

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

200114-161623-38780

提交限期

Deadline for submission:

24/01/2020

提交日期及時間

Date and time of submission:

14/01/2020 16:16:23

有關的規劃申請編號

The application no. to which the comment relates:

A/K13/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mok Wing Keung

意見詳情

Details of the Comment :

The proposed property seems too high in height, comparied with nearby buildings.

tphpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2020年01月19日星期日 4:36
 收件者: tpbpd
 主题: A/K13/316 33 Tai Yip Street

F A X

A/K13/316
 33 Tai Yip Street, Kwun Tong
 Site area : About 1070.244m²
 Zoning : "Other Specified Uses" annotated "Business"
 Applied Development : Proposed Minor Relaxation of Plot Ratio Restrictions for Permitted Industrial Development / 109.9mPD / 81 Vehicle Parking

Dear TPB Members,

The Ngau Tau Kok OZP was a few weeks ago but already there are applications for MINOR relaxations. These are anything but minor, in this instance a PR of 14.4, that translates to a 20% increase..

That every development applies for MINOR relaxations and that PD, responsible for drafting the OZP in the first place, supports the applications makes a mockery of the OZP process.

**S/K14S/21A
 COMMERCIAL (1)**

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded. TRANSLATION PLEASE AS THIS MAKES NO SENSE
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

We are told that the OZP is drawn up to provide a framework for the district. It is supported by various impact assessments that purport to justify the particulars of these plans.

That five minutes later approvals are doled out for significant additions to PR and heights calls into question the legitimacy of the OZP.

No assessment is provided of the cumulative impact of these additions with regard to ventilation, noise pollution, penetration of natural light, traffic, etc.

Hopefully some members share the concern of Joe Public with regard to the integrity of the plans that they themselves have approved.

Those of you with a social conscience should also recognize that there is no provision in the OZP for the impact of the additional influx of workers to the district that these substantial relaxations will attract.

The OZP for Kwun Tong show provision for open space based on the number of residents.

However this area is now designated as an alternative CBD. There should also be provision in industrial, industrial-office, business and commercial areas, the standard is 5 ha per 100 000 workers (i.e. 0.5m² per worker)

Not only is there a substantial deficit in OS already based on data for residents, there is no provision for the daily influx of workers to the Kowloon Bay CBD.

It is clear that the 2018 Policy Address effectively OVERRIDES AND ANNULS the integrity of the OZP and the intention of providing more transitional housing has not been accomplished as there have been no applications for such use. In addition the 10% specific uses clause has not been applied

I would refer to the minutes of 31 May 2019 re a similar application: strong justification and planning merits for the proposed minor relaxation of BH restriction. Approving such applications without strong justification and planning merits would set an undesirable precedent.

- (a) the planning and design merits of the proposed scheme, taking into account the site specific characteristics and local context;
- (b) design of street level on pedestrian accessibility, connectivity and comfort;
- (c) compliance with relevant provisions of Sustainable Building Design Guidelines; and
- (d) consideration of green building design

There is no set back, podium is 100% so no benefit via pavement widening or improved ventilation at street level.

The Green Features are inadequate as they consist of nothing more than a small terrace on 2/F and slightly larger on 3/f, both attached to F/B outlets so intended for commercial use. There is a square shown on roof top that might be 'roof garden' but that is beside the building facilities so is of no public benefit.

Members must ensure that green measures would be sustainable and permanent, not merely ornaments trotted out to secure approval.

In view of the number of applications of this nature for the district it is obvious that the cumulative impact completely negates the impact assessments upon which the approved OZP was based and this development certainly does not merit additional GFA.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/K13/316

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對放寬該地點建築物的地積比率及高度限制，因為現在九龍灣至觀塘一帶
交通情況十分惡劣，在未有實質改善之前，任何放寬將會令情況更差；我反對
的另外一個原因，是單一建築物的放寬會破壞該處周邊建築物高度的一整性，
破壞了城市規劃的原意。

「提意見人」姓名/名稱 Name of person/company making this comment Chan Chung Bin Bruno

簽署 Signature 陳振彬 日期 Date 22/1/2020

tpbpd@pland.gov.hk

Seg 1 5-4

寄件者: [REDACTED]
寄件日期: 2020年06月14日星期日 3:37
收件者: tpbpd
主旨: Re: A/K13/316 33 Tai Yip Street MR

Dear TPB Members,

So back with some set back, however as this does not include any trees on pavement it achieves little in the form of community benefit.

The other green features are risible, what looks like a plastic carpet on the facade of the building. Clearly these can not be actual plants as it would be impossible to maintain them except via frequent erecting of scaffolding obstructing the pavement or blocking the street with hydraulic lift equipment. Other than that a few potted plants on the edge of part of 2nd and 3rd floors.

The additional images demonstrate that any relaxation of BH is unacceptable, and there is no justification.

As for the EV charger points in the parking, we are now in 2020, this should be standard in all parking going forward.

It is quite clear that the development provides negligible benefit to the community.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, January 19, 2020 4:36:11 AM
Subject: A/K13/316 33 Tai Yip Street

A/K13/316
33 Tai Yip Street, Kwun Tong
Site area : About 1070.244m²
Zoning : "Other Specified Uses" annotated "Business"
Applied Development : Proposed **Minor Relaxation of Plot Ratio Restrictions** for Permitted Industrial Development / 109.9mPD / 81 Vehicle Parking

Dear TPB Members,

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That every development applies for MINOR relaxations and that PD, responsible for drafting the OZP in the first place, supports the applications makes a mockery of the OZP process.

S/K14S/21A
COMMERCIAL (1)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building **shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0**, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded. TRANSLATION PLEASE AS THIS MAKES NO SENSE

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

We are told that the OZP is drawn up to provide a framework for the district. It is supported by various impact assessments that purport to justify the particulars of these plans.

That five minutes later approvals are doled out for significant additions to PR and heights calls into question the legitimacy of the OZP.

No assessment is provided of the cumulative impact of these additions with regard to ventilation, noise pollution, penetration of natural light, traffic, etc.

Hopefully some members share the concern of Joe Public with regard to the integrity of the plans that they themselves have approved.

Those of you with a social conscience should also recognize that there is no provision in the OZP for the impact of the additional influx of workers to the district that these substantial relaxations will attract.

The OZP for Kwun Tong show provision for open space based on the number of residents.

However this area is now designated as an alternative CBD. There should also be
In industrial, industrial-office, business and commercial areas, the standard is **5 ha per 100 000 workers (i.e. 0.5m² per worker)**

Not only is there a substantial deficit in OS already based on data for residents, there is no provision for the daily influx of workers to the Kowloon Bay CBD.

It is clear that the 2018 Policy Address effectively OVERRIDES AND ANNULS the integrity of the OZP and the intention of providing more transitional housing has not been accomplished as there have been no applications for such use. In addition the 10% specific uses clause has not been applied

I would refer to the minutes of 31 May 2019 re a similar application: strong justification and planning merits for the proposed minor relaxation of BH restriction. Approving such applications without strong justification and planning merits would set an undesirable precedent.

- (a) the planning and design merits of the proposed scheme, taking into account the site specific characteristics and local context;
- (b) design of street level on pedestrian accessibility, connectivity and comfort;
- (c) compliance with relevant provisions of Sustainable Building Design Guidelines; and
- (d) consideration of green building design

There is no set back, podium is 100% so no benefit via pavement widening or improved ventilation at street level.

The Green Features are inadequate as they consist of nothing more than a small terrace on 2/F and slightly larger on 3/f, both attached to F/B outlets so intended for commercial use. There is a square shown on roof top that might be 'roof garden' but that is beside the building facilities so is of no public benefit.

Members must ensure that green measures would be sustainable and permanent, not merely ornaments trotted out to secure approval.

In view of the number of applications of this nature for the district it is obvious that the cumulative impact completely negates the impact assessments upon which the approved OZP was based and this development certainly does not merit additional GFA.

Mary Mulvihill

Seq 5-5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/K13/316 Received on 18/05/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

據心聯規劃會對協發大廈樓宇結構有影
響。

「提意見人」姓名/名稱 Name of person/company making this comment

YUEN HOI PING

簽署 Signature



日期 Date

2020.6.16.

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Kowloon East, Lands Department (LandsD) and Chief Estate Surveyor/Development Control, LandsD on the need to apply to the LandsD for a lease modification to give effect to the proposal. However, there is no guarantee that the lease modification would be approved and if the application is eventually approved by LandsD in the capacity as the landlord at his discretion. It will be subject to such terms and conditions, including payment of any administration fee and premium, as imposed by LandsD. Among the conditions under the 2018 Industrial Building revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed no later than three years from the date of the TPB's approval letter and the proposed redevelopment shall be completed within five years from the date of execution of the lease modification letter/conditions of land exchange;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Building Department that :
 - (i) the proposal should in all aspects comply with the Buildings Ordinance (BO);
 - (ii) the proposed setback areas to be surrendered, whether bonus plot ratio (PR) and site coverage (SC) could be granted for the surrender under BB(P)R 22(2) could only be considered in the building plan submission stage. Bonus PR and SC for the development will only be allowed if such surrender is considered essential and acceptable to relevant departments. PNAP APP-20 is relevant;
 - (iii) under PNAP APP-2, 100% GFA concession may be granted for underground private carpark while only 50% GFA concession may be granted for aboveground private carpark, provided that the car parking spaces are electric vehicle charging-enabling. The design for car parks and loading/unloading facilities should follow the requirements under PNAP APP-111;
 - (iv) under PNAP APP-42, 100% GFA concessions may be granted to non-essential plant rooms subject to the compliance with the pre-requisites and the overall cap on GFA concessions stipulated in PNAP APP-151 on Building Design to Foster a Quality and Sustainable Built Environment as well as compliance with the requirements stipulated under PNAP APP-152 on Sustainable Building Design Guidelines;
 - (v) natural lighting and ventilation to rooms from office and kitchen should be provided in accordance with Building (Planning) Regulations ('B(P)Rs') 30 and 31;
 - (vi) natural lighting and ventilation to lavatories should be provided in accordance with B(P)R 36;

- (vii) access and facilities for persons with a disability should be provided to the premises in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008;
 - (viii) adequate emergency vehicular access should be provided in accordance with B(P)R 41D and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - (ix) adequate means of escape should be provided to the premises in accordance with B(P)R 41(1) and the FS code;
 - (x) the subject premises should be separated from different use of adequate fire resistance rating pursuant to Building (Construction Regulation) 90 and the FS code;
 - (xi) adequate sanitary fitments should be provided to the premises in accordance with the Building (Standard of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
 - (xii) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines and any gross floor area concession of the proposed development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession/bonus PR are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (TPB) may be required; and
 - (xiii) detailed comments under the BO will be given at the BP submission stage.
- (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; and
 - (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the sewerage impact assessment needs to meet the full satisfaction of EPD as the planning authority of sewerage infrastructure. DSD's comments on the SIA are subject to views and agreement of EPD.

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 - (viii) adequate emergency vehicular access should be provided in accordance with B(P)R 41D and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - (ix) adequate means of escape should be provided to the premises in accordance with B(P)R 41(1) and the FS code;
 - (x) the subject premises should be separated from different use of adequate fire resistance rating pursuant to Building (Construction Regulation) 90 and the FS code;
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- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the sewerage impact assessment needs to meet the full satisfaction of EPD as the planning authority of sewerage infrastructure. DSD's comments on the SIA are subject to views and agreement of EPD; ~~and~~
- (e) ***to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:***
- it is noted that vertical greening (VG) and small planting areas are proposed on 2/F, 3/F and R/F. If proprietary VG system is proposed, the applicant is reminded to take into consideration of the long-term commitment to provide proper maintenance for healthy and sustainable plant growth.***