

Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap.131) for Proposed Flat, Shop and Services and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions at Yau Tong Marine Lot No. 70, No. 4 Tung Yuen Street,
Yau Tong, Kowloon
(Planning Application No. A/K15/132)
Responses to Comments – Departmental Comments

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| 2. Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit, dated 30 July 2025 | 3 |
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1.	<p>Environmental Protection Department, Environmental Assessment Division, Territory South Group, Kowloon, dated 30 July 2025</p> <p><u>EPD's comments on revised DSIA report</u></p> <ul style="list-style-type: none"> – Appendix 3.1 Table 3b – Appendix 3.1 Table 3c – Appendix 3.1 Table 4a – Appendix 3.1 Table 4b <p>Please review and revise the total flow at Manhole S3 (FMH4034509), including Proposed Development and other Catchments, where the full-bore flows from Catchment A as adopted in your calculation should also be included.</p> <ul style="list-style-type: none"> – General <p>Please re-visit the assessment based on above comments</p> <p>Please note that the implementation of sewerage works shall also meet the satisfaction of DSD</p> <p>Given some of the invert levels in the hydraulic capacity checking are based on assumption, site surveys at the later stage to verify the invert levels and revised SIA Report should be provided accordingly</p> <p>Please also note that this office only provides comments on contents related to sewerage planning. For contents related to drainage impact, please seek views from DSD</p>	<p>Noted and revised in Appendix A (Updated Drainage & Sewerage Impact Assessment).</p> <p>Noted and please be advised that the comments would be addressed at a later stage (i.e. in the approval condition of the subject planning application) to demonstrate that the proposed development could comply with relevant guidelines issued by government departments.</p> <p>Noted and please be advised that the comments would be addressed at a later stage (i.e. in the approval condition of the subject planning application) to demonstrate that the proposed development could comply with relevant guidelines issued by government departments.</p> <p>Noted and please be advised that the comments would be addressed at a later stage (i.e. in the approval condition of the subject planning application) to demonstrate that the proposed development could comply with relevant guidelines issued by government departments.</p> <p>Noted and please be advised that the comments would be addressed at a later stage (i.e. in the approval condition of the subject planning application) to demonstrate that the proposed development could comply with</p>

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	<p>Please provide softcopy of the report (in pdf) and calculation spreadsheet (in Excel spreadsheet) as well as all Response to Comments from EPD and DSD as appendix. Please also highlight the revised / updated content of the SIA report in next submission to facilitate review.</p> <p>Remaining comments will be provided once available</p>	<p>relevant guidelines issued by government departments.</p> <p>Noted and please be advised that the comments would be addressed at a later stage (i.e. in the approval condition of the subject planning application) to demonstrate that the proposed development could comply with relevant guidelines issued by government departments.</p> <p>Noted.</p>
2.	<p>Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit, dated 30 July 2025</p> <p>We found that the building layout illustrated in Landscape Section B is still different with A-08 Section B-B' submitted on 24 June 2025.</p>	<p>Noted and please refer to Appendix B (Replacement Page of Updated LMP Report) for updates.</p>
3.	<p>Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 30 July 2025</p> <p>1. Having reviewed the subject FI submission, please be advised that our previous comments on the rating of the overall visual impact for VP2, VP4 and VP5 shall remain valid.</p> <p><u>Detailed Comments/Observations</u></p> <p>VIA</p> <p><u>VP2</u></p> <p>2. Para. 5.1.15 – As commented previously, although the Proposed Scheme, with the proposed stepped BH profile descending from 100mPD at its inland portion to 80mPD near the waterfront area, “remains highly compatible and integrated with the surrounding high-rise residential developments”, the portion with BH of 80mPD cannot be seen from this VP, and the Proposed Scheme with a maximum BH of 100mPD will further obstruct a minor portion</p>	<p>Noted and please refer to Appendix C (Replacement Pages of Updated Visual Impact Assessment) for updates.</p> <p>Please refer to para 5.1.15 of Appendix C for updates.</p>

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	<p>of the sky view compared with the Baseline Scheme with a BH of 80mPD as shown on the photomontage. In this regard, it would be more tenable to grade the overall visual impact for VP2 from “Negligible” to <u>“Negligible to Slightly Adverse”</u>.</p> <p><u>VP4</u></p> <p>3. Paras. 5.1.24 and 5.1.27 – As commented previously, although “the Proposed Scheme will be harmoniously blended in with the existing high-rise residential cluster”, the topmost part of the proposed development would be noticeable from this VP and a minor portion of the open sky view would be further obstructed as shown on the photomontage. In this regard, it would be more tenable to grade the overall visual impact for VP4 from “Negligible” to <u>“Negligible to Slightly Adverse”</u>.</p> <p><u>VP5</u></p> <p>4. Paras. 5.3.30 and 5.1.32 – As commented previously, although “the Proposed Scheme will be harmoniously blended in with the existing high-rise residential cluster”, a minor portion of the mountain backdrop would be further obstructed as shown on the photomontage. In this regard, it would be more tenable to grade the overall visual impact for VP5 from “Negligible” to <u>“Negligible to Slightly Adverse”</u>.</p>	<p>Please refer to para 5.1.27 of Appendix C for updates.</p> <p>Please refer to para 5.1.33 of Appendix C for updates.</p>

(Last Updated on 31 Jul 2025)