

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

Comments from Town Planning Board

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1. Town Planning Board, Metro Planning Committee, dated 5 September 2025 2

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1.	Town Planning Board, Metro Planning Committee, dated 5 September 2025 <i>Conclusion and Decision</i> After deliberation, the Committee decided to defer a decision on the application for 2 months pending the submission of further information from the applicants, including: (i) A review of the building layout to provide setback from the southern boundary of the application site to minimise the wall effect;	Noted and please be advised that the proposed building layout has been revised to include a voluntary tower setback of about 1.2m from the southern site boundary adjacent to the concrete batching plant (CBP) to minimise the potential wall effect (Fig. A-01 of Appendix A (Updated Architectural Layout of the Proposed Scheme) refers). The development parameters of the Proposed Scheme, including the proposed maximum domestic and non-domestic plot ratio (PR), remain unchanged as 6 and 0.9 respectively. Given the Application Site's limited site area (2,419m²), the ODP-required setback areas (39.586m²) and the 15m-wide waterfront promenade (608m²) which together account for over one-fourth of the total site area, limiting the available building footprint and overall building volume that could be developed. <u>Study of Mirrored Building Disposition</u> The Applicants have explored the feasibility of mirroring the waterfront portion (80mPD) of the Proposed Scheme. However, it is found infeasible as the north-facing habitable rooms and kitchens would not comply with the prescribed window requirements under B(P)R. Additionally, the mirrored building layout would expose flats directly to noise sources from the CBP. Thus, the Proposed Scheme with single-aspect building design along the CBP is considered optimal and serves as noise barrier to mitigate the potential noise impacts arising from the CBP (Fig. K-01 of Appendix B (Plans showing Tower Design

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		Rationales of the Proposed Scheme) refers). <u>Optimal 1.2m-wide Voluntary Tower Setback from CBP</u> From an optimised layout perspective, the building design shall provide minimum frontage dimensions for bedroom and living room to ensure reasonable furniture layout and uphold acceptable living standards for future residents. The Applicants have assessed that further increasing the building setback from the CBP would reduce the available frontage, requiring deeper units to maintain the same floor area. However, such deep and narrow flats are considered as substandard as they lack frontage and limit the space for functional furniture placement, and result in compromised natural lighting and ventilation due to reduced window frontage. Furthermore, the Applicants have studied the feasibility of extending the 80mPD portion of the Proposed Scheme to cantilever over the waterfront promenade to optimise domestic GFA and maintain PR balance. However, the study (Fig. K-03 of Appendix B refers) concluded that any covered area in front of retail areas would be counted as retailed GFA by the Buildings Department subject to later GBP submission stage. In addition, the stepping height profile ascending from waterfront portion to inland portion and the maximum building height of +100mPD shall be maintained, respecting the gradual transition of Yau Tong Industrial Area. Increasing the setback from the southern site boundary would also reduce the number of flats per typical floor, with no available space to compensate by adding additional units. This would lead to a decrease in the typical residential floor area and cause the proposed domestic PR to fall below 6.0.

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		Therefore, this proposed 1.2m-wide voluntary tower setback carefully balances the preservation of sea views for future residents, the optimisation of the Application Site's development potential, and compliance with statutory building design regulations. <u>Microclimate Considerations</u> Under the existing condition at the Application Site, the Wah Tung Godown occupies about 90% of site coverage up to +30.5mPD, creating a building bulk that completely blocks air ventilation from the waterfront and along Tung Yuen Street. Although various design strategies, including but not limited to adding urban windows and widening covered public passageway, have been explored, the site constraints limit their feasibility. As a result, the Proposed Scheme has the following to enhance air ventilation at pedestrian level and improve the microclimate within the area (Fig. K-02 of Appendix B refers): • Reduced Site Coverage: The Proposed Scheme limits site coverage to no more than 70% up to +14.4mPD, improving airflow compared to the existing condition. • Street-Level Setback: A 5m-wide full-height setback along Tung Yuen Street, fronting retail shops, promotes a more open and active streetscape. This design encourages natural ventilation and enhances the pedestrian experience. • Waterfront Promenade: A 15m-wide promenade along the waterfront facilitates air movement and reduces heat accumulation, contributing to a cooler and more comfortable environment. • Public Passageway: A 5m-wide covered public passageway will connect Tung Yuen Street to the waterfront promenade, accessible on a 24/7 basis, enhancing connectivity and accessibility for future users.

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	(ii) A review of the building design to reduce the building mass; and (iii) Demonstration of compliance of the proposed scheme with the Sustainable Building Design Guidelines	• Landscaped Open Spaces: The Proposed Development incorporates a mix of hard and soft landscaping at both the waterfront promenade and podium level. These shaded areas improve thermal comfort and help mitigate the urban heat island effect, fostering a more liveable residential environment in Yau Tong. • Stepped Building Height Design: With reference to para. 6.2.23 in Chapter 11 (Urban Design Guidelines) of the Hong Kong Planning Standards and Guidelines, the Proposed Development has adopted a stepped building height design descending towards the waterfront. This approach improves visual permeability to the waterbody and contributes positively to the local microclimate. • Improved Wind Performance: Compared to the existing condition, the Proposed Development demonstrates significant improvement in wind performance and air ventilation from findings in our submitted Air Ventilation Assessment which confirmed that the Proposed Scheme is fully acceptable from air ventilation aspect and fully compatible to the nearby environment. <u>Conclusion</u> The Proposed Development in compliance with the Sustainable Building Design Guidelines will contribute to the local microclimate by enhancing natural ventilation, increasing urban greenery, and improving thermal comfort for both residents and the public. Noted and please refer to our response above. Noted and please refer to Fig. A-09 of Appendix A for compliance with details in building separation, building setback and site coverage of greenery.

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		<u>Building Separation</u> According to PNAP APP-152, sites that are less than 20,000m² and proposed with building or group of buildings having a continuous projected façade length (Lp) of 60m or above should comply with the building separation requirements. Since the Application Site is less than 20,000m² in area with Lp of less than 60m, thus the requirement on building separation is not required. While taking Members' consideration during TPB meeting on 15 August 2025, the Applicants proposed a voluntary tower setback of about 1.2m from the southern site boundary adjacent to the CBP. <u>Building Setback</u> According to PNAP APP-152, buildings fronting a street less than 15m wide should be set back to comply with building setback requirements. Since Tung Yuen Street is wider than 15m, the requirement on building setback is not required. Nevertheless, the Applicants proposed a full-height setback of 5m-wide from Tung Yuen Street road kerb, including the 3.5m-wide footpath under ODP requirement and a further full-height setback of 1.5m-wide abutting the building façade of the Proposed Development. <u>Site Coverage of Greenery</u> According to PNAP APP-152, sites with areas of 1,000m² or more should be provided with greenery areas in accordance with Table 2 of PNAP APP-152. Since the area of the Application Site is more than 1,000m² and less than 20,000m², the minimum site coverage of greenery of 20% of the site area, i.e. not less than 484m² is provided.

(Last Updated on 2 Oct 2025)