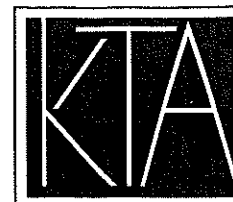


By Email and Hand

Our Ref: S3105/43_HKR/23/005Lg

13 November 2023

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



PLANNING LIMITED
規劃顧問有限公司

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Dear Sir/Madam,

**Proposed Flat with Permitted Office and Shops & Services/Eating Places
at 43 - 49A Hankow Road in Tsim Sha Tsui
- S16 Planning Application -
TPB Ref.: A/K1/269
Further Information No. 3**

Reference is made to the captioned S16 Planning Application submitted on 5 September 2023 and various departmental comments received in October 2023.

In response to the comments received, please find attached 4 hard copies of the Further Information submission for your consideration. The submission document consists of:

Response-to-Comment Table

- | | |
|--------------|--|
| Appendix I | Updated Architectural Drawings |
| Appendix II | Para. 3.2.3 (new) and para. 3.3.2 (updated) of the Supporting Planning Statement |
| Appendix III | Landscape-related Drawings |
| Appendix IV | Traffic-related Figures |
| Appendix V | Revised Traffic Impact Assessment |

Please kindly note that the Applicant proposes to provide two canopies of about 1.5m x about 5m at the entrances of the commercial portion and domestic portion of the proposed development. Subject to the approval by the Buildings Department on the exemption of GFA, the canopy on Hankow Road would be expanded by about 18m.

Not least, we would like to highlight that (i) Hankow Road is one of the 'Traffic Calming Streets' under the Pedestrian Schemes for Tsim Sha Tsui by the Transport Department and (ii) the requirement of 1.5m wide non-building area from the lot boundary on Hankow Road is "to **improve** air penetration, **streetscape and pedestrian circulation**" (para. 8.1.11 of the Explanatory Statement attached to the Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 refers). The proposed development sets back from the lot boundary accordingly and accommodates retail and/or F&B outlets right onto Hankow Road would very much help to



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sustain the street vibrancy of Hankow Road. Substituting the retail and/or F&B outlets with vehicular run in/out, loading bays and/or other internal transport facilities would deteriorate the street vibrancy as well as walking environment and is not preferred.

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
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/vy