

This document is received on 21 OCT 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.

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	AK1/236
	Date Received 收到日期	21 OCT 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)

YANGTZEKIANG GARMENT LIMITED,
LUKHOP GARMENTS LIMITED

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)

RON LUEN & COMPANY 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)	20-24 TAI YAU STREET, SAN PO KONG, KOWLOON 九龍新蒲崗大有街20至24號
(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 2400.490 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 35756.916 sq.m 平方米 <input type="checkbox"/> About 約 (INCLUDE A BONUS GFA OF 1189.875 sq.m. TO BE CLAIMED UNDER B(P)R 22 SUBJECT TO APPROVAL)
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/29 慈雲山, 鑽石山及新蒲崗分區計劃人綱核准圖編號 S/K11/29
(e) Land use zone(s) involved 涉及的土地用途地帶	OTHER SPECIFIED USES "BUSINESS" 其他指定用途"商貿"
(f) Current use(s) 現時用途	WORKSHOP (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用途，請填妥於附件的表格。

(i) For Type (i) application 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
(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))		
(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												
	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												
	<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>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(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 14.896
(INCLUDE A BONUS PLOT RATIO OF 0.496)
TO BE CLAIMED UNDER B(P)R 22 SUBJECT TO APPROVAL
- ☐ 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 mPD 米 (主水平基準上) to 至
.....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

NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/
STORAGE OF DANGEROUS GOODS)

(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 ^{35756.916 (INCLUDE A BONUS GFA OF 1189.875 sq.m. TO BE CLAIMED UNDER B(P)R 22 SUBJECT TO APPROVAL} sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ^{14.896 (INCLUDE A BONUS PLOT RATIO OF 0.496) TO BE CLAIMED UNDER B(P)R 22 SUBJECT TO APPROVAL} ☐ About 約
- Proposed site coverage 擬議上蓋面積 G/F: 100%, 1/F-25/F: 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 26 storeys 層
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 3 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 88.075 mPD 米(主水平基準上) ☐ About 約
80.275 (ABSOLUTE HEIGHT) m 米 ☐ About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (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)

政府、機構或社區設施

.....
.....
.....☒ 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)

WORKSHOPS

GFA: 35756.916 sq.m.

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ 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]
1	B1/F-B3/F	CARPARK & E/M ROOMS
.....	G/F	CARPARK, E/M ROOMS & ENTRANCE LOBBY
.....	1/F	WORKSHOPS, OUTDOOR LANDSCAPE AREA & E/M ROOMS
.....	2/F-25/F	WORKSHOPS & E/M ROOMS
.....	R/F	FLAT ROOF
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....
.....
.....
.....
.....

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)

DEC 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 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 YAU 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) <input type="checkbox"/>
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 48 / Motorcycle Parking Spaces 電單車車位 5 / 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 14 / Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 8 / Others (Please Specify) 其他 (請列明) _____ _____ _____

<p>proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</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>
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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。

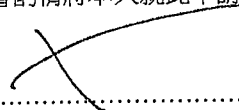
PLEASE VIDE PLANNING STATEMENT ATTACHED

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


.....
LUEN WAI LEUNG

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR

Position (if applicable)
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

RON LUEN & COMPANY LIMITED

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

Date 日期

17/10/2019

(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

- 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：
 - 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
 - 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。
- 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。
- 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.
在該骨灰安置所內，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	20-24 TAI YAU STREET, SAN PO KONG, KOWLOON 九龍新蒲崗大有街20至24號		
Site area 地盤面積	2400.490	sq. m 平方米	<input 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	APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/29 慈雲山, 鑽石山及新蒲崗分區計劃人綱核准圖編號 S/K11/29		
Zoning 地帶	OTHER SPECIFIED USES "BUSINESS" 其他指定用途"商貿"		
Applied use/ development 申請用途/發展	MINOR RELAXATION OF PLOT RATIO RESTRICTION		
(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	35756.915 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	14.896 <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	80.275 (ABSOLUTE HEIGHT) m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		88.075 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)	
		26 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input checked="" 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	60 % <input 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/>	48 5
	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/>	14 8

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 checked="" 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 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 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

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。

Your Ref.: TPB/A/K11/236

Our Ref.: AA598/PD7

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12 February 2020

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

Dear Sirs,

Re: Proposal Relaxation of Plot Ratio for Non-Polluting Industrial Development at Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/29

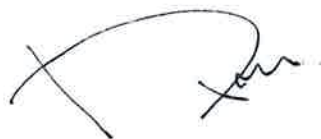
We refer to our earlier letter of 3 February 2020 referenced AA598/PD6.

Please be informed that we have decided to withdraw our request for further deferral as stated in the said letter and submit herewith our response to the departmental comments as shown on the enclosed response table for your attention.

We shall be grateful if you would submit the further information for the consideration of the Board accordingly.

Should you have enquiry or further information required, please feel free to contact the undersigned or our Mr. Ron Luen at 2356 9633.

Yours faithfully,



Mr. Ron Luen
Ron Luen & Company Ltd.

c.c. Client

Response to Comments

Proposed Minor Relaxation of Plot Ratio Restriction, Nos. 20-24 Tai Yau Street, San Po Kong

Comment	Response
Comment of Secretary for Development	
<p>2. It is Government's policy to incentivize owners to redevelop old industrial buildings (IBs) to optimize utilization of industrial land, while addressing more effectively the issues of fire safety and non-compliant uses. To this end, while the increase in development intensity should not be taken as of right, relaxation of the maximum permitted non-domestic plot ratio by up to 20% may be permitted under the current revitalization scheme for redevelopment of pre-1987 IBs located outside "R" zones in Main Urban Areas and New Towns. In this light, we generally welcome more of such redevelopment projects seeking the aforesaid relaxation, if applicants may demonstrate strong justifications for the proposed use(s)/development and comply with relevant requirements under the revitalization scheme, and also subject to departments' assessments of technical feasibility and planning parameters.</p>	<p>Noted. The proposal is in compliant with the planning parameters and supported by necessary technical assessments to substantiate its technical feasibility.</p>
<p>3. We noted that the applicant considers that the proposed development would meet the planning intention of the "OU(B)" zone and accelerate the transformation of San Po Kong into a business area. Along this direction, and subject to the advice of EKEO, the new building would appear to bring greater planning benefits in the long term if it allows flexibly a mix of different uses including both non-polluting</p>	<p>The lease conditions governing the lots restrict the user to "Industrial" purposes and both planning permission has to be obtained and the lease modified before commercial development is allowed on the lots. It is not the intention of the Applicant to use the lots for commercial purposes at this moment. However, the building can be easily converted for commercial use if considered desirable in future.</p>

<p>industrial and commercial ones. Indeed, there are a number of industrial/office and office buildings in the surrounding area with good connectivity to transport infrastructure. Accordingly, we would like to invite the applicant to enlighten us with additional detail before we appraise fully the proposal, particularly in the following aspect:</p> <p>(a) the specific nature/type(s) of non-polluting industrial uses intended to be pursued in this redevelopment project in the light of the territory's future demand for industrial floor spaces;</p> <p>(b) how the partitioning of 1/F, 2/F-11/F, 13/F-25/F into seven, nine, ten and nine workshops respectively could best fit in the special non-polluting industrial uses so proposed;</p> <p>(c) whether the applicant intends to use any of the floor area in the new building as "office"; and</p> <p>(d) the applicant's assessment of the potential risk of some of these "workshop units" being used by any party inappropriately for domestic purposes in future.</p> <p>4. Subject to the applicant's response, we would examine the application further and advise on our recommendation.</p>	<p>The Applicant intends to use part of the building for garment manufacturing purposes. The remaining parts are to be let to tenants for non-polluting industrial uses such as fashion design and sample manufacturing, printing, etc.</p> <p>The units can be easily merged to form a large unit to suit the tenant's need.</p> <p>No, apart from ancillary office of non-polluting industrial use.</p> <p>The risk is low as no pantry or kitchen is provided in any unit and only communal toilet is available. Appropriate provisions will also be provided in the Deed of Mutual Covenant and Management Agreement and the building management staff will ensure that there will not be any non-conforming use of the premises.</p> <p>Noted.</p>
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Comments of Commissioner of Transport, Transport Department	
<p>(i) The proposed vehicular access is 10m wide which is wider than typical width of 6m. Please review;</p> <p>(ii) Please advise if there is any change of the proposed vehicular access location compared with the existing one, and the distance from the junction of Luk Hop Street and Tai Yau Street. The AP is required to check with LandsD whether the proposed vehicular access point is permitted under the lease conditions;</p> <p>(iii) One of the proposed loading/unloading spaces for the HGV is proposed near the vehicular access. Please review the layout to avoid any tail-back onto the public road caused by parking of HGV at the above loading/unloading space;</p> <p>(iv) Please advise and review if the parking space of motorcycles at G/F is accessible by motorcycles;</p> <p>(v) Space for loading/unloading is required to abut a goods handling platform or areas as per the requirement of HKPSG. Please advise if such goods Handling platform/area is provided for the proposed loading/unloading space;</p>	<p>Noted. The proposed 10-meter width vehicular access at Tai Yau Street is reduced to 6 meters, serving solely the HGVs. To enhance the manoeuvring and safety of site, an extra 6-meter width access is proposed at the service lane for all vehicles except HGVs.</p> <p>Layouts is under reviewing and revised layouts will be submitted to show new site arrangement.</p> <p>Noted. As the site is a redevelopment project of two existing buildings under old lease conditions. The location of vehicular access location is not specified in the lease.</p> <p>Layouts is under reviewing and revised layouts will be submitted to show new loading/unloading spaces.</p> <p>Layouts is under reviewing and revised layouts will be submitted to show new parking space of motorcycles at G/F.</p> <p>Layouts is under reviewing and revised layouts will be submitted to show new loading/unloading arrangement.</p>

<p>(vi) Please find the following comments on the Traffic Impact Assessment (TIA) Report in Appendix IV of the Supporting Planning Statement:</p> <p>a) Area of influence is missing;</p> <p>b) Other planned and committed development in the vicinity including but not limited to public vehicle park at Sze Mei Street, Holistic Centre for Youth Development at Tsat Po Street shall be taken into consideration in the assessment. Please also include a plan showing the planned and committed development;</p> <p>c) Please advise the details of “existing scheme” referred in Section 4.2;</p> <p>d) Please clarify the planning data and TPEDM data as shown in Section 4.4;</p>	<p>Noted. The area of influence is enclosed herewith as Figure 2.2 for your review and comment.</p> <p>Traffic Assessment Report is under reviewing and revised Report will be submitted to the estimated traffic generation.</p> <p>Noted. According to the lease, the existing GFA of 20 Tai Yau Street and 22-28 Tai Yau Street are 44,645.86 ft² (i.e. 4,147.74 m²) and 187,407.56 ft² (i.e. 17,410.73 m²) respectively. The proposed site at 20-24 Tai Yau Street will take up the area of the land of 20 Tai Yau Street and one-third of 22-28 Tai Yau Street with a total area of 9,951.31 m². In accordance with TPDM, the generation and attraction in the morning(evening) are 9(14) and 14(10) respectively.</p> <p>Noted. Planning data “Projections of Population Distribution 2019-2028” is used in the report.</p>
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<p>e) Assessment of junctions within the area of influence, including but not limited to junctions of Tai Yau Street/Ng Fong Street, Tai Yau Street/Luk Hop Street, Tai Yau Street/Pat Tat Street, Tai Yau Street/Sam Chuk Street, Sze Mei Street/Luk Hop Street, should also be included;</p> <p>f) The design flow to capacity and reserve capacity in Table 3.1 and 4.5 appear not reasonable. Please review; and</p> <p>g) According to the latest parking policy and due to the acute parking demand of the district, high end parking provision and L/UL spaces as per HKPSG requirements should be adopted. The AP should provide justifications/measures for accommodating shortfall, if any.</p>	<p>Traffic Assessment Report is under reviewing and revised Report will be submitted to show the junction assessment.</p> <p>Traffic Assessment Report is under reviewing and revised Report will be submitted to show the estimated traffic generation.</p> <p>Traffic Assessment Report is under reviewing and revised Report will be submitted to show the new parking arrangement.</p>
<p>Comments of Director of Environmental Department</p>	
<p>2. The Applicant seeks planning permission at the subject application site for non-polluting industrial development (excluding industrial undertakings involving the use/storage of Dangerous Goods). The application site falls within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the approved Tse Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K 11/29 and is subject to maximum plot ratio of 12.0, a maximum building height (BH) of 120mPD, or the PR or BH of the existing building, whichever is greater. According to Schedule II of the Notes, the subject use is under Column 1 use which is</p>	<p>Noted</p>

<p>always permitted. The Applicant proposed to develop a 29-storey industrial building including 3 levels of basement with a total floor area of about 2,400.49m² with BH of 88.075mPD and PR of 14.896. As defined in Town Planning Board Guidelines No. 22D, "non-polluting use" means any industrial use which does not involve activities that are detriment to the occupants of the building and amenity of the area by reason of noise, waste water discharge, vibration, smell, fume, smoke, soot, ash, dust or grit. We note a sewerage impact assessment (SIA) and its revised pages have been enclosed in Appendix II and III respectively of the MUR. No other technical assessment is included.</p> <p>3. The subject application site is subject to potential environmental impacts arising from industrial activities in the vicinity and traffic emissions from nearby roads such as Tai Yau Street, Luk Hop Street, etc. We consider that the Applicant has to ascertain the environmental acceptability of the proposed industrial development such as whether the proposed industrial building will include any air sensitive use. If affirmative, the Applicant should confirm whether the proposed industrial building will be equipped with central air-conditioning and do not rely on opened windows for ventilation, the fresh air-intake will be properly located to meet buffer distance requirements as stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG), etc.</p>	<p>Environmental impacts is under reviewing and Noise Impact Assessment Report will be submitted to show potential environmental impacts arising thereof.</p>
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<p>4. Please find our comments on the SIA for the Applicant to follow up:</p> <p><u>Major comment</u></p> <p>(i) The Consultant did not address the downstream sewerage impact. Hydraulic assessment should be included in the SIA.</p> <p><u>Specific comment</u></p> <p>(ii) Section 4: Please clarify "In accordance with the assessment results, there would be adverse sewerage impact."</p> <p>(iii) Please note that the implementation of sewerage works shall meet the satisfaction of Drainage Services Department.</p> <p>5. On the above basis, we are unable to lend support to the subject planning application at this stage.</p>	<p>As recommended in Section 4, downstream sewage impact assessment will be conducted and updated Report of the same will be submitted after granting the approval under Section 16 of the TPO.</p> <p>Typo and it has been amended to "In accordance with the assessment results, there would be no adverse sewerage impact." of the first paragraph of Section 4.</p> <p>Noted.</p> <p>Noted.</p>
<p>Comments of Chief Engineer/Mainland South, Drainage Services Department</p>	
<p>DSD's comment on Appendix I – Sewerage Impact Assessment Report of the Supporting Planning Statement:</p> <p>1. Please state the Forecast Occupation Time of the development in the SIA Report;</p>	<p>It is expected that the Proposed Redevelopment will be in occupation in 2025.</p>

<p>2. Section 2.5.2 – It is noted that the plot ratio is 14.896 for the subject area is adopted for the SIA, kindly inform DSD in case the plot ratio being amended/revised and confirmed;</p>	<p>The plot ratio of 14.896 was not referred in the SIA Report. Instead, the actual GFA assumed to be the 34,567.041m² as shown on the Schedule of Accommodation of the layout plans attached to the planning application was referred to.</p>
<p>3. Drawing No. Tai Yau Street GBP in Appendix II indicates the permissible plot ratio of 12 which seems to be deviated with the above mentioned figure, please clarify;</p>	<p>The plot ratio of 14.896 is calculated from total GFA after obtaining extra 20% of permissible gross floor area.</p>
<p>4. Appendix A – please elaborate the Global Unit Flow Factor (UFF) of 0.53m³/person/day as it is not shown in Table T-2 of Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF);</p>	<p>Typo. It should be Table T-3 of GESF as mentioned in Item 2 of Section 2.2 of the SIA Report that</p> $\begin{aligned} \text{UFF}_{\text{overall}} &= \text{UFF}_{\text{industrial activities in East Kowloon}} + \text{UFF}_{\text{industrial employee}} \\ &= 0.450\text{m}^3/\text{employee/day} + 0.080\text{m}^3/\text{employee/day} \\ &= 0.530 \text{ m}^3/\text{employee/day} \end{aligned}$ <p>The typo has been corrected in Appendix A of the SIA Report.</p>
<p>5. Appendix A – please clarify whether Table T-3 of GESF should be referred for checking the existing industrial uses of the site;</p>	<p>Sewage Impact Assessment Report is under reviewing and revised Report will be submitted to show the revised Table T-3 in Appendix A.</p>
<p>6. As the actual per-employee unit flow factor of any local industrial area may vary significantly from these unit flow factors, caution must be taken in applying these factors (as per Table T-3 of GESF) directly to any local individual industrial premises, please review the UFF of 0.08m³/person/day as adopted;</p>	<p>As mentioned in Item 3 of Section 2.2 of the SIA Report, only non-polluting industrial uses will be provided for the Proposed Redevelopment. As such, no significant industrial waste water is expected to be generated. For a realistic assumption, the UFF 0.080m³/employee/day of employee is therefore adopted for the Proposed Redevelopment.</p>
<p>7. Please consider the commercial activity flow element in the flow estimation. Your attention is drawn to Section 8 and T-2 of the EPD's GESF;</p>	<p>Since the Proposed Redevelopment will comprise non-polluting industrial uses, the commercial activities including Electricity Gas & Water (J2), Transport, Storage & Communication (J3), Wholesale & Retail (J4), Import & Export (J5), Finance, Insurance, Real Estate</p>

	<p>& Business Services (J6), Agriculture & Fishing (J7), Mining & Quarrying (J8), Construction (J9), Restaurants & Hotels (J10), Community, Social & Personal Services (J11), Public Administration (J12) as well as School Student as mentioned in Section 8 and Table T-2 of GESF will not be provided. Furthermore, since only non-polluting industrial activities will be provided, no significant waste water generation is expected. Therefore, the UFF of industrial employee 0.080m³/employee/day was adopted for the SIA Report.</p>
<p>8. It is suggested that the project proponent could provide in the Submission some relevant development information to supplement the flow estimation. This could include the specific facilities (e.g. kitchen or laundry, etc.) that may generate a large amount of waste water;</p>	<p>As mentioned in Item 3 of Section 2.2 of the SIA Report, Since only non-polluting industrial use not involving waste water discharge will be allowed, no significant industrial waste water is expected to be generated. The Applicant confirms that there will be no facilities such as kitchen, laundry, etc., generating large amount of waste water.</p>
<p>9. The Consultants are recommended to carry out site survey downstream of the proposed connection point for the service condition of existing manholes/sewers and sewage flow in order to ascertain the connectivity and hydraulic impact;</p>	<p>This will be carried out in the detailed design stage. This has been included in the 3rd paragraph of Section 4 of the revised SIA Report.</p>
<p>10. Please incorporate the existing sewerage network plan including the proposed terminal manhole, the existing sewers, manholes for connection of pumping station etc. in the SIA Report;</p>	<p>The existing sewage network plan will be included in revised Report.</p>

<p>11. The project proponent should, in consultation with DSD, to determine the most appropriate connection point(s) of the existing sewerage system for the discharge of sewage from the proposed development and provide a layout plan to indicate the proposed sewerage connection point(s);</p> <p>12. Please be reminded to consult and confirm with SIG of EPD regarding the capacity allocation of downstream via the above mentioned proposed sewerage networks for the proposed development; and</p> <p>13. The SIA for the subject planning application should meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's comments on the SIA submitted by the applicant/consultants are subject to views and agreement of EPD.</p>	<p>The drainage/sewerage layout plans which will be part of the General Building Plan (GBP) will be submitted during the detailed design stage.</p> <p>As recommended in Section 4, downstream sewage impact assessment will be conducted and updated Report of the same will be submitted after granting the approval under Section 16 of the TPO.</p> <p>Noted</p>
<p>Comments of Chief Town Planner/Urban Design & Landscape, Landscape Unit, Planning Department</p>	
<p>The site, located in San Po Kong, falls within an area zoned under "Other Specified Uses" annotated "Business" ("OU(B)") on the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K 11/29. This application seeks planning permission for minor relaxation of plot ratio restriction at the application site. The site is subject to two previous applications No. AK/11/160 and AK/11/208 for proposed hotel development and were approved with conditions (including landscape related conditions) by TPB On 30.7.2004 and 6.7.2012. Besides, a 3m-wide non-building area (NBA) from the lot</p>	

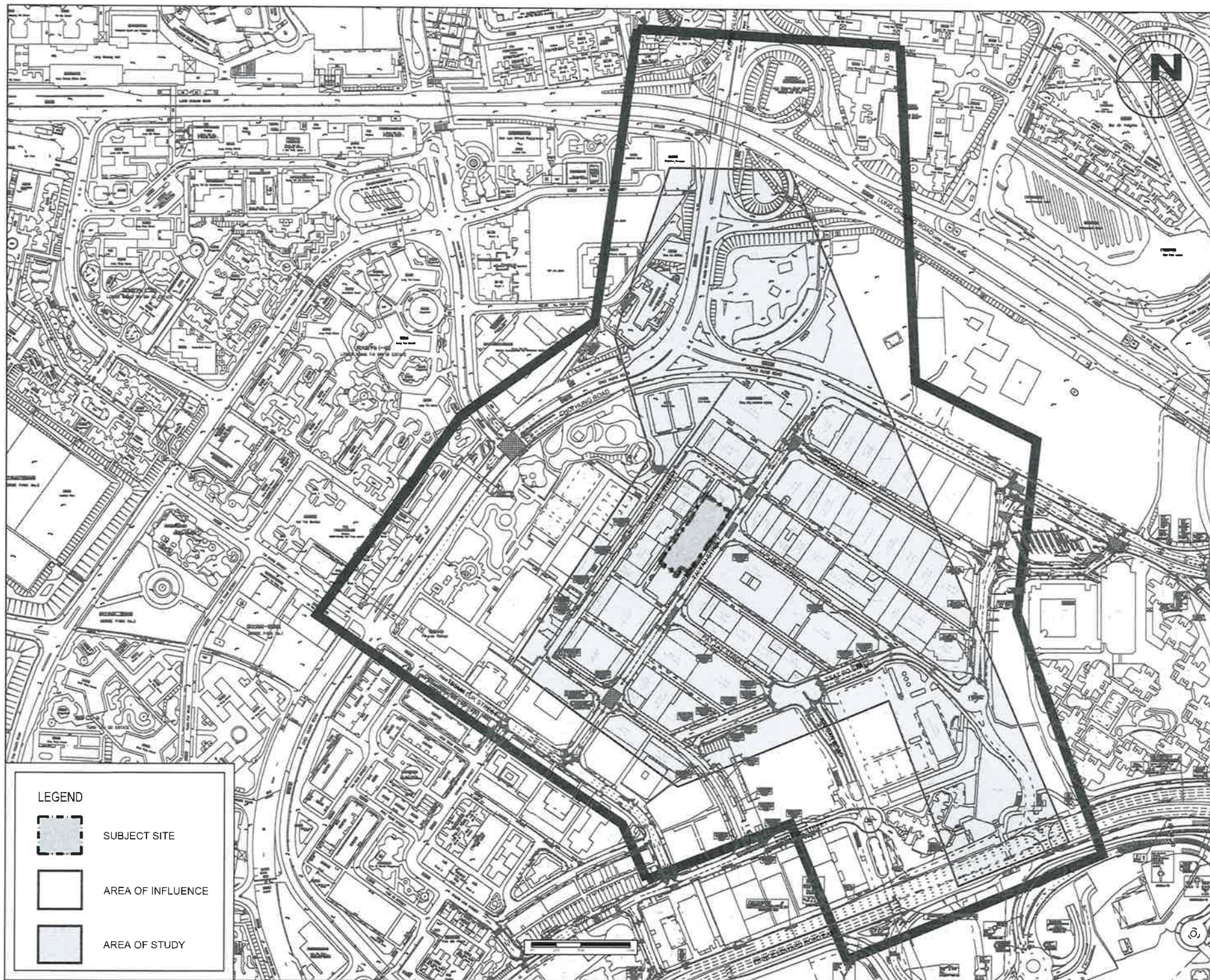
<p>boundary abutting Tai Yau Street is provided in accordance with the OZP.</p> <p>2. With reference to the aerial photo of 2009, the site is located in an area of urban landscape character dominated by medium to high-rise industrial and commercial buildings. No existing tree is observed within the application boundary. Adverse landscape impact caused by the proposed minor relaxation is not anticipated.</p> <p><u>Advisory Remarks on Landscape Proposal</u></p> <p>4. With reference to Para. 4.4 of Planning Statement, landscape work is proposed on the flat roof and roof of the building. However, there is no information or details provided in the application to demonstrate the landscape provision on R/F. Please clarify.</p> <p>5. The applicant is reminded to provide sufficient soil provision and appropriate drainage layer at all the planting areas for sustainable plant growth.</p> <p>6. Greening opportunities should be explored for the 3m NBA on G/F to improve the quality of street environment.</p>	<p>Noted.</p> <p>Landscape Plan is under reviewing and revised plans will be submitted to demonstrate the landscape provision on R/F.</p> <p>Noted.</p> <p>The 3m NBA on G/F will be properly landscaped. Details to be provided in the building plan submission stage after consulting the Highways Department.</p>
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Comments of Chief Estate Surveyor/Acquisition, Lands Department	
<p>2. In respect of the proposed surrender of part of the lots to the Government as shown on the Development Scheme at Appendix II of the Supporting Planning Statement of the subject s.16 application for road widening purposes ("the proposed surrender"), please note that it would be considered by this office on condition that :-</p> <p>(i) the proposed surrender is supported by TD and HyD and they agree to take up the respective management and maintenance responsibilities of the proposed surrender area;</p> <p>(ii) there is no adverse comment from DLO/KE and or CES/DC of LandsD from lease point of view;</p> <p>(iii) there is no adverse comment from DSD and WSD on the proposed surrender whereas DSD agrees to take up the drainage maintenance responsibility of the proposed surrender area; and</p> <p>(iv) the proposed surrender area is clear and free from structures and encumbrances.</p> <p>3. Please, however, be informed that there is no guarantee that the application for the proposed surrender, if submitted, shall be approved, and if approved by LandsD in the capacity of a landlord, it shall be subject to such terms and conditions, including the payment of administrative fee, as may be considered appropriate by LandsD.</p>	<p>Noted</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Comments of Chief Estate Surveyor/Development Control, Lands Department	
<p>2. While DLO/KE will provide you comment on lease aspects, this Office would supplement the following from the perspective of land matters relating to the measures announced in 2018 Policy Address on revitalization of industrial buildings (IBs):-</p> <p>To be qualified for the measure on relaxation of the maximum permissible non-domestic plot ratio (PR) by 20% for redevelopment project, the building has to be pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). Pre-1987 IBs refer to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to Buildings Authority for approval on or before 1.3.1987. You may wish to approach BD on confirmation of Pre-1987 status and no excess of non-domestic PR under B(P)R.</p> <p>3. Technical assessments such as traffic, landscaping, building design and set back arrangement etc., should be considered by the relevant B/Ds.</p> <p>4. "Non-polluting industrial use" in planning terms would constitute uses in breach of lease conditions which among others, the user restriction of "industrial purposes" should involve manufacturing process as decided by court cases. Upon receipt of lease modification application, LandsD will impose such appropriate terms and conditions, including user restriction, 5-year completion time limit, payment of <u>full</u> premium and</p>	<p>The existing building was completed in 1965 and the site is currently zoned for "OU(B)" use in the OZP. Therefore, it qualifies for the relaxation of the maximum permitted non-domestic plot ratio.</p> <p>Noted.</p> <p>The allegation that non-polluting industrial uses would constitute uses in breach of the lease conditions cannot be agreed as not all manufacturing process would lead to pollution as defined under the relevant Ordinance. In any event, if the site is to be used for general industrial purpose, another section 16 application for planning permission would have to be submitted as "Industrial" is a Column 2 use under the OZP.</p>

<p>administrative fee. Such application will be considered by LandsD acting in its capacity as landlord at its own discretion and any approval given will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee that the application will be approved by LandsD. Under the 2018 IB Revitalisation Measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within 3 years from the date of TPB's approval letter.</p>	
<p>Comments of Chief Architect/CMD2, Architectural Services Department</p>	
<p>2. Based on the information provided, we have the following comments from architectural and visual impact point of view for your consideration:</p> <ul style="list-style-type: none"> a) It is noted that the proposed development consists of one tower block with a height of 88.075mPD which complies with the BHR permitted in the OZP and may not be incompatible with the adjacent developments with BHR of 120mPD. In this regard, we would have no comment from visual impact point of view. b) 20% greenery to be provided to comply with PNAP APP-152. Area and 20% of greenery provided should be stated and indicated on the floor plan. 	<p>Noted.</p> <p>Noted. Please vide the amended building plans attached.</p>

Comments of Chief Building Surveyor/Kowloon, Buildings Department	
<p>No objection in principle to the application subject to the comment below:</p> <ol style="list-style-type: none"> 1. An Authorised Person should be appointed to submit building plans to the Buildings Department for approval and demonstration of full compliance with the Buildings Ordinance (BO). 2. The granting of bonus plot ratio for land surrender for street widening is subject to compliance with the conditions set out in PNAP APP-20 and to the agreement/comment from the concerned departments. 3. Detailed comments under the BO can only be provided at the building plan submission stage. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
The following Government departments have no specific comment on/no objection to the application:	
<ol style="list-style-type: none"> 1. Commissioner of Police 2. Director of Fire Service 3. District Officer, Home Affairs Department 4. Chief Engineer/Construction, Water Supplies Department 	<p>No comment/objection noted.</p>



Traffic Impact
Assessment for
Industrial
Development at
20-24 Tai Yau
Street, San Po Kong,
Kowloon

AREA OF
INFLUENCE

FIGURE 2.2

Scale : 1 : 3000

Date : FEB 2020

Rev. :

AXON
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Your Ref.: TPB/A/K11/236

Our Ref.: AA598/PD10

19 May 2020

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

Dear Sirs,

Re: Proposal Relaxation of Plot Ratio for Non-Polluting Industrial Development at Nos. 20-24 Tai Yau Street,
San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning
Plan No. S/K11/29

Further to our captioned planning application submitted on 30/08/2019 and our letter (ref: AA543/PD7 dated 12/02/2020) regarding our response to comment table for various departmental comments, we would like to enclose herewith the following revised / supplementary information for your kind processing:

1. 70 sets of "Response to Comments from Government Departments";
2. 70 sets of plans :-
 - Appendix II - Architectural Drawings;
 - Appendix III - Landscape Plan;
3. 70 sets of Reports :-
 - Appendix I - Sewerage Impact Assessment Report (dated April 2020);
 - Appendix IV - Traffic Impact Assessment Report (dated April 2020);

Should you have enquiry or further information required, please feel free to contact the undersigned at 2356 9633.

Yours faithfully,



Ron Luen
Ron Luen & Company Ltd.

c.c. Client

Response to Comments

Proposed Minor Relaxation of Plot Ratio Restriction, Nos. 20-24 Tai Yau Street, San Po Kong

Comment	Response
Comment of Secretary for Development	
<p>2. It is Government's policy to incentivize owners to redevelop old industrial buildings (IBs) to optimize utilization of industrial land, while addressing more effectively the issues of fire safety and non-compliant uses. To this end, while the increase in development intensity should not be taken as of right, relaxation of the maximum permitted non-domestic plot ratio by up to 20% may be permitted under the current revitalization scheme for redevelopment of pre-1987 IBs located outside "R" zones in Main Urban Areas and New Towns. In this light, we generally welcome more of such redevelopment projects seeking the aforesaid relaxation, if applicants may demonstrate strong justifications for the proposed use(s)/development and comply with relevant requirements under the revitalization scheme, and also subject to departments' assessments of technical feasibility and planning parameters.</p>	<p>Noted. The proposal is in compliant with the planning parameters and supported by necessary technical assessments to substantiate its technical feasibility.</p>
<p>3. We noted that the applicant considers that the proposed development would meet the planning intention of the "OU(B)" zone and accelerate the transformation of San Po Kong into a business area. Along this direction, and subject to the advice of EKEO, the new building would appear to bring greater planning benefits in the long term if it allows flexibly a mix of different uses including both non-polluting</p>	<p>The lease conditions governing the lots restrict the user to "Industrial" purposes and both planning permission has to be obtained and the lease modified before commercial development is allowed on the lots. It is not the intention of the Applicant to use the lots for commercial purposes at this moment. However, the building can be easily converted for commercial use if considered desirable in future.</p>

<p>industrial and commercial ones. Indeed, there are a number of industrial/office and office buildings in the surrounding area with good connectivity to transport infrastructure. Accordingly, we would like to invite the applicant to enlighten us with additional detail before we appraise fully the proposal, particularly in the following aspect:</p> <p>(a) the specific nature/type(s) of non-polluting industrial uses intended to be pursued in this redevelopment project in the light of the territory's future demand for industrial floor spaces;</p> <p>(b) how the partitioning of 1/F, 2/F-11/F, 13/F-25/F into seven, nine, ten and nine workshops respectively could best fit in the special non-polluting industrial uses so proposed;</p> <p>(c) whether the applicant intends to use any of the floor area in the new building as "office"; and</p> <p>(d) the applicant's assessment of the potential risk of some of these "workshop units" being used by any party inappropriately for domestic purposes in future.</p> <p>4. Subject to the applicant's response, we would examine the application further and advise on our recommendation.</p>	<p>The Applicant intends to use part of the building for garment manufacturing purposes. The remaining parts are to be let to tenants for non-polluting industrial uses such as fashion design and sample manufacturing, printing, etc.</p> <p>The units can be easily merged to form a large unit to suit the tenant's need.</p> <p>No, apart from ancillary office of non-polluting industrial use.</p> <p>The risk is low as no pantry or kitchen is provided in any unit and only communal toilet is available. Appropriate provisions will also be provided in the Deed of Mutual Covenant and Management Agreement and the building management staff will ensure that there will not be any non-conforming use of the premises.</p> <p>Noted.</p>
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Comments of Commissioner of Transport, Transport Department	
(i) The proposed vehicular access is 10m wide which is wider than typical width of 6m. Please review;	Noted. The proposed vehicular access at Tai Yau Street is relocated and widened to 12-meter. Despite the width is differed from the typical dimensions, with the existence of car lifts, the proposed access facilitates the manoeuvring of all types of vehicles and avoid queuing along Tai Yau Street. Management measures are also proposed to ensure safety. The site arrangement is enclosed herewith as Figure 5.1 for your review and approval.
(ii) Please advise if there is any change of the proposed vehicular access location compared with the existing one, and the distance from the junction of Luk Hop Street and Tai Yau Street. The AP is required to check with LandsD whether the proposed vehicular access point is permitted under the lease conditions;	Noted. As the site is a redevelopment project of two existing buildings, the location of the vehicular ingress/egress point has been changed. Meanwhile, there is no restriction on the location of vehicular access location under the lease conditions.
(iii) One of the proposed loading/unloading spaces for the HGV is proposed near the vehicular access. Please review the layout to avoid any tail-back onto the public road vaused by parking of HGV at the above loading/unloading space;	Noted. The revised layout of G/F is enclosed herewith as Figure 5.1 for your review and approval.
(iv) Please advise and review if the parking space of motorcycles at G/F is accessible by motorcycles;	Noted. The revised layout of G/F is enclosed herewith as Figure 5.1 for your review and approval.
(v) Space for loading/unloading is required to abut a goods handling platform or areas as per the requirement of HKPSG. Please advise if such goods Handling platform/area is provided for the proposed loading/unloading space;	Noted. The goods handling platform/area is provided as required in HKPSG. Management measures will be used to manage queuing events induced by loading/unloading activities.

<p>(vi) Please find the following comments on the Traffic Impact Assessment (TIA) Report in Appendix IV of the Supporting Planning Statement:</p> <p>a) Area of influence is missing;</p> <p>b) Other planned and committed development in the vicinity including but not limited to public vehicle park at Sze Mei Street, Holistic Centre for Youth Development at Tsat Po Street shall be taken into consideration in the assessment. Please also include a plan showing the planned and committed development;</p> <p>c) Please advise the details of “existing scheme” referred in Section 4.2;</p> <p>d) Please clarify the planning data and TPEDM data as shown in Section 4.4;</p>	<p>Noted. The area of influence is enclosed herewith as Figure 3.2 for your review and comment.</p> <p>Noted. The traffic generation is updated in Section 4.3 of the TIA report for your review and approval.</p> <p>Noted. The existing building at No.20 is being used as a printing house whereas the building at Nos. 22-24 is being used for garment manufacturing purposes. The existing GFA of 20 Tai Yau Street and 22-28 Tai Yau Street are 44,645.86 ft² (i.e. 4,147.74 m²) and 187,407.56 ft² (i.e. 17,410.73 m²) respectively.</p> <p>In accordance with TPDM, the generation and attraction in the morning(evening) are 9(14) and 14(10) respectively.</p> <p>Noted. Planning data “Projections of Population Distribution 2019-2028” is used in the report.</p>
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<p>e) Assessment of junctions within the area of influence, including but not limited to junctions of Tai Yau Street/Ng Fong Street, Tai Yau Street/Luk Hop Street, Tai Yau Street/Pat Tat Street, Tai Yau Street/Sam Chuk Street, Sze Mei Street/Luk Hop Street, should also be included;</p> <p>f) The design flow to capacity and reserve capacity in Table 3.1 and 4.5 appear not reasonable. Please review; and</p> <p>g) According to the latest parking policy and due to the acute parking demand of the district, high end parking provision and L/UL spaces as per HKPSG requirements should be adopted. The AP should provide justifications/measures for accommodating shortfall, if any.</p>	<p>Noted. The updated junction assessment is enclosed as Section 3.4 and 4.6 of the TIA report for your review and approval.</p> <p>Noted. The updated junction assessment is enclosed as Section 3.4 and 4.6 of the TIA report for your review and approval.</p> <p>Noted. High end parking provision and L/UL spaces are proposed in the revised TIA report for your review and approval.</p>
<p>Comments of Director of Environmental Protection Department</p>	
<p>2. The Applicant seeks planning permission at the subject application site for non-polluting industrial development (excluding industrial undertakings involving the use/storage of Dangerous Goods). The application site falls within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the approved Tse Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K 11/29 and is subject to maximum plot ratio of 12.0, a maximum building height (BH) of 120mPD, or the PR or BH of the existing building, whichever is greater. According to Schedule II of</p>	<p>Noted</p>

<p>the Notes, the subject use is under Column 1 use which is always permitted. The Applicant proposed to develop a 29-storey industrial building including 3 levels of basement with a total floor area of about 2,400.49m² with BH of 88.075mPD and PR of 14.896. As defined in Town Planning Board Guidelines No. 22D, "non-polluting use" means any industrial use which does not involve activities that are detriment to the occupants of the building and amenity of the area by reason of noise, waste water discharge, vibration, smell, fume, smoke, soot, ash, dust or grit. We note a sewerage impact assessment (SIA) and its revised pages have been enclosed in Appendix II and III respectively of the MUR. No other technical assessment is included.</p> <p>3. The subject application site is subject to potential environmental impacts arising from industrial activities in the vicinity and traffic emissions from nearby roads such as Tai Yau Street, Luk Hop Street, etc. We consider that the Applicant has to ascertain the environmental acceptability of the proposed industrial development such as whether the proposed industrial building will include any air sensitive use. If affirmative, the Applicant should confirm whether the proposed industrial building will be equipped with central air-conditioning and do not rely on opened windows for ventilation, the fresh air-intake will be properly located to meet buffer distance requirements as stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG), etc.</p>	<p>Environmental impacts is under reviewing and Air Quality Assessment Report will be submitted to show potential environmental impacts arising thereof.</p>
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<p>4. Please find our comments on the SIA for the Applicant to follow up:</p> <p><u>Major comment</u></p> <p>(i) The Consultant did not address the downstream sewerage impact. Hydraulic assessment should be included in the SIA.</p> <p><u>Specific comment</u></p> <p>(ii) Section 4: Please clarify "In accordance with the assessment results, there would be adverse sewerage impact."</p> <p>(iii) Please note that the implementation of sewerage works shall meet the satisfaction of Drainage Services Department.</p> <p>5. On the above basis, we are unable to lend support to the subject planning application at this stage.</p>	<p>As recommended in the 3rd paragraph of Section 4, an updated SIA Report shall be conducted in future after granting the approval under Section 16 of the TPO.</p> <p>Typo and it has been amended to "In accordance with the assessment results, there would be no adverse sewerage impact." of the first paragraph of Section 4.</p> <p>Noted.</p> <p>Noted.</p>
<p>Comments of Chief Engineer/Mainland South, Drainage Services Department</p>	
<p>DSD's comment on Appendix I – Sewerage Impact Assessment Report of the Supporting Planning Statement:</p> <p>1. Please state the Forecast Occupation Time of the development in the SIA Report;</p>	<p>It is expected that the Proposed Redevelopment will be in occupation in 2025.</p>

<p>2. Section 2.5.2 – It is noted that the plot ratio is 14.896 for the subject area is adopted for the SIA, kindly inform DSD in case the plot ratio being amended/revised and confirmed;</p> <p>3. Drawing No. Tai Yau Street GBP in Appendix II indicates the permissible plot ratio of 12 which seems to be deviated with the above mentioned figure, please clarify;</p> <p>4. Appendix A – please elaborate the Global Unit Flow Factor (UFF) of 0.53m³/person/day as it is not shown in Table T-2 of Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF);</p> <p>5. Appendix A – please clarify whether Table T-3 of GESF should be referred for checking the existing industrial uses of the site;</p> <p>6. As the actual per-employee unit flow factor of any local industrial area may vary significantly from these unit flow factors, caution must be taken in applying these factors (as per Table T-3 of GESF) directly to any local individual industrial premises, please review the UFF of 0.08m³/person/day as adopted;</p> <p>7. Please consider the commercial activity flow element in the flow estimation. Your attention is drawn to Section 8 and T-2 of the EPD's GESF;</p>	<p>In view of the Chief Executive's 2018 Policy Address, relaxation of maximum permissible non-domestic plot ratio by up to 20% is allowed for redevelopment of eligible industrial buildings.</p> <p>In view of the Chief Executive's 2018 Policy Address, relaxation of maximum permissible non-domestic plot ratio by up to 20% is allowed for redevelopment of eligible industrial buildings.</p> <p>Typo. It should be Table T-3 of GESF as mentioned in Item 2 of Section 2.2 of the SIA Report that</p> $\begin{aligned} \text{UFF}_{\text{overall}} &= \text{UFF}_{\text{industrial activities in East Kowloon}} + \text{UFF}_{\text{industrial employee}} \\ &= 0.450\text{m}^3/\text{employee/day} + 0.080\text{m}^3/\text{employee/day} \\ &= 0.530 \text{ m}^3/\text{employee/day} \end{aligned}$ <p>The typo has been corrected in Appendix A of the SIA Report.</p> <p>Table T-3 is referred for checking the existing industrial uses of the Site. Please refer to the revised Appendix A for details.</p> <p>As mentioned in Item 3 of Section 2.2 of the SIA Report, only non-polluting industrial uses will be provided for the Proposed Redevelopment. As such, no significant industrial waste water is expected to be generated. For a realistic assumption, the UFF 0.080m³/employee/day of employee is therefore adopted for the Proposed Redevelopment.</p> <p>Since the Proposed Redevelopment will comprise non-polluting industrial uses, the commercial activities including Electricity Gas & Water (J2), Transport, Storage & Communication (J3), Wholesale & Retail (J4), Import & Export (J5), Finance, Insurance, Real Estate</p>
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	<p>& Business Services (J6), Agriculture & Fishing (J7), Mining & Quarrying (J8), Construction (J9), Restaurants & Hotels (J10), Community, Social & Personal Services (J11), Public Administration (J12) as well as School Student as mentioned in Section 8 and Table T-2 of GESF will not be provided. Furthermore, since only non-polluting industrial activities will be provided, no significant waste water generation is expected. Therefore, the UFF of industrial employee 0.080m³/employee/day was adopted for the SIA Report.</p>
8. It is suggested that the project proponent could provide in the Submission some relevant development information to supplement the flow estimation. This could include the specific facilities (e.g. kitchen or laundry, etc.) that may generate a large amount of waste water;	<p>As mentioned in Item 3 of Section 2.2 of the SIA Report, since only non-polluting industrial use not involving waste water discharge will be allowed, no significant industrial waste water is expected to be generated. The Applicant confirms that there will be no facilities such as kitchen, laundry, etc., generating large amount of waste water.</p>
9. The Consultants are recommended to carry out site survey downstream of the proposed connection point for the service condition of existing manholes/sewers and sewage flow in order to ascertain the connectivity and hydraulic impact;	<p>As recommended in the 3rd paragraph of Section 4, an updated SIA Report shall be conducted in future after granting the approval under Section 16 of the TPO.</p>
10. Please incorporate the existing sewerage network plan including the proposed terminal manhole, the existing sewers, manholes for connection of pumping station etc. in the SIA Report;	<p>As recommended in the 3rd paragraph of Section 4, an updated SIA Report shall be conducted in future after granting the approval under Section 16 of the TPO.</p>

<p>11. The project proponent should, in consultation with DSD, to determine the most appropriate connection point(s) of the existing sewerage system for the discharge of sewage from the proposed development and provide a layout plan to indicate the proposed sewerage connection point(s);</p> <p>12. Please be reminded to consult and confirm with SIG of EPD regarding the capacity allocation of downstream via the above mentioned proposed sewerage networks for the proposed development; and</p> <p>13. The SIA for the subject planning application should meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's comments on the SIA submitted by the applicant/consultants are subject to views and agreement of EPD.</p>	<p>The drainage/sewerage layout plans which will be part of the General Building Plan (GBP) will be submitted during the detailed design stage.</p> <p>As recommended in the 3rd paragraph of Section 4, an updated SIA Report shall be conducted in future after granting the approval under Section 16 of the TPO.</p> <p>Noted</p>
<p>Comments of Chief Town Planner/Urban Design & Landscape, Landscape Unit, Planning Department</p>	
<p>The site, located in San Po Kong, falls within an area zoned under "Other Specified Uses" annotated "Business" ("OU(B)") on the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K 11/29. This application seeks planning permission for minor relaxation of plot ratio restriction at the application site. The site is subject to two previous applications No. AK/11/160 and AK/11/208 for proposed hotel development and were approved with conditions (including landscape related conditions) by TPB On 30.7.2004 and 6.7.2012. Besides, a 3m-wide non-building area (NBA) from the lot</p>	

<p>boundary abutting Tai Yau Street is provided in accordance with the OZP.</p> <p>2. With reference to the aerial photo of 2009, the site is located in an area of urban landscape character dominated by medium to high-rise industrial and commercial buildings. No existing tree is observed within the application boundary. Adverse landscape impact caused by the proposed minor relaxation is not anticipated.</p> <p><u>Advisory Remarks on Landscape Proposal</u></p> <p>4. With reference to Para. 4.4 of Planning Statement, landscape work is proposed on the flat roof and roof of the building. However, there is no information or details provided in the application to demonstrate the landscape provision on R/F. Please clarify.</p> <p>5. The applicant is reminded to provide sufficient soil provision and appropriate drainage layer at all the planting areas for sustainable plant growth.</p> <p>6. Greening opportunities should be explored for the 3m NBA on G/F to improve the quality of street environment.</p>	<p>Noted.</p> <p>Please vide the landscape plan at Appendix III showing the landscape provision on flat roof. Landscape Plan for R/F is under reviewing and the same will be submitted in next batch.</p> <p>Noted.</p> <p>The 3m NBA on G/F will be properly landscaped. Details to be provided in the building plan submission stage after consulting the Highways Department.</p>
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Comments of Chief Estate Surveyor/Acquisition, Lands Department	
<p>2. In respect of the proposed surrender of part of the lots to the Government as shown on the Development Scheme at Appendix II of the Supporting Planning Statement of the subject s.16 application for road widening purposes ("the proposed surrender"), please note that it would be considered by this office on condition that :-</p> <p>(i) the proposed surrender is supported by TD and HyD and they agree to take up the respective management and maintenance responsibilities of the proposed surrender area;</p> <p>(ii) there is no adverse comment from DLO/KE and or CES/DC of LandsD from lease point of view;</p> <p>(iii) there is no adverse comment from DSD and WSD on the proposed surrender whereas DSD agrees to take up the drainage maintenance responsibility of the proposed surrender area; and</p> <p>(iv) the proposed surrender area is clear and free from structures and encumbrances.</p> <p>3. Please, however, be informed that there is no guarantee that the application for the proposed surrender, if submitted, shall be approved, and if approved by LandsD in the capacity of a landlord, it shall be subject to such terms and conditions, including the payment of administrative fee, as may be considered appropriate by LandsD.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Comments of Chief Estate Surveyor/Development Control, Lands Department	
<p>2. While DLO/KE will provide you comment on lease aspects, this Office would supplement the following from the perspective of land matters relating to the measures announced in 2018 Policy Address on revitalization of industrial buildings (IBs):-</p> <p>To be qualified for the measure on relaxation of the maximum permissible non-domestic plot ratio (PR) by 20% for redevelopment project, the building has to be pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). Pre-1987 IBs refer to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to Buildings Authority for approval on or before 1.3.1987. You may wish to approach BD on confirmation of Pre-1987 status and no excess of non-domestic PR under B(P)R.</p> <p>3. Technical assessments such as traffic, landscaping, building design and set back arrangement etc., should be considered by the relevant B/Ds.</p> <p>4. "Non-polluting industrial use" in planning terms would constitute uses in breach of lease conditions which among others, the user restriction of "industrial purposes" should involve manufacturing process as decided by court cases. Upon receipt of lease modification application, LandsD will impose such appropriate terms and conditions, including user restriction, 5-year completion time limit, payment of <u>full</u> premium and</p>	<p>The existing building was completed in 1965 and the site is currently zoned for "OU(B)" use in the OZP. Therefore, it qualifies for the relaxation of the maximum permitted non-domestic plot ratio.</p> <p>Noted.</p> <p>The allegation that non-polluting industrial uses would constitute uses in breach of the lease conditions cannot be agreed as not all manufacturing process would lead to pollution as defined under the relevant Ordinance. In any event, if the site is to be used for general industrial purpose, another section 16 application for planning permission would have to be submitted as "Industrial" is a Column 2 use under the OZP.</p>

<p>administrative fee. Such application will be considered by LandsD acting in its capacity as landlord at its own discretion and any approval given will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee that the application will be approved by LandsD. Under the 2018 IB Revitalisation Measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within 3 years from the date of TPB's approval letter.</p>	
<p>Comments of Chief Architect/CMD2, Architectural Services Department</p>	
<p>2. Based on the information provided, we have the following comments from architectural and visual impact point of view for your consideration:</p> <ul style="list-style-type: none"> a) It is noted that the proposed development consists of one tower block with a height of 88.075mPD which complies with the BHR permitted in the OZP and may not be incompatible with the adjacent developments with BHR of 120mPD. In this regard, we would have no comment from visual impact point of view. b) 20% greenery to be provided to comply with PNAP APP-152. Area and 20% of greenery provided should be stated and indicated on the floor plan. 	<p>Noted.</p> <p>Noted. Please vide the amended building plans attached.</p>

Comments of Chief Building Surveyor/Kowloon, Buildings Department	
<p>No objection in principle to the application subject to the comment below:</p> <ol style="list-style-type: none"> 1. An Authorised Person should be appointed to submit building plans to the Buildings Department for approval and demonstration of full compliance with the Buildings Ordinance (BO). 2. The granting of bonus plot ratio for land surrender for street widening is subject to compliance with the conditions set out in PNAP APP-20 and to the agreement/comment from the concerned departments. 3. Detailed comments under the BO can only be provided at the building plan submission stage. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
The following Government departments have no specific comment on/no objection to the application:	
<ol style="list-style-type: none"> 1. Commissioner of Police 2. Director of Fire Service 3. District Officer, Home Affairs Department 4. Chief Engineer/Construction, Water Supplies Department 	<p>No comment/objection noted.</p>

Your Ref.: TPB/A/K11/236

Our Ref.: AA598/PD11

02 June 2020

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

Dear Sirs,

**Re: Proposal Relaxation of Plot Ratio for Non-Polluting Industrial Development at Nos. 20-24 Tai Yau Street,
San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning
Plan No. S/K11/29**

Further to our letter (ref: AA543/PD10 dated 20/05/2020) regarding supplementary information, we would like to enclose herewith the following further supplementary information for your kind processing:

1. 70 sets of "Response to Comments from Government Departments" (revised in response for Environmental Protection Department & Planning Department only) ;
2. 70 sets of plans :-
 - Appendix II - Architectural Drawings, Roof Plan;
 - Appendix III - Landscape Plan, Landscape Plan (at R/F);
3. 70 sets of Report :-
 - Appendix V - Air Quality Assessment Report (dated May 2020);

Should you have enquiry or further information required, please feel free to contact the undersigned at 2356 9633.

Yours faithfully,



Ron Luen
Ron Luen & Company Ltd.

c.c. Client

Response to Comments

Proposed Minor Relaxation of Plot Ratio Restriction, Nos. 20-24 Tai Yau Street, San Po Kong

Comment	Response
Comments of Director of Environmental Protection Department	
3. The subject application site is subject to potential environmental impacts arising from industrial activities in the vicinity and traffic emissions from nearby roads such as Tai Yau Street, Luk Hop Street, etc. We consider that the Applicant has to ascertain the environmental acceptability of the proposed industrial development such as whether the proposed industrial building will include any air sensitive use. If affirmative, the Applicant should confirm whether the proposed industrial building will be equipped with central air-conditioning and do not rely on opened windows for ventilation, the fresh air-intake will be properly located to meet buffer distance requirements as stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG), etc.	The air quality assessment report is enclosed herewith for your review and approval.

<p>Comments of Chief Town Planner/Urban Design & Landscape, Landscape Unit, Planning Department</p>	
<p><u>Advisory Remarks on Landscape Proposal</u></p> <p>4. With reference to Para. 4.4 of Planning Statement, landscape work is proposed on the flat roof and roof of the building. However, there is no information or details provided in the application to demonstrate the landscape provision on R/F. Please clarify.</p>	<p>Please vide the landscape plan at Appendix III showing the landscape provision on R/F.</p>

Your Ref.: TPB/A/K11/236

Our Ref.: AA598/PD14

9 October 2020

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

Dear Sirs,

Re: Proposal Relaxation of Plot Ratio for Non-Polluting Industrial Development at Nos. 20-24 Tai Yau Street,
San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning
Plan No. S/K11/29

Further to our earlier letters of 20 May 2020 referenced AA598/PD10 and 02 June 2020 referenced AA598/PD11, we would like to enclose herewith the following further supplementary information for your kind processing:

1. 70 sets of "Response to Comments from Government Departments" (response for Energizing Kowloon East Office of Development Bureau, Urban Design & Landscape, Kowloon District Planning Office and Landscape Section of Planning Department, Transport Department and Architectural Services Department only) ;
2. 70 sets of plans :-
 - Appendix II - Architectural Drawings, Basement 1 Floor Plan, G/F & 1/F Plans;
 - Appendix III - Landscape Plans, Landscape Plan (at G/F, 1/F & R/F);
 - Appendix VI - Photomontage showing New Street View along Tai Yau Street;
3. 70 sets of reports :-
 - Appendix IV - Traffic Impact Assessment Report (dated October 2020);

Should you have enquiry or further information required, please feel free to contact the undersigned at 2356 9633.

Yours faithfully,



Ron Luen

Ron Luen & Company Ltd.

c.c. Client

Response to Comments

Proposed Minor Relaxation of Plot Ratio Restriction, Nos. 20-24 Tai Yau Street, San Po Kong

Comment	Response
Comments of Head of Energizing Kowloon East Office Development Bureau	
<p>4. The application site abuts Tai Yau Street, which is the main pedestrian corridor in the SPKBA, and has a street frontage of more than 80m. Noting the long street frontage, the applicant should consider providing more planning/design merits in support of the proposed minor relaxation of the plot ratio restriction. Except for a 7m-wide entrance lobby, the rest of the frontage is proposed for vehicular ingress/egress, parking, loading/unloading and E&M uses, etc. which would not be conducive to a pleasant walking environment. While redevelopment of the site into an industrial building for non-polluting industrial use is permitted under the "OU(Business)" zoning, inclusion of commercial uses on the lower floors, especially on the G/F would create a greater synergy effect and bring more vibrancy to the neighbourhood which is under transformation into a business area.</p>	<p>The application site is long but shallow in depth which does not allow provision of vehicular ramp to go either down to the basement floors or up to the upper floors. Access to parking floors has to rely on car lifts instead. It is therefore prudent to reduce parking floors, whether above or below ground, by accommodating some of the loading/unloading spaces at the G/F. Although a substantial part of the building frontage will be occupied by vehicular access, parking and loading/unloading spaces, with well designed soft and hard landscaping provided along the widened pedestrian walkway, the walking environment is still expected to be pleasant. Please vide the revised G/F & 1/F plans in Appendix II and photomontage in Appendix VI. It is the applicant's intention to redevelop the site in accordance with its existing lease conditions.</p>

Comments of Chief Town Planner/Urban Design & Landscape, Planning Department	
<p>I have the following comments from urban design and visual impact perspectives for your consideration.</p> <p>3. According to the proposal, there is a landscaped seating area provided on the flat roof at 1/F (Appendix III of the supporting Planning Statement). The applicant however has not specifically documented any design merits attributed to the proposed development or the relaxation of PR sought.</p> <p>4. It is noted that an NBA of 3m from the lot boundary along Tai Yau Street will be provided as per the requirement of the OZP. According to the ES of the OZP, such designation will largely tie in with the proposed traffic improvement work in the area by Transport Department (TD). Subject to the advice of TD, there appears to be opportunities for incorporation of interim and/or permanent landscape treatment within the NBA.</p>	<p>Apart from the landscaped seating area at 1/F, landscaped area will also be provided on the roof of the building (please vide the revised landscape plans of G/F, 1/F & R/F in Appendix III) and the widened pavement at G/F (please vide the revised G/F & 1/F plans in Appendix II) which contribute to further improving the surrounding environment and the walking environment for the pedestrian respectively. A canopy along the full width of the building frontage will be provided to give weather protection to the pedestrian and further enhance the walking environment.</p> <p>Agree. As indicated on the revised G/F plan attached, the NBA at G/F will be landscaped to provide an improved walking environment for the pedestrians. Moreover, as indicated on the revised 1/F plan, a canopy will be provided to protect the pedestrian from the weather thereby further improving the walking environment.</p>

<p>5. The applicant may consider the feasibility of setting back or recessing the upper levels of the proposed building to promote a sense of pedestrian scale, given that there is scope for building height adjustment. Furthermore, incorporating weather protection along the full width of the building frontage should also be considered.</p> <p>6. In order for the Board to make an informed decision, it would be helpful if the applicant could provide architectural/artist rendering(s) illustrating how the proposed development may be perceived by the pedestrians in close range, including design treatment of the building's low zone.</p>	<p>As shown on the revised 1/F plan attached, a canopy will be provided for the full width of the building frontage to provide weather protection to the pedestrian. It is considered that by providing well designed landscaping on the NBA, the widened pedestrian walkway will provide a pleasant walking environment to the pedestrian. Setting back the building may not have a substantial impact on the sense of pedestrian scale as a canopy will be provided along the full width of the building frontage.</p> <p>Please vide the photomontage in Appendix VI</p>
<p><i>Advisory Comment</i></p> <p>7. Given that there is a wide range of permissible uses within the "OU(B)" zone that would help activate the street frontage, the applicant may consider designing the building in a way that allows for flexibility to accommodate change of building uses on the lower floors.</p>	<p>Noted. The present building design has already taken this into consideration.</p>

<ul style="list-style-type: none"> - compliance with relevant provisions of Sustainable Building Design Guidelines; and - consideration of green building design. 	<p>In order to improve air ventilation, enhance the environmental quality at street level and mitigate heat island effects, the proposed scheme is designed to have continuous projected façade length of 59.99m which do not require to comply building separation requirements under Sustainable Building Design Guidelines;</p> <p>In order to provide better air ventilation, enhance the environmental quality of our living space, the proposed scheme provide greenery on pedestrian walkway, 1/F and roof floors. Please vide the landscape plans at Appendix III.</p>
<p>Internal Transport Facilities</p> <p>2. It is noted that the 1/F plan has indicated two future bridge connections fronting Sheung Hei Street and Tai Yau Street. If the future bridges are for public access, public passageways within the development might need to be reserved/allowed. Please provide more details such as the background and implementation plan for this proposed footbridge link in section 4.3. C for T and DLO/KE should be consulted on this aspect.</p>	<p>The two future bridge connections fronting Sheung Hei Street and Tai Yau Street is the requirements requested by Commissioner of Transport during the processing of our General Building Plan Submission of the subjected site in the year of 2014. It is proposed that an internal pedestrian walkway of 4m wide to be provided on the first floor of the proposed building connecting the two footbridges links and pedestrians will be allowed to be use 24 hours a day or such other time as the Government consider appropriate. The internal pedestrian walkway will be maintained by the Applicant at its own costs.</p>

Greenery

3. Referring to paragraph 4.4, Landscape Proposal, please provide the overall greenery ratio as well as the breakdown of the proposed coverage of the flat roof or roof greenery under the current scheme.

Site Area = 2400.49 sq.m.

Proposed area of hard & soft landscape of GF = 239.72 sq.m.
Proposed site coverage of GF greenery = 9.99%

Proposed area of hard & soft landscape of 1F = 536.77 sq.m.
Proposed site coverage of building under 15M = 83.87%

Proposed site coverage of 1F greenery = 22.36%

Proposed area of hard & soft landscape of RF = 1104.25 sq.m.
Proposed site coverage of building above 15M = 58.65%

Proposed site coverage of RF greenery = 46.00%

Proposed overall greenery ratio = 78.35%

Comments from C for T, TD	
<p>(i) The proposed vehicular access is 12m wide which is much wider than typical width of 6m or 7.3 and located close to the existing cautionary crossing. Please review. The applicant should demonstrate that the proposed vehicular access would not cause adverse traffic impact.</p> <p>(ii) For the future bridge connection at 1/F, the minimum width of internal pedestrian link shall be 4m. It is noted that the future footbridge connection at Tai Yau Street and comment corridor is only 2.5m and 1.5m respectively. Please review.</p> <p>(iii) Space for loading/unloading is required to abut a good handling platform/area is provided for all proposed loading/unloading space at G/F and Basement 1.</p> <p>(iv) Please find the following comments on the Traffic Impact Assessment (TIA) Report in Appendix IV of the Supporting Planning Statement:</p> <p>(a) Table 3.1 and Figure 3.3: The RC of the junctions are on high side and DFC of most of the junctions are on low side and do not reflect the actual site condition. Traffic count at Choi Hung Road, Tai Tau Street and Po Kong Village Road are on low side. Please review.</p>	<p>Noted. The proposed 12m vehicular access is amended to 7.3m as presented in Figure 5.1 for your review and approval. Meanwhile, due to site constraints, left-turn movements are prohibited for HGVs when exiting the site. Relevant signages will be posted to remind drivers to ensure safety.</p> <p>The two future bridge connections at 1/F are revised to 5.0m minimum, the internal pedestrian link is revised to 4m (min.) and allowed to be use 24 hours a day. Please vide the revised 1/F plan in Appendix II.</p> <p>Noted. The revised layout has included goods handling area for all proposed L/UL spaces at G/F and Basement 1 as presented in Figure 5.1 and Figure 5.2 for your review and approval.</p> <p>Noted. The assessment is updated for your review and approval. Please vide the revised Traffic Impact Assessment Report in Appendix IV.</p>

<p>(b) Table 4.2:</p> <ul style="list-style-type: none"> - Other planned and committed development such as Diamond Hill CDA, 21 Luk Hop Street, 210-212 Choi Hung Road should be included. - SST at Tsat Po Street should have been terminated during the time of survey in May 2019 and should not be included in the assessment. Please review. - Please advise if traffic generation and attraction due to reprovisioning of Kai Tak East Sports Centre have been included in the assessment. <p>(c) Table 4.5 and Figures 4.1 & 4.3:</p> <ul style="list-style-type: none"> - The RC of the junctions are on high side and DFC of most of the junctions are on low side. Traffic flow at Choi Hung Road, Tai Yau Street and Po Kong Village Road are on low side. Please review the assessment and take into account the other planned and committed development and other site factor. 	<p>Noted. Table 4.2 is updated to include the mentioned developments for junction performance assessment.</p> <p>Noted. The traffic generation and attraction of SST is removed from Table 4.2.</p> <p>Noted. It is noted that the phased development at Sze Mei Street will include District Open Space (DOS), Sports Centre and Public Vehicle Park Project.</p> <p>The proposed DOS targets residents in the vicinity, which expected to induce no significant traffic.</p> <p>As Kai Tak East Sports Centre is still operating and the proposed reprovisioning does not have significant GFA changes, the future development traffic flows shall have been included in the survey. Meanwhile, the public vehicle park has been assessed in Table 4.2.</p> <p>Noted. The assessment is updated for your review and approval. Please vide the revised Traffic Impact Assessment Report in Appendix IV.</p>
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<p>- Please also consider the planned traffic improvements at the junctions of Tai Yau Street / Ng Fong Street, Tai Yau Street / Sam Chuk Street and roundabout at Sze Mei Street by EKEO/CEDD. You may wish to liaise with relevant departments regarding the above.</p> <p>(d) Table 5.1: According to the latest parking policy and due to the acute parking demand of the district, high end parking provision and L/UL spaces as per HKPSG requirements should be adopted. High end of parking space for motorcycle should be provided. The AP should provide justifications / measures for accommodating shortfall, if any.</p> <p>(e) Please review the swept path analysis to demonstrate smooth manoeuvring of vehicles are without encroaching onto the waiting area, parking space and conflicting with structure.</p> <p>(f) Please review the vehicle waiting area at G/F. It appears that there are difficulties for vehicles manoeuvring out of the waiting area.</p>	<p>Noted. Assistance from relevant departments have been sought for planned traffic improvements.</p> <p>Noted The high end of motorcycle parking spaces is provided. The typo has been amended in the revised Traffic Impact Assessment Report in Appendix IV.</p> <p>Noted. Figure 5.2.1-SP5 is updated and enclosed for your review and approval.</p> <p>Noted. The run-in/out and waiting spaces as been revised for improved manoeuvring at G/F. The updated layout is enclosed herewith as Figure 5.1 for your review and approval.</p>
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<p>(g) Please review the estimated time for “vehicle out” and “vehicle enter” of the car lift in the car lift assessment taking into account of vehicles manoeuvring out of the vehicle waiting area.</p>	<p>Noted. The car lift assessment is updated and enclosed herewith as Appendix C for your review and approval.</p>
<p>Comments from CA/CMD2, ArchSD</p>	
<p>Area and % of greenery are not shown on architectural or landscaping drawings. The Applicant is advised that 20% greenery to be provided to comply with PNAP APP-152. Area and % of Greenery should be stated and indicated on the floor plan.</p>	<p>Site Area = 2400.49 sq.m.</p> <p>Proposed area of hard & soft landscape of GF = 239.72 sq.m. Proposed site coverage of GF greenery = 9.99%</p> <p>Proposed area of hard & soft landscape of 1F = 536.77 sq.m. Proposed site coverage of building under 15M = 83.87%</p> <p>Proposed site coverage of 1F greenery = 22.36%</p> <p>Proposed area of hard & soft landscape of RF = 1104.25 sq.m. Proposed site coverage of building above 15M = 58.65%</p> <p>Proposed site coverage of RF greenery = 46.00%</p> <p>Proposed overall greenery ratio = 78.35%</p> <p>Please vide the revised landscape plans of G/F, 1/F & R/F in Appendix III.</p>

Comments from CTP/UD&L(Landscape section), PlanD	
There is still no information or details provided in the application to demonstrate the landscape provision on R/F. Please clarify.	Please vide the landscape plans of R/F in Appendix III.

Your Ref.: TPB/A/K11/236

Our Ref.: AA598/PD16

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

11 January 2021

Dear Sirs,

Re: Proposal Relaxation of Plot Ratio for Non-Polluting Industrial Development at Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/29

Further to the comments from Development Bureau, Planning Department and Transport Department received on 30 October and 3 November 2020 respectively, we would like to enclose herewith the following revised / further supplementary information for your kind processing:

1. 70 sets of "Response to Comments from Government Departments" (response for Energizing Kowloon East Office of Development Bureau, Urban Design & Landscape of Planning Department & Transport Department only);
2. 70 sets of plans :-
 - Appendix II - Architectural Drawings (1/FL. Plan);
 - Appendix III - Landscape Plans, Landscape Plan (at 1/F);
 - Appendix VI - Photomontage showing New Street View along Tai Yau Street &
- Photomontage showing view from Luk Hop Street;
3. 70 sets of report :-
 - Appendix IV - Traffic Impact Assessment Report (dated January 2021);

Should you have enquiry or further information required, please feel free to contact the undersigned at 2356 9633.

Yours faithfully,



Ron Luen
Ron Luen & Company Ltd.

c.c. Client

Response to Comments

Proposed Minor Relaxation of Plot Ratio Restriction, Nos. 20-24 Tai Yau Street, San Po Kong

Comment	Response
Comments of Head of Energizing Kowloon East Office Development Bureau	
<p>... The applicant has proposed a building setback (3m) with improved street environment (i.e. with provision of canopy for weather protection and a few planters for soft landscaping) as design merits to justify the minor relaxation of Plot Ratio. However, it appears that the street environment as illustrated in the photomontage would not be notably improved based on the suggested provisions. The long façade of the proposed building at the lower levels will mainly be a blank wall other than the provision of lobby entrance, vehicular run in/run out and staircase exits, etc., at this location, it is considered that the current design could not contribute to an active street frontage. Since Tai Yau Street is a key pedestrian link connecting the MTR Diamond Hill Station and the San Po Kong residential area, greater emphasis should be placed on improving the street environment at the applicant site. The applicant should further explore other means to improve the quality of street environment and enhance street vibrancy, for example, a well-designed building frontage with interesting articulation and architectural treatment and vertical greening, etc.</p>	<p>In considering Tai Yau Street is a key pedestrian link connecting the MTR Diamond Hill Station and the San Po Kong major area, the proposed a building setback (3m) areas with improved street environment by means of new planters, vertical greenings & provision of canopy to be designed along the setback provides environmental benefits as well as enhances aesthetic quality of urban environment.</p> <p>The extensive vertical greenings and planters at ground floor and first floor forms a complete greenery system which can achieve purification of air & reduce the surface areas of bare concrete for minimizing urban heat island effect, together with new canopy to be provided for the full width of the building frontage providing weather protection, the proposed widening of street improve the wind penetration which allow the pedestrian to enjoy fresh breeze. By the rich and colourful trees & shrubs together with a series of greenery which are rationally distributed and sophisticatedly displayed, the setback areas create a fresh, beautiful, comfortable and elegant environment to improve quality of street environment and enhance the street vibrancy.</p> <p>Please vide the revised photomontages in Appendix VI.</p>

<p>... It is observed that the lift lobby of G/F is located at the left hand side of the plan while the lift lobby of 1/F is shown on the right hand side. Please check the accuracy of the plans.</p> <p>... Please also note the comments on the TIA as below:</p> <ul style="list-style-type: none"> - A traffic survey was conducted in April 2018 under the San Po Kong Business Area (SPKBA) Pedestrian Environment and Traffic Improvement – Feasibility Study commissioned by EKEO. The results revealed that some of the existing junctions near the application site, in particular Choi Hung Road/ Tai Yau Street, Tai Shing Street/ Choi Hung Road/ Tseuk Luk Road and Ng Fong Street/ Sze Mai Street/ Choi Yee Lane are operating close to capacity. However, the TIA report for the application states the contrary, indicating that there are significant reserve capacity for Choi Hung Road/ Tai Yau Street junction at both am and pm peaks based on a survey conducted in May 2019, while the performance of the other two junctions mentioned above are not covered by the report. - In addition, please clarify the annual traffic growth of +0.2% shown in Table 4.3, whereas Section 4.4 of the submitted TIA report indicates a significant increase in traffic flow of +42.2% per annum (from 2014-2018) in the nearby Luk Hop Street, 	<p>Noted. Please vide the revised 1/F plan in Appendix II & III.</p> <p>Noted. An updated survey was conducted on 15 October 2020 and calibrations of survey data have been carried out with reference to the SPKBA study to eliminate the impacts of COVID-19 pandemic. The methodology is enclosed separately, and updated junction assessment results are stated in Sections 3.3, 3.4 and 4.6 of the TIA report for your approval.</p> <p>Noted. With reference to the Annual Average Daily Traffic (AADT) from the 2014 to 2018 Annual Traffic Census (ATC), the AADT for Station No. 4625 is 2,930 in 2014 and 11,980 in 2018. Thus, the growth per annum for Station No. 4625 = $(11980/2930)^{1/4} = 42.2\%$. Similarly, the updated ATC data from 2015 to 2019 is 30.3%.</p>
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<ul style="list-style-type: none"> - More details of the junction improvement works for the approved CDA application (Table 4.5) with expected completion schedule should be provided and included in the TIA. 	<p>Noted. The junction improvement works are incorporated in the updated Table 4.5 for your approval.</p>
<p>Comments of Chief Town Planner/Urban Design & Landscape, Planning Department</p>	
<p>2. As gathered from the Application's submission, the 3m-wide non-building area from the lot boundary abutting Tai Yau Street as per the requirements of the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. SK/K11/29 will be landscaped. To enhance walking environment along the building frontage, a canopy along Tai Yau Street will be provided. Landscaped areas will be also be provided at 1/F and on the roof of the building. It may relevant if an architectural/artist rendering from the angle at the junction of Sheung Hei Street and Tai Yau Street could be provided to illustrate the landscaped area at 1/F.</p>	<p>Please vide the revised photomontages in Appendix VI.</p>

Comments from Commissioner for Transport, Transport Department	
<p>i. Table 3.1:</p> <p>(a) Please include the junction capacity assessment of Ng Fong Street/Sze Mei Street/Choi Yee Lane and Tai Yau Street/Tseuk Luk Street as per our previous comments given on 7 July 2020.</p> <p>(b) It appears that the RC of the junctions (Lung Cheung Road/Po Kong Village Road (J1), Choi Hung Road/Tai Yau Street (J3), Pat Tat Street/Tsat Po Street/Kai San Street(J5)) are on high side, DFC of junctions (Tai Yau Street/Ng Fong Street(J6), Tai Yau Street/Luk Hop Street(J7)) are on low side, which do not reflect the actual site condition. Please review.</p> <p>ii. Table 4.2:</p> <p>(a) The traffic generation from Holistic Centre at Tsat Po Street, Diamond Hill CDA site are not updated. The use of development of 210-212 Choi Hung Road and its traffic generation are not updated. Please review and also check and update the latest paraments of the developments.</p> <p>(b) Please include the target completion year of the adjacent development.</p>	<p>Noted. After considering the traffic time and distance, the optimal routes for different origins and destinations are demonstrated in the mark-up figure. As illustrated in the Figure RtoC-1, no development traffic is expected to access via the junctions of Ng Fong Street/Sze Mei Street/Choi Yee Lane and Tai Yau Street/Tseuk Luk Street.</p> <p>Noted. An updated survey was conducted on 15 October 2020 and calibrations of survey data have been carried out with reference to the SPKBA study to eliminate the impacts of COVID-19 pandemic. The methodology is enclosed separately, and updated junction assessment results are stated in Sections 3.3, 3.4 and 4.6 of the TIA report for your approval.</p> <p>Noted. The latest trip rates and assumptions are updated in Table 4.2.</p> <p>Noted. The target completion year of the adjacent developments are between Year 2021 and 2023.</p>

<p>iii. Table 4.3:</p> <p>(a) Please include annual traffic census data in 2019.</p> <p>(b) The AADT of Station no. 4054 at Choi Hung Road in 2018 should be revised.</p>	<p>Noted. The traffic census data in 2019 are used in the updated report.</p> <p>Noted. The AADT of Station No. 4054 is revised.</p>
<p>iv. Table 4.5:</p> <p>(a) Junction of Tai Yau Street/Sam Chuk Street (J9) would be revised from priority junction to signalized junction as proposed by EKEO. Please revised the assessment.</p> <p>(b) Please include drawings showing the improvement works at the junctions under Diamond Hill CDA site and proposed by EKEO and include their target completion year.</p> <p>(c) It appears that the RC of the junctions (Lung Cheung Road/Po Kong Village Road (J1), Choi Hung Road/Po Kong Village Road (J2), Choi Hung Road/Tai Yau Street (J3)) are on high side and DFC of junctions (Tai Yau Street/Ng Fong Street(J6), Tai Yau Street/Luk Hop Street(J7), Sam Chuk Street/Tsat Po Street(J11)) are on low side. Please review and update the junction capacity assessment taking into account the comments in items (i) and (ii) above.</p> <p>v. Please include swept path analysis of vehicles both maneuvering in and out of parking place.</p>	<p>Noted. The updated junction assessment result is enclosed herewith for your review and approval.</p> <p>Noted. The drawings are displayed in Appendix C. The proposed improvement works are expected to be completed before Year 2023.</p> <p>Noted. With the calibrated survey results in 2020, the junction assessments of design year are revised accordingly.</p> <p>Noted. The swept path analysis of entering vehicles are presented in Figures 5.1.1-SP1 to SP5 and 5.1.1-L1 to L3, whilst that of exiting vehicles are presented in Figures 5.1.2-SP1 to SP5 and 5.1.2-L1 to L3.</p>

Your Ref.: TPB/A/K11/236

Our Ref.: AA598/PD17

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

09 February 2021

Dear Sirs,

Re: Proposal Relaxation of Plot Ratio for Non-Polluting Industrial Development at Nos. 20-24 Tai Yau Street,
San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning
Plan No. S/K11/29

Further to the comments from Planning Department & Development Bureau received on 2 & 4 February 2021 respectively, we would like to enclose herewith the following revised / further supplementary information for your kind processing:

1. 70 sets of "Response to Comments from Government Departments" (response for Urban Design & Landscape of Planning Department, and Energizing Kowloon East Office of Development Bureau only);
2. 70 sets of drawings and Figures (Figure RtoC-1, Methodology of Survey Data Calibration & Figure 3.3 (total 3 pages)) for additional information to "Response to Comments from Government Departments" submitted on 11.01.2021;
3. 70 sets of pages (Page 6 & 7) for replacement of pages to "Appendix IV – Traffic Impact Assessment Report (dated January 2021)" submitted on 11.01.2021;
4. 70 sets of plan :-
 - Appendix III – Landscape Plans, Landscape Plan (at G/F);

Should you have enquiry or further information required, please feel free to contact the undersigned at 2356 9633.

Yours faithfully,



Ron Luen

Ron Luen & Company Ltd.

c.c. Client

Response to Comments

Proposed Minor Relaxation of Plot Ratio Restriction, Nos. 20-24 Tai Yau Street, San Po Kong

Comment	Response
Comments of Chief Town Planner/Urban Design & Landscape, Planning Department	
<p>... 2(i) Noting that vertical greenery (VG) is proposed on G/F under the current submission, but updated landscape plan for G/F is missing and there is no typical details with planting arrangement to demonstrate the viability of the landscape provision.</p> <p>... 2(ii) 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.</p>	<p>Please vide the updated landscape plan for G/F showing the planting arrangement of vertical greenery at facade of G/F in Appendix III.</p> <p>The modular-type vertical greenery system is proposed – this system consists of panels that hold growing media to support the plant materials which require irrigation at different levels along the wall using gravity to move the water through the growing media, similarly nutrient and fertilizing is carried out through this method – this system is more durable, and provide instant & significant effect after installation.</p>

Comments of Head of Energizing Kowloon East Office Development Bureau	
<p>2. The revised façade treatment at G/F as shown in the photomontage images should be able to address our previous concerns. The vertical greening (VG) and planter on the ground floor under the canopy is considered feasible subject to the selection of shade tolerant species and the transparency of the canopy. It is not stated in the FI whether self-clinging or modular-type VG will be used, but the self-clinging type may not be sustainable under a semi-shade condition, and modular type VG would be more durable although the maintenance cost may be higher. Nevertheless, as long as the developer commits to maintain the proposed VG, we have no particular preference.</p> <p>3. As a minor comment, the extent of the canopy as shown in the two photomontage images appear inconsistent. We presume any protrusion of the canopy onto the public pavement would be subject to approval by the relevant authority.</p>	<p>The modular-type vertical greenery system is proposed and the developer commits to maintain the proposed VG. Please vide the updated landscape plan for G/F showing the planting arrangement of vertical greenery at facade of G/F in Appendix III.</p> <p>The extent of canopy as shown in the two photomontage images are the same and identical.</p>

Your Ref.: TPB/A/K11/236

Our Ref.: AA598/PD18

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

05 March 2021

Dear Sirs,

Re: Proposal Relaxation of Plot Ratio for Non-Polluting Industrial Development at Nos. 20-24 Tai Yau Street,
San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning
Plan No. S/K11/29

We would like to enclose herewith the following revised information for your kind processing:

1. 70 sets of revised Planning Statement;
2. 70 sets of plans :-
 - Appendix III - Landscape Plans, Landscape Plan at G/F;
 - Landscape Plans, Landscape Plan at 1/F;
 - Landscape Plans, Landscape Plan at R/F;
 - Landscape Plans, Greenery Area Calculation;

Should you have enquiry or further information required, please feel free to contact the undersigned at 2356 9633.

Yours faithfully,



Ron Luen
Ron Luen & Company Ltd.

c.c. Client

Similar Applications

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
San Po Kong Business Area							
1.	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)
2.	S/K11/29 “OU(B)” A/K11/235 BHR: 120mPD	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

Notes

[1] Proposed Uses: Industrial (I), Commercial/ Office (C/O), Office (O) and Industrial-Office (I-O)

Other Technical Comments from Government Departments

1. Comments of the Chief Estate Surveyor/Development Control, Lands Department (LandsD):
 - (a) To be qualified for the measure on relaxation of the maximum permissible non-domestic plot ratio (PR) by 20% for redevelopment project, the building has to be pre-1987 industrial buildings (IBs) located outside “Residential” zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). Pre-1987 IBs refer to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to Building Authority for approval on or before 1.3.1987. The applicant may wish to approach Building Department on confirmation of Pre-1987 status and no excess of non-domestic PR under B(P)R.
 - (b) “Non-polluting industrial use” in planning terms covers a wide range of uses as cited in the guidelines issued by the Town Planning Board. These uses would constitute breach of the lease conditions including the user restriction of “Industrial purpose” which should involve manufacturing process and/or transient deposit and storage for delivery purpose as decided by court cases. Upon receipt of the lease modification application, LandsD will impose such appropriate terms and conditions, including user restriction, 5-year completion time limit, payment of full premium and administrative fee. Such application will be considered by LandsD acting in its capacity as landlord at its own discretion and any approval given will be subject to such terms and conditions including as may be imposed by LandsD. There is no guarantee that the application will be approved by LandsD. Under the 2018 IB Revitalization Measure for redevelopment, the lease modification letter/clarification letter/conditions of land exchange shall be executed within 3 years from the date of TPB’s approval letter.
2. Comments of the District Lands Officer/Kowloon East, LandsD
 - (a) There is no provision under the existing lease to allow erection or construction of 2 future bridge connections outside the Lots as shown in 1/F Plan. The proposed “non-polluting industrial” use in planning terms may include uses which are **not** permitted under the user restriction of the existing lease conditions.
3. Comments of the Chief Estate Surveyor/Acquisition, LandsD
 - (a) In respect of the proposed surrender of parts of the lots to the Government as shown in the Development Scheme at Appendix II of Supporting Planning Statement of the s.16 application for road widening purposes (the proposed surrender”), please note that it would be considered by this office on condition that:
 - (i) the proposed surrender is supported by TD and HyD and they agree to take up the respective management and maintenance responsibilities of the proposed surrender area;

- (ii) there is no adverse comment from DLO/KE and/or CES/DC of LandsD from lease point of view;
 - (iii) there is no adverse comment from DSD and WSD on the proposed surrender whereas DSD agrees to take up the drainage maintenance responsibility of the proposed surrendered area; and
 - (iv) the proposed surrender area is clear and free from structure and encumbrances.
- (b) However, there is no guarantee that the application for the proposed surrender, if submitted, shall be approved, and if approved by LandsD in the capacity of a landlord, it shall be subject to such terms and conditions, including the payment of administrative fee, as may be considered appropriate by LandsD.
4. Comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD)
- (a) Please note that the sewerage impact assessment shall meet the full satisfaction of the Environmental Protection Department (EPD) as the planning authority of sewerage infrastructure. Comments of this department on the SIA are subject to views and agreement of EPD.
 - (b) Sections 2 and 3 – Please elaborate about the proposed sewage discharge arrangement (in particular, if there is any difference from the existing arrangement).
 - (c) Sections 3 and 4 – Please substantiate the conclusion with further details that there should be no unacceptable impact on the sewerage system due to the proposed development. In this regard, please carry out hydraulic analysis to assess the potential sewerage impact on the existing sewerage system taking into account other existing/planned/proposed catchment areas.
5. Comments of the Chief Highway Engineer/ Kowloon, Highways Department (HyD)
- (a) As the applicant included in its proposal reservation of two openings to any future bridge connections fronting Tai Yau Street/service lane and provision of an internal pedestrian walkway on 1/F, the applicant should also ensure that such connections is feasible. Gazetting and authorization under Roads (Works, Use and Compensation) Ordinance (Cap. 370) of the proposed footbridge and connections should be carried out by other relevant department.
 - (b) HyD would not take up the maintenance responsibility of the canopy as it is not related to public footpath / pavement.
6. Comments of the Commissioner for Transport (C for T)
- (a) The proposed footbridge across Tai Yau Street and the internal walkway connecting the Site and buildings in front and behind (i.e. 9-11 Sheung Hei Street and 25 Tai Yau Street) are considered necessary to provide a safe form of crossing segregating

the pedestrians from the heavy vehicular traffic of Tai Yau Street. It is noted that future footbridge connection and internal walkway have already been allowed at the building behind the Site (9-11 Sheung Hei Street).

- (b) Since part of the road layout of the surrounding areas have been updated and some redevelopments are being constructed, the remaining proposed footbridges between buildings and internal walkway (within buildings) as previously proposed are being under review.

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

Seq² 5-2

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/K11/236 Received on 19/05/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

GOOD FOR SAN PO KONG TO REVITALISE.

ALSO LIKE THE WIDERING OF TAI YAU STREET.

「提意見人」姓名/名稱 Name of person/company making this comment HK Security Printing Ltd.

簽署 Signature Hayley Chan

日期 Date 5/6/2020

Seq 4 5-10

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/K11/236 Received on 09/10/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

GOOD TO HAVE

- 1) WIDE PEDESTRIAN PAVEMENT PROVIDED
- 2) MORE INDOOR CAR PARKING
- 3) GRASS SPACE

OVERALL GOOD DEVELOPMENT FOR SAN PO KONG

「提意見人」姓名/名稱 Name of person/company making this comment HK Security Printing Ltd.

簽署 Signature Jayley Chan 日期 Date 3/11/2020

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

Seg 2 5-5

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 faxed on 17 June 2020

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/K11/236 Received on 19/05/2020

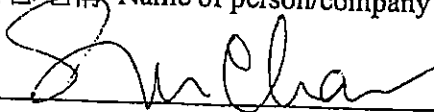
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Good for revitalise land use.

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

簽署 Signature



日期 Date 16 June 2020

5-8

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

Seq 4

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/K11/236 Received on 09/10/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

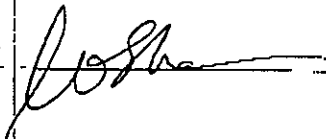
GOOD TO SEE SAN PO KONG RESURFACING

GOOD TO HAVE A WIDER ROAD AND
PROBRIAN PAVEMENT AFTER FINISH

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

WING SUN CHAN

簽署 Signature



日期 Date

20/10/2020

F A X

tpbpd

寄件者: [REDACTED]
寄件日期: 16日11月2019年星期六 3:16
收件者: tpbpd
主题: A/K11/236 20-24 Tai Yau Street

Personal Copy

A/K11/236

Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon

Site area : About 2,400.49m²

Zoning : "Other Specified Uses" annotated "Business"

Applied Development : Proposed Minor Relaxation of Plot Ratio Restrictions for "Other Specified Uses" annotated "Business" / 29 Floor Tower / PR 12 + 2.4 + .486 / 70 Vehicle Parking

Dear TPB Members,

The Applicant is quite audacious in demanding a double benefit with regard to the set back. If a 20% bonus is to be awarded then it is quite clear that this covers any set back in the development. It is not clear that street widening will go ahead as the adjoining building has not been redeveloped.

Moreover the Applicant talks of surrendering the setback but this is not the case. According to the notes of the OZP this is effectively a NBA.

San Po Kong Outline Zoning Plan No. S/K11/25 9 May 2014

8.6.6 Based on the AVA Study, measures have been taken to reinforce air path and improve the wind environment within San Po Kong Area Business Area. Opportunity is also taken to enhance the overall streetscape of the area. A minimum of 3m-wide "non-building area" from the lot boundary abutting Tai Yau Street

A/K11/208 Approved 6 July 2012

In this regard, the applicant proposed to set back 3m from Tai Yau Street in order to tally with the OZP requirement and claimed a bonus PR of 0.49 for the aforesaid area.

The Secretary also pointed out that on the OZP, there was a requirement of 3m-wide 'non-building area' from the lot boundary abutting Tai Yau Street for the purposes of improving the wind environment within San Po Kong Business Area, enhancing the overall streetscape and for future road widening. If the setback area was required for road widening purpose, the applicant could claim bonus PR from the BA even the PR had already exceed the maximum PR of 12.

as an existing common staircase encroaches upon the 3m strip of land at the front of the site to be surrendered for road widening, the granting of bonus PR and site coverage for the 3m NBA was subject to the condition that implementation arrangement on surrender of the portion of the lot occupied by the existing party structure should be submitted to the satisfaction of Government prior to application for an occupation permit;

Then there is the issue of the proposed footbridge: Will this go ahead?

the design and provision of pedestrian passageway within the proposed development for public use on a 24-hour basis to link up future footbridge connections to the satisfaction of the Commissioner for Transport or of the TPB;

If the footbridge connections are to be built then they should be connected to the proposed podium garden in order to provide genuine community benefit with regard to 'green' elements.

(g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that consideration should be made to providing more greening/landscaping on the setback area, façade and flat roof areas in order to enhance the visual amenity of the proposed development and to minimize the possible adverse visual impacts of the blank façade. The applicant should consider providing greening, especially tree planting, at the ground level and maximise greening opportunities and provide planters with sufficient soil depth and volume for the podium at 3/F;

Where are the trees at ground level?

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

The proposed set back is mandated in the OZP and not an additional benefit.

Members must ensure that green measures would provide community benefit.

Mary Mulvihill

寄件者: [REDACTED]
寄件日期: 2020年06月14日星期日 3:53
收件者: tpbpd
主旨: Re: A/K11/236 20-24 Tai Yau Street

Dear TPB Members,

Vehicle parking has been increased to 87. HKPSG appears to encourage vehicle ownership. In addition the administration ensures that this particular standard is adhered to while the many other items listed are ignored.

The greening measures introduced appear to be nothing more than some potted plants beside the toilets. Clearly of no practical use and nobody would choose to sit near the ventilation from loos.

No green measures provided at grade. So where is the community benefit?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, November 16, 2019 3:16:24 AM
Subject: A/K11/236 20-24 Tai Yau Street

A/K11/236

Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon

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Mary Mulvihill

Seq3 5-7

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: A/K11/236 20-24 Tai Yau Street MR

03/07/2020 02:25

From:

To: tpbpd <tpbpd@pland.gov.hk>

FileRef:

Dear TPB Members,

A landscaped rooftop provides ZERO community gain. In addition any benefit for the tenants of the tower are debatable. How many would bother trekking up there? Far too hot for many months of the year. Exposure to the elements would probably kill off most of the plants.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Sunday, June 14, 2020 3:53:26 AM

Subject: Re: A/K11/236 20-24 Tai Yau Street

Dear TPB Members,

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To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Saturday, November 16, 2019 3:16:24 AM

Subject: A/K11/236 20-24 Tai Yau Street

A/K11/236

Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon

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"Other Specified Uses" annotated "Business" / 29 Floor Tower / PR 12 + 2.4 + .486 /

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Mary Mulvihill

寄件者: [REDACTED]
寄件日期: 2020年10月31日星期六 3:33
收件者: tpbpd
主旨: Re: A/K11/236 20-24 Tai Yau Street MR

Dear TPB Members,

The Before and After images underline the problems with curtain wall buildings. Clearly the canopy on the old building provides considerable shade to the street while the new development gives no protection from sun or rain.

In view of the alarming increase in the number of hot days, it should be mandatory going forward that new developments revert to the intelligent design of older buildings that provide a distinct relief from the elements as soon as you walk near them..

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, July 3, 2020 2:25:51 AM
Subject: Re: A/K11/236 20-24 Tai Yau Street MR

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Subject: A/K11/236 20-24 Tai Yau Street

A/K11/236

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Mary Mulvihill

Seq 2 5-3

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

參考編號

Reference Number:

200614-130447-06028

提交限期

Deadline for submission:

19/06/2020

提交日期及時間

Date and time of submission:

14/06/2020 13:04:47

有關的規劃申請編號

The application no. to which the comment relates:

A/K11/236

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 周

意見詳情

Details of the Comment :

地鐵站上蓋起大量公屋，呢個位就千幾間房酒店
目前情況大有街就好塞同超多貨車出入。
之前批過個班人都唔知係咪有利益輸送

Seq 3 5-6

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

參考編號

Reference Number:

200625-232649-70340

提交限期

Deadline for submission:

07/07/2020

提交日期及時間

Date and time of submission:

25/06/2020 23:26:49

有關的規劃申請編號

The application no. to which the comment relates:

A/K11/236

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel Yu

意見詳情

Details of the Comment :

據資料所顯示，有關地段早已於2004年以及2012年申請建造酒店，已經會為該區帶來額外的交通負荷（因會有更多的的士和旅遊巴駛進），而當年（2004年和2012年）新蒲崗的住屋發展仍未建成，交通負荷仍然能負擔酒店帶來的額外交通。但現時新蒲崗南已有景泰苑和譽·港灣兩幢以私家車進出新蒲崗的私人樓宇，已為該區帶來交通的壓力，若果再放寬地積比例建造29層的酒店，必然會為大有街帶來無比巨大的壓力，使連帶路段如彩虹道、五芳街、六合街、八達街、三祝街和雙喜街的繁忙時間的交通更加擠塞，並使於四美街停站後使用彩虹道前往黃大仙的巴士更容易脫班，嚴重影響從其他區域前往新蒲崗和黃大仙上班的市民。所以本人認為就已批准的酒店發展不應再放寬地積比例建造更高容量的酒店，因為此情況必會影響附近交通的流量。

Recommended Advisory Clauses

- (a) 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 (GFA) concession of the proposed industrial 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;
- (b) to note comments of District Lands Officer/Kowloon East, Chief Estate Surveyor/Development Control, Lands Department (LandsD) that any uses or any development parameters in the proposed development contravene the lease conditions of the lot, the applicant needs to apply to LandsD for a lease modification/waiver. There is however no guarantee that the application, if received by LandsD, will be approved. Upon receipt of the lease modification application, LandsD will impose such appropriate terms and conditions including user restriction and payment of any premium and administrative fee, other conditions applicable to 2018 Industrial Building revitalisation measure etc. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government considers appropriate, including but not limited to payment of premium/waiver fee and administrative fee as may be imposed by LandsD. Under the Policy, the lease modification letter shall be executed within 3 years from the date of the Board's approval letter;
- (c) to note comments of Chief Estate Surveyor/Acquisition, LandsD that there is no guarantee that the application for the proposed surrender for road widening purposes, if submitted, shall be approved, and if approved by LandsD in the capacity of a landlord, it shall be subject to such terms and conditions, including the payment of administrative fee, as may be considered appropriate by LandsD.
- (d) to note comments of the Chief Building Surveyor/Kowloon, Buildings Department to appoint an Authorized Person to submit building plans (BP) to the BD for approval and demonstration of full compliance with the Buildings Ordinance (BO) and detailed comments under the BO will be given at the BP submission stage;
- (e) to note comments of the Chief Town Planner/Urban Design and Landscape, Planning Department to provide sufficient soil provision and appropriate drainage layer at all the planting areas for sustainable plant growth.
- (f) to note comments of the Chief Architect/Central Management Division 2, Architectural Services Department to comply with the greenery requirement under PNAP APP-152 during their detailed design stage.
- (g) to note the comments of the Director of Environmental Protection 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. The applicant is advised to observe relevant requirements under the Air Pollution Control Ordinance and Waste Disposal Ordinance for asbestos control prior to demolition of the existing building; and

- (h) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the Sewerage Impact Assessment needs is subject to views and agreement of the Environmental Protection Department.