

2022年 8月 2 5日

Appendix I of
MPC Paper No. A/K11/243

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

This document is received on 25 AUG 2022
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

2202166 23/8 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K11/243.
	Date Received 收到日期	25 AUG 2022

- 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)

Broad Reach Company 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)

Knight Frank Petty 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)	Workshop Space, G/F (Portion), 21 Luk Hop Street, San Po Kong, New Kowloon Inland Lot No. 4873 新九龍內地段第4873號新蒲崗六合街21號地下(部分)的工場
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 90 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/30
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Business"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用用途，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	About 90 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	'Shop and Services' (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		1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N/A sq.m 平方米		<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 90 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 90 sq.m 平方米		<input checked="" 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
	G/F	Vacant	'Shop and Services'

(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		
	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 to 至
- ☐ 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
- ☐ 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

(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 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	.....sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
.....		
.....		
.....		
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
.....		
.....		
.....		
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....
(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)

..October.2022.....

.....

.....

.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicles could access the Site from the service lane via Sze Mei Street ...and leave the Site via the service lane to Tai Yau Street.....</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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 _____ 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) _____ _____</p> <p><input checked="" type="checkbox"/></p>
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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 _____ 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) _____ _____</p> <p><input checked="" type="checkbox"/></p>

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

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

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

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <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																															
	No 否	<input checked="" type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> 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) Not Applicable			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

10. Justifications 理由

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

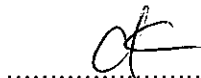
Please refer to the Supporting Planning Statement

11. Declaration 聲明

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

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

Signature
簽署



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

..... Calvin Kan Associate Director, Planning and Development

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表 Knight Frank Petty Limited



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

Date 日期

23/8/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Workshop Space, G/F (Portion), 21 Luk Hop Street, San Po Kong, New Kowloon Inland Lot No. 4873 新九龍內地段第4873號新蒲崗六合街21號地下(部分)的工場		
Site area 地盤面積	N/A (includes Government land of 包括政府土地) <div style="float: right;"> sq. m 平方米 <input type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約 </div>		
Plan 圖則	Draft Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/30 慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K11/30		
Zoning 地帶	'Other Specified Uses' annotated 'Business' 「其他指定用途」註明「商貿」		
Applied use/ development 申請用途／發展	'Shop and Services' 「商店及服務行業」		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	90 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input 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		
	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	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)
	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	% <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) _____ _____	
	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) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input 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/>		
Reports 報告書		
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 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 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"/>
<hr/>		
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。

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

**PROPOSED 'SHOP AND SERVICES' IN
WORKSHOP SPACE, G/F, 21 LUK HOP STREET, SAN PO KONG
NEW KOWLOON INLAND LOT NO. 4873
ON DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/30**

SUPPORTING PLANNING STATEMENT

AUGUST 2022

Executive Summary

This planning application is submitted to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance to seek planning permission for proposed ‘Shop and Services’ use (“the Proposed Use”) in workshop space at G/F, 21 Luk Hop Street, San Po Kong, New Kowloon Inland Lot No. 4873 (“the Application Premises”).

The Application Premises falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the draft Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/30 (“the OZP”). According to Schedule II of the Notes of the OZP for the “OU(B)” zone applicable to industrial or industrial-office (I-O) building, ‘Shop and Services (not elsewhere specified)’ use on G/F is a Column 2 use which requires planning permission from TPB.

The Application Premises has a total gross floor area (“GFA”) of about 90m². The Application does not involve any change to the major development parameters of the building, i.e., plot ratio (“PR”), total GFA and maximum building height (“BH”). Market-led retail development in an area with good accessibility such as the Application Premises should be encouraged. The Proposed Use aligns with the planning intention of “OU(B)” zone and the Energizing Kowloon East (“EKE”) Initiative to provide additional commercial floor space in facilitating the transformation of San Po Kong Business Area (“SPKBA”) into an attractive CBD. It complies with the TPB Guidelines No. 22D regarding the fire safety and parking and L/UL requirements on developments within “OU(B)” zone and will not pose adverse fire safety nor environmental impacts on the surrounding areas. The Proposed Use is also compatible with the surrounding context and the gradual changing of land use character. No adverse traffic and environmental impacts on the surrounding area will be induced. Approval of this application is in line with TPB’s decision on similar applications in the same “OU(B)” zone on the OZP.

In view of the above, and the detailed planning justifications put forward in the Supporting Planning Statement, we sincerely seek TPB’s favorable consideration to approve the Application.

行政摘要

是次規劃申請(「是次申請」)根據《城市規劃條例》第16條向城市規劃委員會(「城規會」)申請規劃許可，准許在新九龍內地段第4873號新蒲崗六合街21號地下的工場(「申請處所」)作商店及服務行業用途(「擬議發展」)。

申請處所位於《慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K11/30》(「分區計劃大綱圖」)被劃為「其他指定用途」註明「商貿」地帶。根據「其他指定用途」註明「商貿」地帶附表 II 內的註釋，設於地面一層的「商店及服務行業(未另有列明者)」為第二欄用途，須先向城規會申請。

申請處所的總樓面面積約90平方米。是次申請不會涉及建築物主要發展參數的改動，包括地積比率、總樓面面積及最高建築物高度。屬市場主導及擁有高易達性的零售業發展，例如申請處所，應受助長。申請用途符合「其他指定用途」註明「商貿」地帶的規劃意向，將提供額外的商業樓面面積以回應起動九龍東下促進新蒲崗商貿區轉型的倡議。是次申請符合城規會規劃指引編號22D對於在「其他指定用途」註明「商貿」地帶內發展的消防安全及停車場/上落客貨車位要求，以及不會為附近地區帶來消防安全及環境問題。申請用途亦與周邊發展及土地用途轉變的趨勢相符。擬議發展不會為周邊帶來不良的環境及交通影響。若是次申請獲批，將與城規會對於在同一大綱草圖劃作「其他指定用途」註明「商貿」地帶的類似先例所作出的決定一致。

基於上述情況，以及規劃綱領內的詳細規劃理據，申請人懇請城規會給予考慮批准是次規劃申請。

註: 內容如有差異，應以英文版本為準。

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1 Introduction

1.1 Background

This Application is submitted to the Town Planning Board (“TPB”) to seek planning permission for proposed ‘Shop and Services’ use (“the Proposed Use”) in workshop space at G/F, 21 Luk Hop Street, San Po Kong (“the Application Premises”) (refer to **Figures 1** and **2**). The Application Premises falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the draft Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/30 (“the OZP”).

According to Schedule II of the Notes of the OZP for the “OU(B)” zone applicable to industrial or industrial-office (I-O) building, ‘Shop and Services (not elsewhere specified)’ use on ground floor (except ancillary showroom) is a Column 2 use which requires planning permission from TPB.

1.2 Statement Structure

This Supporting Planning Statement comprises of six sections. Following the introduction, descriptions on the Application Premises and its surrounding context will be discussed in **Section 2**. The relevant policy background and planning context will be set out in **Section 3**, which is to be followed by details of the Proposed Use and justifications as presented in **Sections 4 and 5** respectively. The Supporting Planning Statement will be concluded in **Section 6**. The floor plan of the Application Premises is attached along with the Statement in supporting this Application (**Appendix I**).



Figure 1. Location Plan



Figure 2. Site Photo of the Application Premises

2 The Application Premises and its Surroundings

2.1 The Application Premises

The Application Premises, with a total gross floor area of about 90 m², is situated in the workshop space at G/F of the 22-storey industrial building (IB), namely Artisan Lab (“Subject Building”).

2.2 Land Status

The Application Premises is held under New Kowloon Inland Lot No. 4873 (“the Lot”) (refer to **Figure 3**). According to the lease, the Application Premises is restricted for industrial and/ or godown purposes excluding any trade, which is now or may hereafter be declared to be an offensive trade. No buildings other than a factory and/ or a warehouse, ancillary offices and quarters for persons essential to the safety and security of the building shall be erected on the Lot.

The Proposed Use is basically not permitted under lease and an application for a temporary waiver to the Lands Department is required to permit the Proposed Use upon planning permission is obtained from the TPB.

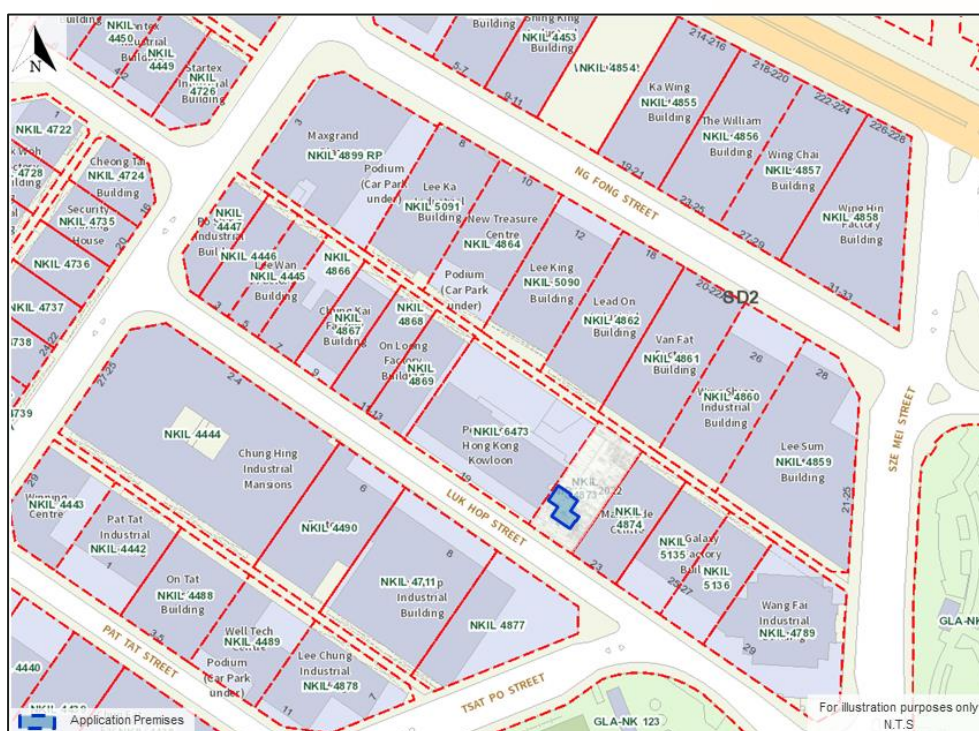


Figure 3. Lot Index Plan

2.3 Surrounding Environment

The Site has the following characteristics:

- bounded by Luk Hop Street to its southwest, a back alley to its northeast, and adjoining hotel, namely Pentahotel Hong Kong Kowloon to its northwest, and an IB, namely Max Trade Centre to its southeast;
- was previously occupied by a 14-storey IB built in 1970, which has been demolished, and was left vacant until 2017; and
- is now occupied by a 22-storey IB with a total gross floor area of about 11,175m² with occupation permit dated 21 February 2022 in accordance with the planning Application No. A/K11/235 approved by the TPB on 13 December 2019 for minor relaxation of PR from 12.0 to 14.4 for permitted 'Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of dangerous goods)'.

The surrounding areas of the subject building have the following characteristic:

- the surrounding area is predominantly occupied by a mix of industrial, industrial-office (I-O) and commercial buildings which falls within "OU(B)" zone;

- b) to the immediate northeast across the existing back alley is Van Fat Factory Building, which is an IB of 4 storeys built in 1965. To its immediate northwest is Pentahotel Hong Kong Kowloon, which is a hotel of 34 storeys built in 2012;
- c) to its immediate southeast is Max Trade Centre, which is an IB of 26 storeys built in 1997. To the immediate southwest across Luk Hop Street is Luk Hop Industrial Building, which is an IB of 25 storeys built in 1982;
- d) to the further southeast at the junction of Tsat Po Street and Luk Hop Street are Kai Tak East Playground and Sports Centre which are undergoing rearrangement works for the integrated open space/sports centre/underground public vehicle park project; and
- e) owing to the transformation of traditional industrial uses in SPKBA, there is new emergence of commercial, office and hotel developments in the vicinity of the Application Premises.

2.4 Accessibility

The Application Premises is well served by several types of public transport services including mass transit railway (MTR), franchised buses and minibuses. The MTR Diamond Hill Station is located at about 8-min (350m) walking distance to the north of the Site.

3 Policy Background and Planning Context

3.1 Energizing Kowloon East (EKE) Initiative

In view of the inadequate supply of office space in the traditional core business district ("CBD") in accommodating the growing demand, the Government announced the EKE Initiative in 2011-2012 Policy Address to transform Kowloon East into an additional attractive CBD to sustain Hong Kong's economic development with the adoption of a visionary, coordinated and integrated approach. As promulgated in the 2017 Policy Agenda, the coverage of EKE initiative, initially comprising the former Kai Tak Airport, the Kwun Tong Business Area and the Kowloon Bay Business Area, was extended to San Po Kong with a focus on enhancing connectivity, improving environment and promoting vibrancy and diversified development.

3.2 Hong Kong Planning Standards and Guidelines

Based on Chapter 6 of the Hong Kong Planning Standards and Guidelines ("HKPSG"), retail development should be market-led and that intervention from the Government should be kept to the minimum to allow the private sector to respond to the market efficiently. The zonings on the statutory town plans can regulate retail developments and direct such uses to the appropriate land use zones, whilst adequate flexibility is already provided in the planning application system to allow for the change in uses to meet the changing needs of the market.

3.3 TPB Guidelines No. 22D

The TPB Guidelines No. 22D for Development within “OU(B)” Zone promulgated in September 2007 is relevant in the following aspects.

The “OU(B)” zone has been introduced to allow maximum flexibility in the use of existing industrial and I-O buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the “OU(B)” zone is primarily for general employment uses.

Whilst it is the intention to provide greater flexibility in the use of the existing industrial or I-O buildings before such buildings are redeveloped, it is necessary to ensure that the fire safety and environmental concerns are properly addressed. In view of the possible presence of existing polluting and hazardous industrial uses, it is necessary to ensure compatibility of the uses within the same building until the whole building is modified/converted to accommodate the new non-polluting and less fire hazard-prone uses.

Fire Services Department should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on G/F of an existing industrial/I-O building with and without sprinkler systems should not exceed 460m² and 230m² respectively. For any application which would result in a slight exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merits. The above limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter, electrical shop, local provisions store and showroom in connection with the main industrial use.

For all new development, redevelopment, conversion and material change of use, adequate parking and loading/unloading (L/UL) spaces should be provided in accordance with the requirements of the HKPSG, and all other statutory or non-statutory requirements of relevant Government departments must also be met.

3.4 Planning Intention

The “OU(B)” zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office, and other commercial uses are always permitted in new “business” buildings.

3.5 Statutory Planning Control

According to Schedule II of the Notes of the OZP for the “OU(B)” zone applicable to industrial or industrial-office (I-O) building, ‘Shop and Services (not elsewhere specified)’ use on ground floor (except ancillary showroom) is a Column 2 use which requires planning permission from TPB.

According to the Notes for “OU(B)” zone, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total

development and/ or redevelopment in excess of a maximum PR of 12.0, or the PR of the existing building, whichever is the greater. The Application Site is also subject to a maximum BH of 120mPD, or the height of the existing building, whichever is the greater. A minimum requirement of 1.5m-wide non-building area from the lot boundary abutting Luk Hop Street shall be provided.

3.6 Previous Application

The Application Site was the subject of two previous planning applications (No. A/K11/154 and 235). Application No. A/K11/154 for proposed hotel use at Nos. 15-21 Luk Hop Street was approved with conditions by the TPB on 13 February 2004. Nevertheless, only a portion of the site at 15-19 Luk Hop Street¹ was developed for the proposed hotel use under a subsequent Application No. A/K11/163 approved with conditions by the TPB on 13 August 2004.

Application No. A/K11/235 for proposed minor relaxation of PR (+20%) for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) at 21 Luk Hop Street was approved with conditions by the TPB on 13 December 2019.

3.7 Similar Application

There are no similar applications on G/F of the subject building as the Application Premises is the only unit for workshop use on G/F under the OP Permit. While there are 42 similar applications for 'Shop and Services' use on G/F of industrial or I-O buildings under the "OU(B)" zones within the OZP. 41 of them were approved with conditions by TPB between April 2004 and September 2021 mainly for the following reasons: -

- the applied uses were considered generally in line with the planning intention of the "OU(B)" zone;
- compatible with the changing land use character of the area, which was being transformed into commercial/business use;
- similar approvals for 'Shop and Services' use approved on G/F units of other industrial and industrial-office buildings in the vicinity; and
- applied uses generally complied with the TPB Guidelines No. 22D for development within "OU(B)" zone in that it would not induce adverse fire safety and environmental impacts.

However, planning permissions for 5 applications (No. A/K11/177, 178, 179, 183 and 194) were revoked due to non-compliance with approval conditions between October 2007 and October 2009.

A similar planning Application No. A/K11/214 for proposed temporary shop and services for a period of 5 years was rejected by TPB on 6 September 2013 for

¹ The developer of 15-19 Luk Hop Street decided to pursue hotel development independently within their own landholding instead of a joint venture development with the applicant's site due to some commercial considerations.

reasons that the applied use does not comply with the TPB Guidelines No. 22D as the total floor area accountable for the aggregate commercial floor area has exceeded the maximum permissible limit of 230m² for an industrial building without sprinkler systems; and the applied use is unacceptable from fire safety point of view.

The latest Application No. A/K11/240 for shop and services at Factory Space No. F7, G/F, Wah Hing Industrial Mansions, 36 Tai Yau Street and 21-25 Tseuk Luk Street was approved with conditions on 24 September 2021 mainly for the abovementioned reasons.

4 The Proposed Use

4.1 Details of ‘Shop and Services’ Use

The proposed ‘Shop and Services (not elsewhere specified)’ use on G/F (except ancillary showroom) is a Column 2 use which requires planning permission from the TPB based on the Schedule II of the Notes of the OZP for the “OU(B)” zone applicable to industrial or industrial-office (I-O) buildings.

The Application Premises is within the ground floor area with an area of about 90m². No changes in the development parameters, including PR, GFA and BH of the subject building are involved. The floor plan of the current workshop use can be found at **Appendix I**.

5 Justifications

5.1 Market-led retail development with suitable location should be encouraged

According to Chapter 6 of the HKPSG, retail development should be market-led and intervention from Government should be kept at minimum to allow the private sector to respond to the market efficiently. As indicated in the 2020 Area Assessments, there is a mix of commercial buildings and hotels redeveloped/converted from IBs in Eastern Kowloon, including San Po Kong. The proposed Application Premises with good accessibility for commercial purpose will accommodate the rising demand within the SPKBA. Private sector has responded to the market by providing retail facilities in the “OU(B)” zones within the OZP area with permission from TPB.

5.2 In Line with the Planning Intention and EKE Initiative

The planning intention of the “OU(B)” zone is for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. The Application Premises fully aligns with the planning intention of the “OU(B)” zone to provide floor space for ‘Shop and Services’ use under the OZP. It will further facilitate and complement the transformation of the SPKBA, as well as the Eastern Kowloon from an area with clusters of traditional industrial uses to an attractive CBD under the EKE Initiative.

5.3 In line with TPB Guidelines No. 22D

The Proposed Use at the Application Premises complies with the TPB Guidelines No. 22D in that it would not induce adverse fire safety and environmental impacts on the developments within the subject building and the adjacent areas. The subject building with the provision of sprinkler system is subject to a maximum permissible limit of 460m² for aggregated commercial floor area and the Proposed Use should be counted towards the aggregate commercial floor area. As mentioned in **Section 3.7**, there are no similar applications for G/F of the building. Hence, the total GFA of G/F is about 90m², which is within the requirements of 460m². Moreover, the Application Premises is small in scale with parking and L/UL facilities available in the subject building and well served by various public transportation. Hence, the Application Premises is in line with TPB Guidelines No. 22D.

5.4 Compatibility with the Surrounding Context

In terms of site context, the Application Premises is surrounded by a mix of IB, I-O and hotel developments within the SPKBA. The Proposed Use serves the needs of the people working in the vicinity. Under the EKE Initiative, the SPKBA is gradually being transformed into commercial use, thus, the Proposed Use is compatible with the changing land use character of the area.

5.5 Similar Applications in “OU(B)” zones nearby

As mentioned in **Section 3.7**, despite the absence of the similar application in G/F of the building, there are 41 out of 42 approved similar applications for ‘Shop and Services’ use on G/F of industrial or I-O buildings under the “OU(B)” zones within the OZP between April 2004 and September 2021. The Application Premises has similar planning circumstances as the similar applications. Should the Application Premises be approved, it will not set an undesirable precedent for similar applications in the SPKBA in the future.

5.6 No Adverse Impacts

Traffic Aspects

Given the small-scale of the Application Premises, the traffic and L/UL requirements generated will not cause an unacceptable traffic impact on the area. It is unlikely that the approval of the Application Premises would lead to an increase of illegal parking near the Application Premises along Luk Hop Street as there is adequate provision of parking and L/UL spaces available in the subject building (i.e., 19 carparking spaces and 2 L/UL spaces).

Environmental Aspects

The subject building was issued with the OP permit dated 21 February 2022 and the Proposed Use is a non-polluting use such that it would not pose adverse environmental impacts on the surroundings.

6 Conclusion

This Application is submitted to seek TPB's permission for the 'Shop and Services' at the Application Premises. Favorable consideration by TPB is sought based on the following grounds: -

- a) The Application Premises, a market-led retail development with suitable location and good accessibility, should be encouraged in accordance with HKPSG Chapter 6;
- b) The Proposed Use aligns with the planning intention of "OU(B)" zone and the EKE initiative to provide additional commercial floor space in facilitating the transformation of SPKBA into an attractive CBD;
- c) It complies with the TPB Guidelines No. 22D regarding the fire safety and parking and L/UL requirements on developments within "OU(B)" zone and will not pose adverse fire safety nor environmental impacts on the surrounding areas;
- d) The Proposed Use is compatible with the surrounding context and the gradual changing of land use character;
- e) The Application Premises has similar planning circumstances as the approved similar applications in the same "OU(B)" zone on the OZP such that the approval of it will not set an undesirable precedent; and
- f) The Application Premises will not pose adverse traffic nor environmental impacts on the surrounding areas.

In view of the above, we sincerely request TPB to give favorable consideration to this Application.

7 Appendix

Appendix I

G/F Floor Plan – Extract of Building Plan
(Amendment) Approved on 18.1.2022

Appendix I

**G/F Floor Plan – Extract of Building
Plan (Amendment) Approved on
18.1.2022**

Your Ref.: A/K11/243

Our Ref.: LAS/ADL/CK/CL (22-24843)

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

28 September 2022

By Hand and Email (tpbpd@pland.gov.hk)

Dear Sirs

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
PROPOSED 'SHOP AND SERVICES' IN WORKSHOP SPACE, G/F (PORTION),
21 LUK HOP STREET, SAN PO KONG,
NEW KOWLOON INLAND LOT NO. 4873
ON DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO.
S/K11/30
(SECTION 16 PLANNING APPLICATION NO. A/K11/243 – FURTHER INFORMATION 1)**

We refer to the captioned planning application No. A/K11/243.

Further to our original submission made to the Town Planning Board ("TPB") via letter dated 25 August 2022, we enclose a set of further information comprising the following:

- | | |
|---------------------|---|
| Appendix I | A Copy of the Response-to-Comments table addressing comments from the Fire Services Department and Transport Department |
| Appendix II | 70 hardcopies of the Revised Layout Plan |
| Appendix III | 70 hardcopies of the Table of Fire Resistance Rating for Elements of Construction |

28 September 2022
Town Planning Board
Attention: Secretary, Town Planning Board



Should there be any queries, please feel free to contact the undersigned or our Ms. Charlotte Lau at 2846 7483.

Yours faithfully
For and on behalf of
Knight Frank Petty Limited

A handwritten signature in blue ink, appearing to be "CK" or similar, representing Calvin Kan.

Calvin Kan MHKIP RPP
Associate Director, Planning & Development
Land Advisory Services
calvin.kan@hk.knightfrank.com
D +852 2846 7429

Encs

cc Client

(By email only)

Kowloon District Planning Office
(Attn.: Ms. Helen Chan / Mr. Viko Wan)

(By email only)

Appendix I

**R-to-C table addressing comments
from relevant Government
departments**

APPLICATION FOR PERMISSION
 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
 PROPOSED 'SHOP AND SERVICES' IN WORKSHOP SPACE, G/F (PORTION),
 21 LUK HOP STREET, SAN PO KONG,
 NEW KOWLOON INLAND LOT NO. 4873
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 (SECTION 16 PLANNING APPLICATION NO. A/K11/243 – FURTHER INFORMATION 1)

Comments	Response(s)
<p><u>Fire Services Department</u> received on 14 September 2022 (Contact: Mr. Lau Ka-Shun | Tel: 3971 4654)</p>	
<p>1. Based on the submitted information, the application is not supported. Please clarify whether the area under this application is completely separated from the industrial portion. All construction material/ partition wall with fire resistance rating should be indicated on plans for our further consideration. The subject building is fully protected with a sprinkler system so that the maximum permissible aggregated commercial floor area on G/F is 460m² in accordance with TPB PG-No. 25D.</p>	<p>The Applicant confirms that the back exit connecting between the subject Application Premises and the industrial portion would be sealed off with non-combustible building material (i.e. Y-tong with 2 hours of Fire Resistance Rating (FRR)) as per request (Appendix II) and will update with progress. Formal submission will be made for approval by the Building Authority during the compliance with approval condition stage. Hence, the Application Premises is completely separated from the industrial portion.</p> <p>As confirmed by officer Mr. Lau on 14 September 2022 via phone conversation that the FRR for Elements of Construction of Appendix III would be adequate in showing the details. Please refer to the relevant information regarding the FRR of the workshop area and the main entrance on G/F in red boxes of Appendix III.</p>

Comments	Response(s)
<p><u>Transport Department</u> received on 26 September 2022 (Contact: Mr. Alan Cheng | Tel: 2399 2507)</p>	
1. Please advise the shop and services nature, i.e. food or clothing, and the number of loading / unloading per week.	The proposed shop and services would be of food and beverage nature. Estimated trips generated from the delivery of goods to loading / unloading area will be a maximum of 2 trips per week and each loading / unloading slot will be less than 15 minutes.
2. Please advise if the loading / unloading would be carried out inside the proposed building. Please also justify if the 2 existing nos of loading / unloading facility inside the building is adequate for the use of the proposed shop and the whole building. Loading / unloading along Luk Hop Street is not recommended.	The loading / unloading would be carried out inside the building, i.e. at the existing 2 loading / unloading spaces on G/F of the subject building, which are shared among the whole building. The estimated trips generated from the delivery of goods to loading / unloading area will be a maximum of 2 trips per week and each loading / unloading slot will be less than 15 minutes. The required usage of existing loading / unloading spaces will be minimal. As such, the existing loading / unloading facility is adequate for the use of the proposed shop and the whole building.
3. Please advise if additional car parking facility is required under HKPSG due to the subject renovation works.	No additional car parking facility is required as the customers will visit the proposed shop by public transport and the existing loading / unloading facility on G/F is adequate for the proposed use.
4. The building run in / out access is on the back lane which is not managed by this department. Please seek the relevant department (i.e. LandsD) to comment on the proposed shop and services with the above arrangement and provide to TD for information.	Noted.
5. Please show the access route from the loading / unloading bay to the proposed shop on plan.	Please see Appendix II .

Comments	Response(s)
<p>6. Please note that the Commissioner for Transport has the rights to impose, alter or cancel any car parking, loading / unloading facilities and / or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.</p>	<p>Noted.</p>

Appendix II

Revised Layout Plan



Appendix III

Table of Fire Resistance Rating for Elements of Construction

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
PROPOSED 'SHOP AND SERVICES' IN WORKSHOP SPACE, G/F (PORTION),
21 LUK HOP STREET, SAN PO KONG,
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ON DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING
PLAN NO. S/K11/30
(SECTION 16 PLANNING APPLICATION NO. A/K11/243 – FURTHER INFORMATION 1)**

APPENDIX III: IN RESPONSE TO COMMENTS FROM FSD

2022 JAN - 5

R&D Ready (20)

2022 JAN - 5

FIRE RESISTANCE RATING FOR ELEMENTS OF CONSTRUCTION

STOREY	INTENDED USE	CLASS	F.R.R. (MINUTES)	COMPARTMENT		MIN. DIMENSION OF ELEMENTS OF CONSTRUCTION IN mm											
						R.C. SLAB		R.C. BEAM		R.C. COLUMN		R.C. WALL		R.C. STAIR			
				THICKNESS	STEEL COVER	WIDTH	STEEL COVER	WIDTH	STEEL COVER	THICKNESS	STEEL COVER	WALL THICKNESS	STEEL COVER				
G/F	LOADING/UNLOADING	7	60	----	----	100	20	200	30	200	25	75	15	95	20		
	F.S. CONTROL CENTRE & SPRINKLER CONTROL VALVE, F.V. CHAMBER	----	60	----	----	100	20	200	30	200	25	75	15	95	20		
	WORKSHOP	6A	120	81,344 < 10500	----	125	35	200	50	300	35	100	25	125	35		
	REFUSE STORAGE & MATERIAL RECOVERY CHAMBER	----	120	----	----	125	35	200	50	300	35	100	25	125	35		
1/F	MAIN ENTRANCE	6A	120	45,251 MAIN ENTRANCE	5.5m H.												
	ENTRANCE LOBBY / MANAGEMENT OFFICE / MANAGEMENT OFFICE RECEPTION	6A	120	159,612 ENTRANCE LOBBY	4.9m H.	420,949 < 10500	2093,809 < 28000	125	35	200	50	300	35	100	25	125	35
	WORKSHOP			11,724 MANAGEMENT OFFICE	4.9m H.												
	TRANSFORMER ROOM	----	120	73,449 (1/F) ENTRANCE VOID	4.9m H.												
2/F	WORKSHOP	6A	120	325,325 WORKSHOP	4.9m H.												
	LY SWITCH ROOM	----	120	----	----	125	35	200	50	300	35	100	25	125	35		
	F.S. & SPR. TRANSFER TANK & PUMP RM.	----	120	----	----	125	35	200	50	300	35	100	25	125	35		
	POTABLE & FLUSHING TANK & PUMP RM.	----	60	----	----	100	20	200	30	200	25	75	15	95	20		
3/F - 5/F	WORKSHOP	6A	120	505,343 < 10500	----	125	35	200	50	300	35	100	25	125	35		
6/F	SPR. TANK & PUMP RM., T.B.E. RM., F.S. TANK & PUMP RM., SWITCH RM., INTERMEDIATE BOOSTER PUMP RM., A/C ROOM	----	60	----	----	100	20	200	30	200	25	75	15	95	20		
7/F	WORKSHOP	6A	120	483,860 < 10500	----	125	35	200	50	300	35	100	25	125	35		
8/F				483,860 < 10500	----												
9/F				483,427 < 10500	----												
10/F				461,771 < 10500	----												
11/F				438,211 < 10500	----												
12/F				421,707 < 10500	----												
15/F				401,479 < 10500	----												
16/F				380,089 < 10500	----												
17/F				357,491 < 10500	----												
18/F & 20/F				341,744 < 10500	----												
21/F & 23/F				341,464 < 10500	----												
R/F	LIFT MACHINE ROOMS	----	120	----	----	125	35	200	50	300	35	100	25	125	35		
	FLUSHING WATER & POTABLE WATER TANK & PUMP ROOM, EMERGENCY GENERATOR ROOM (F.S.), FUEL TANK ROOM, IRRIGATION WATER TANK & PUMP ROOM	----	60	----	----	100	20	200	30	200	25	75	15	95	20		

NOTE : 1. THE SPECIAL HAZARD ROOM'S WALL & SLAB ADJOINING THE REQUIRED STAIRCASE TO BE OF 4 HOURS F.R.P. CONSTRUCTION.

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*4/F, 13/F & 14/F OMITTED

*EXTRACT FROM BUILDING PLAN (AMENDEMENT) APPROVED ON 18.1.2022

Advisory clauses

- (a) to note the comments from the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD) that:
 - (i) The proposed ‘Shop and Services’ uses at the Premises is found in conflict with the existing lease. Should the planning application be approved by the Board, the owner is required to apply to Lands Department for a temporary waiver or lease modification to give effect to the proposal. However, there is no guarantee that the temporary waiver or lease modification would be approved and if the application is eventually approved by Lands Department in the capacity as the landlord at its discretion, it will be subject to those terms and conditions, including payment of any administrative fee and waiver fee or premium, as considered appropriate by Lands Department;
 - (ii) Upon receipt of the application of waiver/lease modification, if submitted by the owner of the Premises, he is required to demonstrate the dimensions and calculation of the floor area etc. in all respects to the satisfaction of Lands Department; and
 - (iii) Approval by the Board of the subject application shall not prejudice the Government’s right to take enforcement action pursuant to his prevailing practice against any breach of lease identified at the Premises pursuant to his prevailing practice. All the conditions contained in the lease governing the Lot shall remain in full force and effect.
- (b) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) Fire service installations and equipment shall be provided to the satisfaction of Fire Services Department. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) Means of escape completely separated from the industrial portion shall be available for the Premises;
 - (iii) Regarding matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the “Code of Practice for Fire Safety in Buildings” (FS Code) which is administered by the Building Authority (BA); and
 - (iv) The applicant’s attention is drawn to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises”.
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
 - (i) All building works/ change in use should be in compliance with the Buildings Ordinance (BO);
 - (ii) The applicant is advised to engage an Authorized Person to ensure that any building works/change of use are implemented in compliance with the BO, including (but not limited to) the following:
 - 1. Adequate means of escape should be provided in accordance with

Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);

2. Fire barrier with adequate fire resisting construction between the Premises and the remaining portion of the subject building should be provided in accordance with Building (Construction) Regulation 35 and the FS Code;
3. Access and facilities for persons with a disability should be provided in accordance with Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008;
4. Adequate sanitary fitments should be provided to the Premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
5. If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
6. For unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the application site under the BO; and
7. The applicant's attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers App-47 that the Building Authority has no powers to give retrospective approval or consent for any UBW;

(iii) Detailed comments under BO can only be formulated at the building plans submission stage.

- (d) to note the comments of the Commissioner for Transport (C for T) that he has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.

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

參考編號

Reference Number:

220914-122303-15745

提交限期

Deadline for submission:

23/09/2022

提交日期及時間

Date and time of submission:

14/09/2022 12:23:03

有關的規劃申請編號

The application no. to which the comment relates:

A/K11/243

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ms. Sze

意見詳情

Details of the Comment :

支持地下工場改作商店用途，配合周邊商貿區零售業發展需求。