

This document is received on 27 JUL 2021  
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](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](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	A/K14/804
	Date Received 收到日期	27 JUL 2021

- 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)

Land Century (H.K.) Limited and  
New Ascent Development 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)

Fairmile Consultants 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)	334-336 and 338 Kwun Tong Road (Kwun Tong Inland Lot: KTL No.542, 543 and 544)
(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 ..... Not exceed 1,612 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... Not exceed 23,211 sq.m 平方米 <input type="checkbox"/> About 約
(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	Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses annotated" annotated "Business"
(f) Current use(s) 現時用途	Industrial Building  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 From 由 .....12..... to 至 .....14.4.....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 .....%  
上蓋面積限制
- ☒ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 .....100..... mPD 米 (主水平基準上) to 至  
Not exceed 126 mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Permitted Office, Shop and Services and Eating Place Uses

(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 ..... Not exceed 23,211 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... 14.4 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... 96 ..... % ☐ 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 ..... 27 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☒ exclude 不包括 ..... 5 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Not exceed 126 mPD 米(主水平基準上) ☐ About 約  
..... 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 ..... 19,450 sq. m 平方米 ☒ About 約☒ shop and services 商店及服務行業 ..... 3,761 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)  
.....  
.....  
.....☒ 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 ..... 500 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]
.....	.....	(Detail please refer to Planning Statement: Appendix 5 : Conceptual Design and Scheme Plan)
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

(Detail please refer to Planning Statement: Appendix 5: Conceptual Design and Scheme Plan)

.....

.....

.....

.....

**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)

August 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 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))  Tai Yip 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 144 Motorcycle Parking Spaces 電單車車位 15 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 10 Medium Goods Vehicle Spaces 中型貨車車位 / Heavy Goods Vehicle Spaces 重型貨車車位 5 Others (Please Specify) 其他 (請列明) _____ _____

## 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，請另頁表示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。

<p>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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>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。)</p>	<p>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／範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tbody> <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> </tbody> </table> <hr/> <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>(Detail please refer to Planning Statement: Appendix 6-10 for the technical assessment reports) .....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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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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。

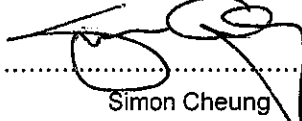
Please refer to the Planning Statement submitted under cover of this form No. S16-I.

**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

  
.....  
Simon Cheung  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

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

Managing Director

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

Fairmile Consultants Limited



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

Date 日期

16/06/2021

(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**

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②

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

② 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 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	334-336 and 338 Kwun Tong Road (Kwun Tong Inland Lot: KTIL No.542, 543 and 544) 觀塘道334-336及338號 (觀塘內地段第542, 543 及 544)		
Site area 地盤面積	Not exceed 1,612 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	Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 觀塘(南部)分區計劃大綱草圖編號 S/K14S/23		
Zoning 地帶	"Other Specified Uses annotated" annotaed "Business" 「其他指定用途」註明「商貿」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Permitted Office, Shop, Service and Eating Place Uses 擬建略為放寬地積比率及建築物高度限制以准許的辦公室、商店及服務行業和食肆用途		
(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	23,211 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	14.4 <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	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		m 米 <input type="checkbox"/> (Not more than 不多於)
		126	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		27 Exclude: 5 Basement Floors	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input checked="" 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 1 <input checked="" type="checkbox"/> Refuge Floor 防火層 1 <input checked="" 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	96 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	500	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	159
	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)	144 15 / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	15
	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)	/ / 10 / 5 /

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

### 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 checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" 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。

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



**Re:A/K14/804 - Submission of Further Information (5th) (Consolidated Planning Statement with Appendices for s.16 Planning application**

14/06/2022 09:57 AM

From: "Ken Ho" <kh@fairmile.com.hk>  
To: "tpbsubmission" <tpbsubmission@pland.gov.hk>, "tpbpd" <tpbpd@pland.gov.hk>  
Cc: "eyfchoy" <eyfchoy@pland.gov.hk>

History: This message has been forwarded.

Reference Number: **A/K14/804**

To Town Planning Board,

Refer to the Consolidated Planning Statement and Appendices submitted to Town Planning Board on 10 June 2020 (for soft copies) and 13 June 2020 (for 4 hard copies), the applicant is confirmed that the consolidated version does not contain any new information other than already accepted by the Secretary of the Board, and it would generally be exempted from the publication and recounting requirement.

Best regards,  
Ken Ho  
Project Officer  
Fairmile Consultants Limited



章地  
Fairmile

Property Development Services  
Town Planning Land Consultancy Project Management

10 June 2022

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

RECEIVED

2022 JUN 13 P 4: 47

TOWN PLANNING BOARD

**Reference No.: TPB/A/K14/804**

Dear Sir,

**Further Information of**  
**Application under Section 16 of the Town Planning Ordinance for**  
**Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for**  
**Permitted Office, Shop and Services and Eating Place at**  
**Kwun Tong Inland Lots No. 542, 543 and 544 at**  
**334-336 and 338 Kwun Tong Road, Hong Kong**

We Fairmile Consultants Limited, would like to submit the Further Information to seek approval from the Town Planning Board under this Section 16 Planning Application

- 4 hard copies and 1 soft copy of consolidated documents for the scheduled Town Planning Board meeting, including:
  - Planning Statement
  - Appendix 1 – Responses to Departmental Comments
  - Appendix 2 – Design Concept Plans and Development Parameters
  - Appendix 3 – Visual Impact Assessment
  - Appendix 4 – Landscape Master Plan
  - Appendix 5 – Traffic Impact Assessment
  - Appendix 6 – Drainage Impact Assessment
  - Appendix 7 – Sewerage Impact Assessment

If there are any questions regarding this application, please feel free to contact Mr. Simon Cheung at +862 3575 6006 or [sc@fairmile.com.hk](mailto:sc@fairmile.com.hk) or Mr. Ken Ho at +862 3575 6006 or [kh@fairmile.com.hk](mailto:kh@fairmile.com.hk).

Yours Faithfully,

P.P.



Simon Cheung

Managing Director

For and on behalf of

Fairmile Consultants Limited

cc. Land Century (H.K.)

cc. New Ascent Development Limited

**Similar Applications related to the Policy for Redevelopment of pre-1987 Industrial Buildings in Kwun Tong Business Area**

No.	Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
1.	“OU(B)”  A/K14/763  BHR: 100mPD	350 Kwun Tong Road, Kwun Tong (1,782m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<b><u>Approved</u></b> with conditions on 22.3.2019	4m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback along Hang Yip Street and Lai Yip Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 357m<sup>2</sup> (about 20% of Site Area)</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may still allow a stepped BH profile in the Area</li> <li>● Incorporation of refuge floor cum communal sky garden</li> </ul>
2.	“OU(B)”  A/K14/764  (same site as No. A/K14/771)  BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 130.2mPD (+30.2%)	<b><u>Rejected</u></b> on 22.3.2019 on the following grounds: (I), (II) [see remarks for details]	3.5m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 127m<sup>2</sup> (about 14% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal sky garden</li> </ul>
3.	“OU(B)”  A/K14/766  BHR: 100mPD	41 King Yip Street, Kwun Tong (2,042.011m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 126mPD (+26%)	<b><u>Approved</u></b> with conditions on 16.8.2019	4.025m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along King Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment.</li> <li>● Voluntary setback and corner setback (G/F to 1/F) along King Yip Street to provide more ground floor greening and weather protection to the pedestrian</li> <li>● Curvilinear building design with five layers of edge plantings</li> <li>● Greening provision of 530 m<sup>2</sup> (about 26% of Site Area)</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may not be incompatible with the planned stepped BH profile in the Area</li> </ul>

No.	Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
4.	“OU(B)”  A/K14/771  <i>(same site as No. A/K14/764)</i>  BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 119.7mPD (+19.7%)	<u>Approved</u> with conditions on 16.8.2019	3.5m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 197 m<sup>2</sup> (about 22% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Tower deposition to allow building separation at tower with adjoining building to facilitate wind penetration to inland area</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may not be incompatible with the planned stepped BH profile in the Area.</li> <li>● Confined site configuration while the applicant had made effort in the building design to improve the local environment as listed above.</li> </ul>
5.	“OU(B)”  A/K14/774  BHR: 100mPD	7 Lai Yip Street, Kwun Tong (1,026m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 13.12.2019	4m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback along Lai Yip Street and Hang Yip Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 222.7m<sup>2</sup> (about 22% of Site Area)</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing Lai Yip Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may still allow a stepped BH profile</li> </ul>
6.	“OU(B)”  A/K14/775  BHR: 100mPD	132 Wai Yip Street, Kwun Tong (418.06m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 120mPD (+20%)	<u>Approved</u> with conditions on 3.1.2020	3.9m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 63m<sup>2</sup> including vertical greenery (about 15% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated</li> </ul>

No.	Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
7.	“OU(B)”  A/K14/773  BHR: 100mPD	82 Hung To Road, Kwun Tong (929.03m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 119.85mPD (+19.85%)	<u>Approved</u> with conditions on 17.1.2020	4.1m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setback along Hung To Road for improving pedestrian environment</li> <li>● Greening provision of 202.3m<sup>2</sup> including vertical greenery (about 21.8% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing Hung To Road</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> <li>● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated</li> </ul>
8.	“OU(B)”  A/K14/778  BHR: 100mPD	203 Wai Yip Street, Kwun Tong (935.99m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 17.1.2020	4.04m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Greening provision of 270m<sup>2</sup> (about 29% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Weather protection canopy along the frontage facing Wai Yip Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
9.	“OU(B)”  A/K14/777  BHR: 160mPD	71 How Ming Street, Kwun Tong (1,271.66m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 15.5.2020	5m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along How Ming Street, Chong Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Weather protection canopy along the frontage facing How Ming Street and Chong Yip Street</li> <li>● Greening provision of about 20% of Site Area</li> <li>● Compliance with SBDG</li> </ul>
10.	“OU(B)”  A/K14/782  BHR: 100mPD	4 Tai Yip Street, Kwun Tong (557.414m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 15.5.2020	3.875m (Shop and Services (Medical-related))	<ul style="list-style-type: none"> <li>● Full-height setback along Tai Yip Street and Yan Yip Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Pedestrian Accesses on G/F facing both Tai Yip Street and Yan Yip Street to enhance pedestrian connectivity</li> <li>● Greening provision of not less than 20% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Incorporation of refuge floor cum communal podium garden</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

No.	Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
11.	“OU(B)”  A/K14/780  BHR: 100mPD	107-109 Wai Yip Street, Kwun Tong (1,170.578m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 115mPD (+15%)	<u>Approved</u> with conditions on 29.5.2020	4.08m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street and the back alley in accordance with ODP requirement and additional above-ground NBA along the back alley for improving pedestrian environment</li> <li>● 4.4m-wide public passageway on G/F for better connection between Wai Yip Street and the back alley</li> <li>● Greening provision of about 27% of Site Area</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
12.	“OU(B)”  A/K14/783  <i>(is part of A/K14/809 site)</i>  BHR: 100mPD	1 Tai Yip Street, Kwun Tong (536.98m <sup>2</sup> )	Hotel	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 115.4mPD (+15.4%)	<u>Approved</u> with conditions on 20.11.2020	3.15m (Hotel)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Wai Yip Street, Tai Yip Street and the back alley in accordance with ODP requirement</li> <li>● Further corner setback on G/F to 3/F at junction of Wai Yip Street and Tai Yip Street</li> <li>● Incorporation of communal podium garden</li> <li>● Weather protection canopy along the frontage facing Wai Yip Street</li> <li>● Greening provision of about 28.7% of Site Area [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
13.	“OU(B)”  A/K14/787  BHR: 160mPD	33 Hung To Road (929m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 18.12.2020	4.9m (workshop)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA<sup>[2]</sup> along Hung To Road and the back alley in accordance with ODP requirement</li> <li>● Further voluntary aboveground setback of 4.2m (wide) and 4.1m (deep) at southern corner of the Site</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Greening provision of about 45.5% of Site Area [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
14.	“OU(B)”  A/K14/793	77 Hoi Yuen Road (1,858.05m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 14.12.2020	4.965m (workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Hoi Yuen Road in accordance with ODP requirement</li> <li>● Further 1m voluntary setback from Hoi Yuen Road</li> <li>● Incorporation of communal podium and sky garden</li> <li>● Weather protection canopy along the frontage facing Hoi Yuen Road</li> <li>● Greening provision of about 28.7% of Site Area</li> </ul>

No.	Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
	(is part of A/K14/807 site)  BHR: 200mPD						<ul style="list-style-type: none"> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
15.	“OU(B)”  A/K14/810  BHR: 100mPD	5 Lai Yip Street (1,026.878m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> With conditions on 18.2.2022	4m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback along Hang Yip Street in accordance with ODP</li> <li>● Voluntary corner setback facing Wai Yip Street with an area of about 40m<sup>2</sup> (G/F to 1/F)</li> <li>● Incorporation of podium garden on 3/F, communal sky garden cum refuge floor on 16/F and roof garden</li> <li>● Greenery provision of about 27.73% of site area</li> <li>● Provision of opening(s) on 1/F for connection to the proposed elevated walkway along Wai Yip Street by the Government</li> </ul>
16.	“OU(B)”  A/K14/808  BHR: 100mPD	201 Wai Yip Street (936m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 120mPD (+20%)	<u>Approved</u> With conditions on 4.3.2022	3.85m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback/ground floor NBA along Wai Yip Street and the back alley in accordance with ODP requirement</li> <li>● Incorporation of podium garden</li> <li>● Greenery provision of about 29.03% of site area [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Provision of canopy along full frontage of Wai Yip Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

**Similar Applications not related to the Policy for Redevelopment of pre-1987 Industrial Buildings**

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
17.	“OU(B)”  A/K14/794  <i>(is part of A/K14/807 site)</i>  BHR: 200mPD	119 – 121 How Ming Street (929.02m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 16.4.2021	4.978m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along How Ming Street in accordance with ODP</li> <li>● A weather proof glass canopy along full street frontage facing How Ming Street</li> <li>● A communal podium garden on 1/F with two openings to facilitate possible pedestrian connection</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Greening provision of about 27.6% of Site Area [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
18.	“OU(B)”  A/K14/806  BHR: 100mPD	11 Lai Yip Street (1,045.159 m <sup>2</sup> )	O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 14.1.2022	4m (Office)	<ul style="list-style-type: none"> <li>● Full-height setbacks along How Ming Street in accordance with ODP</li> <li>● Voluntary G/F setback of 1m facing Lai Yip Street</li> <li>● Further tower setbacks at 1/F and above facing Lai Yip Street and Hang Yip Street</li> <li>● A weather proof canopy along full street frontage facing Lai Yip Street</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Greening provision of about 25% of Site Area</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
19.	“OU(B)”  A/K14/807  <i>(includes application site of A/K14/793 and 794)</i>	73 – 77 Hoi Yuen Road and 119 – 121 How Ming Street (4,645.12m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 20.5.2022	4.95m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback along Hoi Yuen Road and How Ming Street in accordance with ODP requirement</li> <li>● Further voluntary full-height and G/F setback from Hoi Yuen Road and How Ming Street</li> <li>● Tower setbacks of 5m to 34m from Crocodile Centre and How Ming Street</li> <li>● Provision of canopy along full frontage of How Ming Street and Hoi Yuen Road</li> <li>● Reserved connection points for future possible connections to APM Millennium City 5, Crocodile Centre, Entrepot Centre and Kwun Tong Plaza</li> <li>● Incorporation of podium garden and sky garden</li> </ul>

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>[1]</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
	BHR: 200mPD						
20.	“OU(B)”  A/K14/809  <i>(includes application site of A/K14/783)</i>  BHR: 100mPD	1 Tai Yip Street and 111 Wai Yip Street, Kwun Tong, Kowloon (927m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 100mPD to 119.5mPD (+19.5%)	<b>Approved</b> with conditions on 10.6.2022	4.1m (Office)	<ul style="list-style-type: none"> <li>● Full-height setback along Wai Yip Street, Tai Yip Street and back alley in accordance with ODP requirement</li> <li>● Further voluntary aboveground setback at the back alley</li> <li>● Voluntary Corner Spray at the junction of Wai Yip Street and Tai Yip Street</li> <li>● Provision of canopy along full frontage of Wai Yip Street and Tai Yip Street</li> <li>● Incorporation of podium garden</li> <li>● Greening provision of about 30% of Site Area [Note: greenery requirement under SBDG is not applicable to this site of &lt;1,000m<sup>2</sup>]</li> </ul>

#### Notes

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

#### Rejection Reasons

- (I) The applicant failed to demonstrate that there were sufficient planning and design merits to justify the proposed minor relaxation of building height restriction.
- (II) The approval of the application would set an undesirable precedent for similar applications for minor relaxation of building height restriction in the area, the cumulative effects of approving similar applications would have adverse visual impact on the area.
- (III) The applicant failed to demonstrate that the proposed minor relaxation of BH restriction will not create adverse visual impact on the area.
- (IV) The applicant had not provided strong justifications for the proposed minor relaxation of BH restriction.

**Other Technical Comments from Government Departments**

**Commissioner for Transport**

- (a) Alternative diversion route between Ngau Tau Kok MTR Station and the application site with appropriate traffic signs / directional signs to relieve the crossings C1, C2 and C3 at the junction of Kwun Tong Road/Lai Yip Street in the Traffic Impact Assessment should be proposed.
- (b) In order to further improve the pedestrian walking environment, future connection points for grade separated pedestrian facilities across Kwun Tong Road to alleviate the congested crossings and subways should be considered.

**Chief Highway Engineer/Kowloon, Highways Department**

- (c) It is noted that full-height setback area located at Tai Yip Street is proposed (1.5m setback). Should the setback area proposed to be surrendered, the proposed surrender shall only be considered if the Transport Department considers it necessary from traffic viewpoint. His office would take up the maintenance responsibility of the surrender areas in the form of footpath (or any other type of road as required by TD) provided that the following are complied with:
  - (i) TD has agreed to the proposed surrender (of any width) for footpath widening purpose, and taken up the traffic management of the future footpath;
  - (ii) the surrender area is up to the requirements of Transport Planning Design Manual (TPDM) and highways standard and shall be formed by the lot owner(s) to the satisfaction of both TD and his Regional Office. In this regard, the lot owner(s) are requested to submit the design of proposed surrender area to both TD and his Regional Office for comment;
  - (iii) the surrender areas have to be reverted back to Government land; and
  - (iv) no private installations of any kind are allowed within the road reserves, including any building structure/part, private drains, sewers, waterpipes, cables etc.
- (d) As regard to the proposed canopy over the setback area at Tai Yip Street, if the setback area is surrendered to Government in the future and at Kwun Tong Road:
  - (i) the headroom for canopy over public footpath shall not be less than 3,500mm and the projection on footpath shall give a minimum setback of 600mm from kerblines;
  - (ii) the lot owner(s) are required to maintain the canopy at the cost of the lot owner(s);
  - (iii) the lot owner(s) shall at their own expense and to the satisfaction of his office remove the canopy when this is necessitated by any road widening/ realignment, improvement and maintenance works or any works related to public utilities and they shall not be entitled to any claim and compensation from the Government;
  - (iv) the structure of the building shall be designed to cater for the removal of the canopy required under item (a)(iii) above at the expense of the lot owner(s). It

will have no adverse effect to the safety of any part of the building;

- (v) any canopy shall be provided with adequate surface water drainage in order to avoid nuisance to the public.

Chief Building Surveyor/ Kowloon, Buildings Department

- (e) It is noted that a canopy projecting over the setback area to be surrendered/dedicated at Tai Yip Street. Please be reminded that no building or structure or support for any building shall be erected within such areas in normal circumstance.
- (f) Regarding the proposed 2 nos. of accessible parking spaces, the provision of accessible parking spaces shall comply with the requirements in Division 3 of Chapter 4 under the Design Manual: Barrier Free Access 2008.

5-1

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/K14/804

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

同簽

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

莊任明

觀塘中分區委員會辦事處

簽署 Signature

莊任明

日期 Date

10-8-2021

Segl. 5-3

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

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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/K14/804 Received on 10/11/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

同業

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

葉仕明

觀塘中區議會

簽署 Signature

葉仕明

日期 Date

2021-11-24

Seq<sup>2</sup> 5-6

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

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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/K14/804 Received on 22/02/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

同業

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

莊如明  
新界中西區發展委員會

簽署 Signature

莊如明

日期 Date

16-3-2022

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

參考編號

Reference Number:

211209-085644-04720

提交限期

Deadline for submission:

10/12/2021

提交日期及時間

Date and time of submission:

09/12/2021 08:56:44

有關的規劃申請編號

The application no. to which the comment relates:

A/K14/804

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. User of other building in Tai Yip Street

意見詳情

Details of the Comment :

Major comments

1. Due diligence on building and pedestrian safety as a result of the cluster of numerous redevelopment projects at the junction of Tai Yip Street and Wai Yip Street should be conducted. (At present, there are at least three redevelopment applications in this area.)
2. A/K14/804 project developers should consider and include such recommendations in their proposals.
3. A/K14/804 project developers should step up more stringent safety measures for Tai Yip Street and Wai Yip Street pedestrians.

Details

1. Potential severe traffic congestion in the overpopulated Tai Yip Street/ Wai Yip Street corner
  - a) A/K14/804 project developers' proposed measurements to entertain minimum existing government requirements will be futile to meet future needs in view of the fact that there are at least three proposals along Tai Yip Street and Wai Yip Street, not to mention that there are already 11 commercial and industrial buildings in the affected area.
  - b) If all three proposals are approved, a total of 269 car parking lots, 17 taxi/ vehicle laybys will be added. All three proposals quoted are for the redevelopments of at least 30 storey-building (basement included).
2. Endanger pedestrian safety
  - a) Redevelopment will be conducted within a short period of time while no interim pathway improvements are provided.
  - b) No private vehicle laybys along Kwun Tong Road are allowed and hence all traffic will be directed to Tai Yip Street.
  - c) At present, Tai Yip Street is busy and occupied by tractors of various cement factories during office hours Monday to Saturday.
  - d) Pathway widening will be only limited to a section of Tai Yip Street but pedestrian and traffic flows will be spilled over to the whole affected area.
3. Potential adverse effects on interior and exterior of existing premises in Tai Yip Street and Wai Yip Street

a) A thorough study on potential adverse effects on infrastructure and building safety of old industrial buildings in the affected area should be conducted prior to the approvals of various new re-development projects.

b) The infrastructure of the potentially affected buildings include Johnson Industrial Mansion (b. 1971, 340 Kwun Tong Road), Chuan Yuan Factory Building (342 & 344 Kwun Tong Road, b. 1966), and Wing Tai Factory Building (3 Tai Yip Street, Kwun Tong, Kowloon, Hong Kong, b. 1973)

#### 4. Negative visual impacts

The arguments provided by the developer in its Section 16 Application under Town Planning Ordinance d. November 2021 are weak as all examples quoted (International Trade Tower, Citi Tower, AIA Kowloon Tower etc.) are harbourfront buildings which are not along Tai Yip Street.

#### 5. Green space's accessibility is questionable

The suggested "green space" or "open space" are located on the 2nd floor of the plan, which is not accessible by the public and is not visible at the street level.

5-2

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



A/K14/804 334-336 and 338 Kwun Tong Road MR / BH  
24/08/2021 04:20

From: [REDACTED]  
To: tpbbpd <tpbbpd@pland.gov.hk>  
FileRef:

A/K14/804  
334-336 and 338 Kwun Tong Road, Kwun Tong  
Site area ; About 1,612sq.m  
Zoning : "Other Specified Uses" annotated "Business"  
Applied Development : Proposed MR of PR and BH for Permitted Office  
Development / 126mPD / 43 159 Vehicle Parking / 500sq.m Private OS

Dear TPB Members,

The Kwun Tong South OZP was approved only recently but already there are a staggering number of applications for MINOR relaxations. These are anything but minor, in this instance a PR of 14.4, that translates to a 20% increase. In addition this applicant is looking for a whopping 25% increase in building height while building a podium that covers almost the entire site. **NOTE THAT THE POLICY ADDRESS MENTIONED PR ONLY – THERE IF NO REF TO INCREASED BUILDING HEIGHT**  
**THE IMAGES CLEARLY INDICATE THAT THAT THE ADDITIONAL HEIGHT WOULD HAVE A SIGNIFICANT WALL EFFECT IMPACT FROM ALL ANGLES.**

The proposed additional parking spaces in a district close to dozens of bus stops and MTR stations would add to the existing chronic congestions issues.

That every development applies for MINOR relaxations and that PD, responsible for drafting the OZP in the first place, supports the applications **makes a mockery of the OZP process.**

S/K14S/21A  
COMMERCIAL (1)  
Remarks

- (1) 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 plot ratio of 12.0, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded. TRANSLATION PLEASE AS THIS MAKES NO SENSE

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

We are told that the OZP is drawn up to provide a framework for the district. It is supported by various impact assessments that purport to justify the particulars of these plans. That five minutes later approvals are doled out for significant additions to PR and heights calls into question the legitimacy of the OZP.

**No assessment is provided of the cumulative impact of these additions with regard to ventilation, noise pollution, penetration of natural light, traffic, etc.**

Hopefully some members share the concern of Joe Public with regard to the integrity of the plans that they themselves have approved.

Those of you with a social conscience should also recognize that there is no provision in the OZP for the impact of the additional influx of workers to the district that these substantial relaxations will attract.

The OZP for Kwun Tong show provision for open space based on the number of residents.

However this area is now designated as an alternative CBD. There should also be In industrial, industrial-office, business and commercial areas, the standard is 5 ha per 100 000 workers (i.e. 0.5m<sup>2</sup> per worker)

Not only is there a substantial deficit in OS already based on data for residents, there is no provision for the daily influx of workers to the Kowloon Bay CBD.

**It is clear that the 2018 Policy Address effectively OVERRIDES AND ANNULS the integrity of the OZP** and the intention of providing more transitional housing has not been accomplished as there have been no applications for such use

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.

The Refuge Floor is a necessary feature in such a tall building.

Green features bring little benefit to the community. No images provided but mention of the ubiquitous Green Wall that is nothing more than Green Wash. These walls are difficult and expensive to maintain and their contribution to improving air quality on our streets is questionable.

There will be no tree planting on pavement and no protection from the elements. The podium garden will be an extension of catering facilities..

Members must ensure that green measures would be sustainable and permanent, not merely ornaments trotted out to secure approval.

In view of the number of applications of this nature for the district it is obvious that the cumulative impact completely negates the impact assessments upon which the approved OZP was based.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 22 December 2021 12:57 AM CST  
**Subject:** Re: A/K14/804 334-336 and 338 Kwun Tong Road MR / BH

**Apologies error in Application number.**  
**A/K14/804 334-336 and 338 Kwun Tong Road**

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 9 December 2021 1:59 AM CST  
**Subject:** Re: A/K14/806 334-336 and 338 Kwun Tong Road MR / BH

Dear TPB Members,

The footprint of the site is well over 1,000sq.m so there is a requirement to provide community gain.

However apart from a few shrubs and the now ubiquitous green wash, green wall, there is minimal benefit for the community in exchange for what is obviously a significant wall effect.

The OS on 2/F is for private use. Re the green wash wall, we have are now graduating from identikit heat generating curtain walls to copycat K11 identikit and ridiculous looking rugs on the facades of buildings. Costly to maintain. Note that New World has already dismantled some of the 'greenery' at it Atelier on King's Road.

The height restrictions, we were told, are designed to provided a tiered effect that provides allows buildings further back to enjoy views of the harbour from the upper floors. This monster would not only obstruct the views of open sky and mountain backdrop for the public but also the rights of buildings behind to both natural light and further limit their views.

Approval would make a mockery of the zoning intentions, already under pressure from the additional 20% addition to PR.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/K14/804 334-336 and 338 Kwun Tong Road MR / BH

26/03/2022 03:02

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/K14/804

334-336 and 338 Kwun Tong Road, Kwun Tong

Site area ; About 1,612sq.m

Zoning : "Other Specified Uses" annotated "Business"

Applied Development : Proposed MR of PR and BH for Permitted Office  
Development / 115mPD (126) / 145 (159) Vehicle Parking / 480 (500) sq.m Private  
OS

Dear TPB Members,

While there has been some minor adjustment to height, the Visual Impact reinforces the fact that the proposed height is indeed out of context and wall effect.

The 480sq.m OS is not borne out by the plans. The combination of 2nd and 3rd floor is deceiving. Combined with SC of 96%, the community gain is still underwhelming with zero provision at grade. And where are the canopies?

(vi) Developments / Buildings Conducive to Pedestrian Planning

At street level, future developments/buildings conducive to pedestrian planning should be encouraged. This would include dedication of part of building lot for pedestrian passage, pavement widening and public areas and **also enhancement of pedestrian environment such as provision of canopies to protect pedestrians from inclement weather.**

Weather Protection

5.6.11 On large building blocks, **building canopies are encouraged to provide shade and weather protection.** Where provision of building canopies are not feasible, stand-alone canopies may be considered to provide a continuous link and to achieve consistency in design. The length of covered links should reflect actual pedestrian flow characteristics and the actual distance between attractors and generators. Canopies should be located at least 3.3 m from ground level and in accordance with the requirements of Transport Planning and Design Manual to prevent impediment to pedestrian flows. They should generally not encroach over the SF&GZ as they would inhibit plant provision and growth.

Mary Mulvihill

**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 (SBDG) and any gross floor area (GFA) concession of the proposed commercial 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 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 (the Board) may be required;
- (b) to note the comments of the District Lands Officer/Kowloon East and the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that the Proposed Scheme does not comply with the existing lease conditions. If the Board approves the planning application, the owners of the Lots are required to apply a lease modification/ land exchange from LandsD to implement the proposal. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. When processing the lease modification/ land exchange application, LandsD will impose such appropriate terms and conditions including user restriction for non-residential purposes, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to the Policy Initiatives of Revitalisation of Industrial Building (the Policy) etc.. There is no guarantee that the application will be approved by LandsD. Under the Policy, the modification letter/conditions of exchange shall be executed within 3 years from the date of the Board's approval letter;
- (c) to note the comments of the Director of Environmental Protection that the development proposal would involve the demolition of the existing building and a large amount of construction and demolition (C&D) materials would be generated. The applicant is advised to minimise the generation of 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 managements for the proposed development;
- (d) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans (GBP). The emergency vehicular access (EVA) shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD; and
- (e) to note the comments of the Chief Building Surveyor/Kowloon, BD that all building works are subject to the compliance with the Building Ordinance (BO). Detailed comments under the BO on individual sites for private developments such as permissible plot ratio (PR), Site Coverage (SC), means of escape, EVA, private street and/or access roads, open space, barrier free access and facilities,

compliance with the SBDG, etc. will be formulated at the GBP submission stage. applications for bonus PR and/or SC in return for dedication and surrender of land under Building (Planning) Regulations 22(1) and 22(2) respectively will be dealt with individually according to the special circumstances of each case subject to that the dedication and surrender are considered essential and acceptable to relevant government departments and the relevant criteria under PNAP APP-20 and APP-108 are complied with. It is noted that canopy projecting over the setback area to be surrendered. Please be reminded that no building or structure or support for any building shall be erected within such areas in normal circumstance.