

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

2022年7月29日

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

此文件在 收到所有必要的資料及文件後才正式接收  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

29 JUL 2022

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/zh/plan\\_application/apply.html](https://www.info.gov.hk/tpb/zh/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

\* 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/K:1/266
	Date Received 收到日期	29 JUL 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 )

The Hong Kong Polytechnic University

## 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 )

KTA Planning 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)	Portion of the Hong Kong Polytechnic University in Hung Hom, KIL 9853 RP& Ext. Thereto (Part)
(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 ..... 11,750 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 83,950* ..... 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)	..... Nil ..... sq.m 平方米 <input type="checkbox"/> About 約

\* This includes floor area (e.g. voids, covered area, area underneath elevated walkway and etc.) that may be accountable for GFA calculation subject to the approval by the Building Authority

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" & "Open Space"
(f) Current use(s) 現時用途	Academic and ancillary uses  (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 ..... 31/05/2022 ..... (DD/MM/YYYY), this application involves a total of ..... 1 ..... "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)

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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**

<p>(a) Operation involved 涉及工程</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>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="491 1355 1485 1872"> <thead> <tr> <th data-bbox="491 1355 799 1485">Name/type of installation 裝置名稱/種類</th> <th data-bbox="799 1355 970 1485">Number of provision 數量</th> <th data-bbox="970 1355 1485 1485">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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

**(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 .....45..... mPD 米 (主水平基準上) to 至  
.....67.5.....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Minor Relaxation of Building Height Restriction  
for the Permitted Educational Institution with Academic, Sports and  
Ancillary Facilities

(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 ..... 83,950\* ..... sq.m 平方米  About 約

Proposed plot ratio 擬議地積比率 ..... Overall PR of the Main Campus: 4.25  About 約

Proposed site coverage 擬議上蓋面積 ..... Overall PR of the Main Campus: Not more than 52%  About 約

Proposed no. of blocks 擬議座數 ..... 1 ..... Application Site: 8,741sqm

Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 16 ..... storeys 層

include 包括 1 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 Max. 67.5 mPD 米(主水平基準上)  About 約  
Max. 62.9m (measured from G/F)

\* This includes floor area (e.g. voids, covered area, area underneath elevated walkway and etc.) that may be accountable for GFA calculation subject to the approval by the Building Authority

Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米  About 約

number of Units 單位數目 .....

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

estimated number of residents 估計住客數目 .....

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 ..... sq. m 平方米  About 約

hotel 酒店 ..... sq. m 平方米  About 約

(please specify the number of rooms  
請註明房間數目) .....

office 辦公室 ..... sq. m 平方米  About 約

shop and services 商店及服務行業 ..... sq. m 平方米  About 約

Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

\* This includes floor area (e.g. voids, covered area, area underneath elevated walkway and etc.) that may be accountable for GFA calculation subject to the approval by the Building Authority

Academic, sports and ancillary uses: 83,950sqm\*

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 ..... 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]
.....	B/F.....	Car parking spaces, E&M.....
.....	G/F.....	Loading/Unloading, Academic space, recreation & amenities
.....	1/F.....	Academic space, Public access to existing jogging trail
.....	P/F.....	Recreation and amenities
.....	3-14/F.....	Academic space, recreation and amenities (3-9/F & 13/F only)

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

Recreation amenities, landscaped area.....

.....

.....

.....

.....

### 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)

December 2030 (tentative).....  
.....  
.....  
.....  
.....

### 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          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)) <u>Chatham Road South, Yuk Choi Road</u> <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"/></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          No 否</p>	<p><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 <u>58</u> 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>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          No 否</p>	<p><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 <u>6</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 <u>2</u> Others (Please Specify) 其他 (請列明) _____ _____</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 checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積...8,000... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....6.....m 米 <input checked="" type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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 type="checkbox"/>

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)

Please refer to the Supporting Planning Statement.....  
 .....  
 .....  
 .....

**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

PAULINE LAM

Deputy Managing Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

KTA Planning Limited



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

Date 日期

02/06/2022

(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<sup>@</sup>

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

<sup>@</sup> Ash interment capacity in relation to a columbarium means –  
就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Portion of the Hong Kong Polytechnic University in Hung Hom KIL 9853 RP& Ext. Thereto (Part)		
Site area 地盤面積	11,750	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28		
Zoning 地帶	"Government, Institution or Community" & "Open Space"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for the Permitted Educational Institution with Academic, Sports and Ancillary Facilities		
(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	83,950* <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Overall PR of <input checked="" type="checkbox"/> About 約 the main <input type="checkbox"/> Not more than campus: 4.25 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		1
	Composite 綜合用途		

\* This includes floor area (e.g. voids, covered area, area underneath elevated walkway and etc.) that may be accountable for GFA calculation subject to the approval by the Building Authority

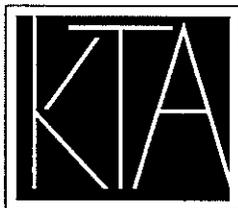
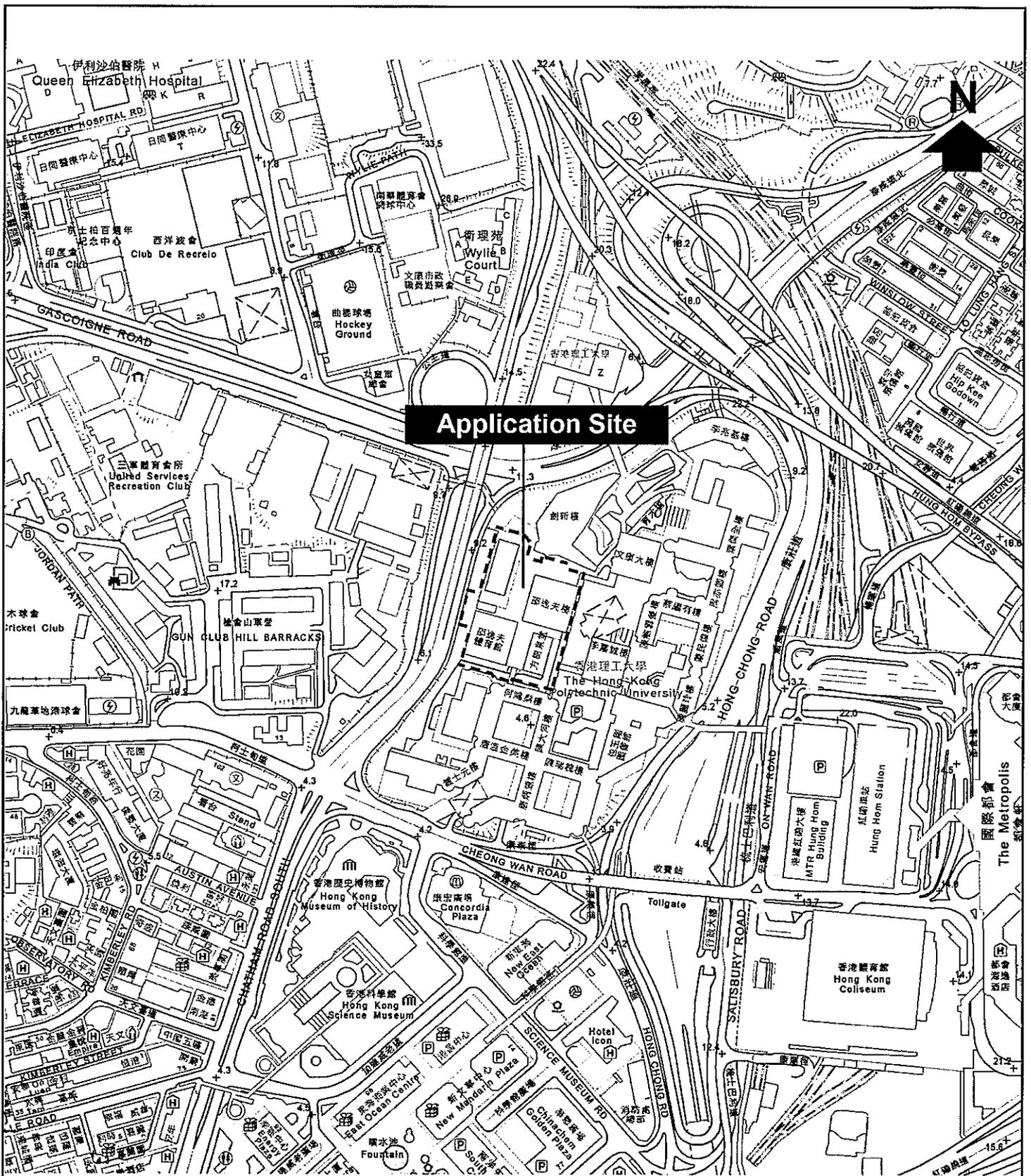
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 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	Max. 62.9 (measured from G/F)	<input type="checkbox"/> (Not more than 不多於) m 米
		Max. 67.5	<input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)
		16	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 ( <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 1 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		<input type="checkbox"/> (Not more than 不多於) 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"/> 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	Overall PR of the Main Campus: Not more than 52% Application Site: 8,741sqm <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Nil		
(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	58
	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)	58
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	8
	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)	6 2

### 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 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 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"/>
<b>Reports 報告書</b>		
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 checked="" type="checkbox"/> ✓
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" 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"/>
<b>Air Ventilation Assessment (Expert Evaluation)</b> ✓		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號



PLANNING LIMITED  
 規劃顧問有限公司

## LOCATION PLAN

PROPOSED MINOR  
 RELAXATION OF BUILDING  
 HEIGHT RESTRICTION  
 FOR THE REDEVELOPMENT OF  
 BLOCKS VA AND VS  
 OF THE HONG KONG  
 POLYTECHNIC UNIVERSITY IN  
 HUNG HOM

Date: 16 May 2022

**S16 PLANNING APPLICATION  
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28**

**Proposed Minor Relaxation of Building Height Restriction  
for the Redevelopment of Blocks VA and VS  
of the Hong Kong Polytechnic University in Hung Hom**

**SUPPORTING PLANNING STATEMENT**

**VOLUME 1 of 3**

**May 2022**

**Applicant:**

**The Hong Kong Polytechnic University**

**Consultancy Team:**

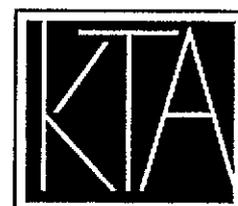
**KTA Planning Limited**

**P&T Architects Limited**

**MVA Hong Kong Limited**

**Allied Environmental Consultants Limited**

**ADI Limited**



**PLANNING LIMITED**

**規劃顧問有限公司**

**S16 PLANNING APPLICATION  
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28**

**Proposed Minor Relaxation of Building Height Restriction  
for the Redevelopment of Blocks VA and VS  
of the Hong Kong Polytechnic University in Hung Hom**

**SUPPORTING PLANNING STATEMENT**

**VOLUME 2 of 3**

**May 2022**

**Applicant:**

**The Hong Kong Polytechnic University**

**Consultancy Team:**

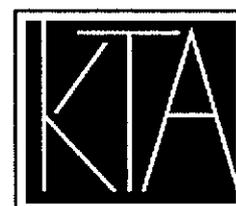
**KTA Planning Limited**

**P&T Architects Limited**

**MVA Hong Kong Limited**

**Allied Environmental Consultants Limited**

**ADI Limited**



**PLANNING LIMITED**

**規劃顧問有限公司**

**S16 PLANNING APPLICATION  
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28**

**Proposed Minor Relaxation of Building Height Restriction  
for the Redevelopment of Blocks VA and VS  
of the Hong Kong Polytechnic University in Hung Hom**

**SUPPORTING PLANNING STATEMENT**

**VOLUME 3 of 3**

**May 2022**

**Applicant:**

**The Hong Kong Polytechnic University**

**Consultancy Team:**

**KTA Planning Limited**

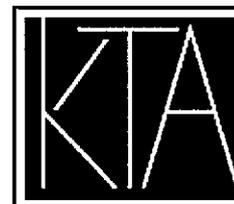
**P&T Architects Limited**

**MVA Hong Kong Limited**

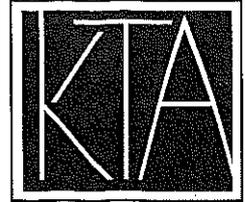
**Allied Environmental Consultants Limited**

**ADI Limited**

 US1991\_PS\_V02



**PLANNING LIMITED**  
規劃顧問有限公司



PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG

九龍觀塘海濱道133號  
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電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaplanning.com

By Email and By Hand

Our Ref: S3057/MC/21/002Lg

9 September 2022

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction  
for the Redevelopment of Blocks VA and VS  
of the Hong Kong Polytechnic University in Hung Hom  
TPB Ref.: A/K1/266**

**- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB"/the "BOARD") on 2 June 2022 and various departmental comments received in August and September 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

Appendix I	Replacement Pages of the Environmental Assessment
Appendix II	Revised Sewerage Impact Assessment
Appendix III	Technical Note for Construction Traffic Impact Assessment
Appendix IV	Replacement Pages of the Drainage Impact Assessment
Appendix V	Replacement Pages of the Supporting Planning Statement
Appendix VI	Replacement Pages of the Visual Impact Assessment

Response-to-Public Comment Table



Our Ref: S3057/MC/21/002Lg  
Date: 9 September 2022



PLANNING LIMITED  
規劃顧問有限公司

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To, Ms Pauline Lam or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

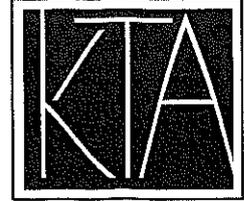
A handwritten signature in black ink, appearing to be 'Gladys Ng', written in a cursive style.

Gladys Ng

Encl.

cc. the Applicant & Team

KT/PL/GN/vy



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
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傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaPlanning.com

By Email and By Hand

Our Ref: S3057/MC/21/003Lg

12 October 2022

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction  
for the Redevelopment of Blocks VA and VS  
of the Hong Kong Polytechnic University in Hung Hom  
TPB Ref.: A/K1/266**

**- Further Information No. 2 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB"/the "BOARD") on 2 June 202 and comments from the Environmental Protection Department received on 30 September 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

Appendix I Replacement Pages of the Preliminary Environmental Assessment  
Appendix II Replacement Pages of the Sewerage Impact Assessment  
Annex A Internal Drainage Plan

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To, Ms Pauline Lam or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED



Gladys Ng

Encl.

cc. the Applicant & Team

KT/PL/GN/vy





PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
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電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3057/MC/21/004Lg

24 October 2022

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction  
for the Redevelopment of Blocks VA and VS  
of the Hong Kong Polytechnic University in Hung Hom  
TPB Ref.: A/K1/266**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB"/the "BOARD") on 2 June 202.

Please see below the major parameters of the existing buildings and the proposed development at the Site:

	EXISTING	PROPOSED
Application Site Area	Approx. 11,750m <sup>2</sup>	Approx. 11,750m <sup>2</sup>
GFA	About 17,329.441m <sup>2</sup> *	83,950m <sup>2</sup> **
Maximum Building Height	20.46mPD / 12.05m	67.5mPD / 68.9m
Maximum No. of Storeys (incl. B/F)	3	16
Greening Area	About 1,000m <sup>2</sup>	Not less than 2,350m <sup>2</sup>

\* an aggregated sum from different existing developments

\*\* This includes floor area (e.g. voids, covered area, area underneath elevated walkway and etc.) that may be accountable for GFA calculation subject to the approval by the Building Authority

The target of the proposed redevelopment is to deliver an additional academic floor space of 27,000m<sup>2</sup> and re-providing not less than 8,320m<sup>2</sup> of recreational floor space (both in net operational floor area). In terms of GFA, the proposed 83,950m<sup>2</sup> of floor area comprises about 58,000m<sup>2</sup> of academic floor space and 25,950m<sup>2</sup> of recreational, supporting and other ancillary uses (including circulation area).

The equivalent plot ratio of the existing buildings and the proposed redevelopment are 1.475 and 7.145 respectively. However, please kindly note that the Application Site Boundary is a notional boundary for the purpose of this planning application only; plot ratio derived from this boundary should be for reference only.



Our Ref: S3057/MC/21/004Lg  
Date: 24 October 2022



PLANNING LIMITED  
規劃顧問有限公司

Please kindly note that, apart from the maximum building height (which is the only subject of the current application), other development parameters will be subject to detailed design and approval by the Building Authority.

Last, but not least, please kindly note that the proposed redevelopment is going to provide an addition of approx. 300 nos. of healthcare-related University Grants Committee ("UGC")-funded first-year-first-degree annual intake places to strengthen healthcare manpower.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Kenneth To, Ms Pauline Lam or the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

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

Gladys Ng

cc. the Applicant & Team

KT/PL/GN/vy

By Email

Our Ref: S3057/MC/21/005Lg

24 October 2022

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



PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, M6 TOWER  
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電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaPlanning.com

Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction  
for the Redevelopment of Blocks VA and VS  
of the Hong Kong Polytechnic University in Hung Hom  
TPB Ref.: A/K1/266**

**- Further Information No. 4 -**

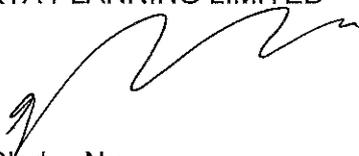
Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB"/the "BOARD") on 2 June 202.

Please find attached an updated sectional drawing your consideration.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To, Ms Pauline Lam or the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

  
Gladys Ng

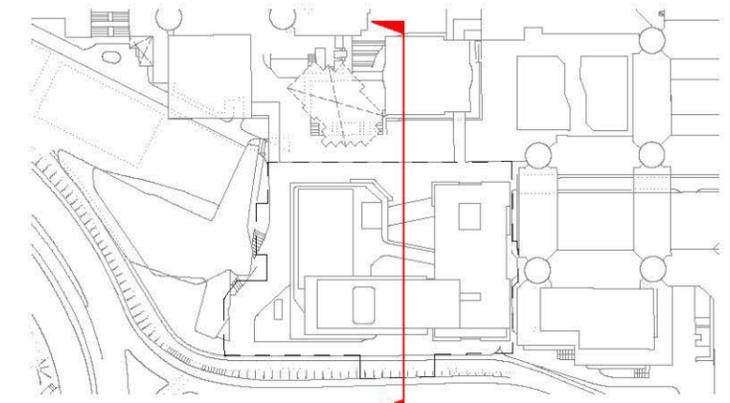
Encl.

cc. the Applicant & Team

KT/PL/GN/vy

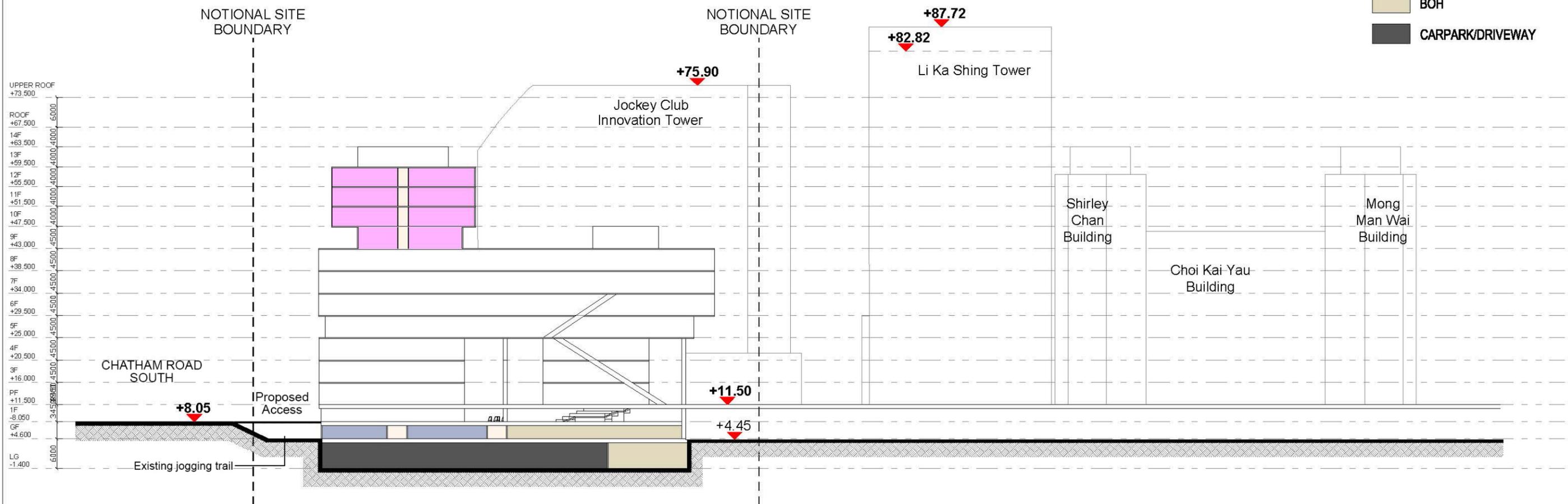


FS 579819



**KEYPLAN  
LEGEND**

- RECREATION AND AMENITIES
- CIRCULATION
- ACADEMIC SPACE
- BOH
- CARPARK/DRIVEWAY



**Detailed Departmental Comments**

**Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)**

- (a) the applicant is reminded that approval of the application under s.16 of the Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease;
- (b) the site coverage of greenery calculation should be submitted separately to Buildings Department (BD) for approval; and
- (c) similarly for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant should approach relevant authority direct to obtain necessary approval as appropriate.

**Comments from the Chief Building Surveyor/Kowloon (CBS/K), BD**

- (a) the applicant should ensure that the proposed development scheme should not result in contraventions of the Buildings Ordinance (BO) and its allied regulations in the adjacent existing buildings in terms of provision of natural lighting and ventilation, fire resisting construction (FRC), means of escape (MoE) and emergency vehicular access (EVA), drainage connection, etc.;
- (b) the claimed site area for plot ratio (PR) and site coverage (SC) calculations should be justified noting that it is larger than the site area indicated on the latest approved plans;
- (c) covered areas underneath link bridges, escalators and staggered floors as well as the voids etc. should be included in GFA calculations. Building (Planning) Regulations (B(P)R) 23(3)(a) refers;
- (d) application for GFA concession for car parking spaces will be considered at building plan submission stage subject to compliance with relevant criteria under PNAP APP-2;
- (e) the MoE should be so arranged that people using one required staircase on 1/F, 2/F, 3/F and 5/F should be able to gain access to at least one other required staircase at any time, without having to pass through other person's private premise. B(P)R 41 and Clause B8.2 of Code of Practice for Fire Safety in Buildings 2011 (FS Code) refer;
- (f) the enclosing walls of the required staircases should be so continued at ground storey as to separate from the remainder of the building. B(P)R41 and FS Code B9.1 refer;
- (g) the deadend travel distance of the academic spaces from 10/F to 12/F and link bridge on 5/f, 7/F and 9/F should be clarified at the building plan submission stage. B(P)R41 and FS Code B11.2 refer;
- (h) the horizontal distance measured on plan between the required staircases on 1/F, 3/F, 4/F, 9/F, 10/F and 11/F should not exceed 48m. B(P)R41 and FS Code B11.3(b) refer;

- (i) no required staircase serving the storeys of the building above ground storey should be continued direct to the basement. B(P)R 41 and FS Code B17.3 refer;
- (j) every basement that is enclosed on four sides should be provided with smoke outlets. Regulation 35 of Building (Construction) Regulations (B(C)R) and FS Code C14.2 refer;
- (k) the location of fire access point should be clarified. The passage from the FSAP to the fireman's lift should be separated from the ground storey by walls having adequate FRR and opening in these walls for communication should be through a protected lobby. B(P)R41B and FS Code D7.3 refer;
- (l) access and facilities for persons with a disability (PwD) should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008 (DM:BFA). In particular:
  - (i) accessible parking spaces and accessible unisex toilets should be provided. Divisions 3 & 11 of the DM:BFA refer; and
  - (ii) initial access and the accessible route for PwD should be provided from a prominent point of the lot boundary to the proposed building. Divisions 4, 5 & 19 of the DM:BFA refer.
- (m) detailed comments under BO on individual sites for private developments such as permissible PR, SC, MoE, EVA, private streets and /or access roads, barrier free access and facilities, etc. will be formulated at the building plan submission stage.

**Comments from the Director of Environmental Protection (DEP)**

- (a) the applicant is advised to minimise the generation of construction and demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development; and
- (b) having reviewed further information submitted, missing information and other problems are still observed, further clarification from the applicant is required for the updated Preliminary Environmental Review (PER) and Sewerage Impact Assessment (SIA). The outstanding comments are detailed as below:

**SIA: Section 7.3.1 and Appendix 7-1:**

- It is noted that the hydraulic calculation in the SIA is based on the assumed gradient for some manholes. A manhole/CCTV survey will be conducted in later stage to confirm the actual invert levels and pipe capacity. The consultant should revise the hydraulic calculation based on the actual invert level of the concerned manholes.
- Please provide the details of proposed sewerage upgrading works in the SIA report, and demonstrate the effectiveness of sewerage mitigation measure (e.g. new sewers, upgrading of existing sewers) where appropriate.

**SIA: Appendix 7.1:**

- Please state the assumptions adopted in the hydraulic calculation.

PER - Land Contamination Assessment: Section 9.3.4, Table 9-2 and Appendix 9-1:

- Re R-to-C item (3)(a): There remain no information from Fire Services Department regarding the records of Dangerous Goods license and incident records for the Consultant's assessment in Appendix 9-1. Please double-check the provided letter in Appendix 9-1.

PER - Land Contamination Assessment: Section 9.5:

- Re R-to-C item (3)(g): Please state the Consultant's response in the Section for completeness.
- Given the historical use as chemical/chemical waste storages since 1977 and the scale of the storages, please conduct site investigation at the chemical waste and dangerous goods (if any) storages for conservativeness.

PER - Land Contamination Assessment: Appendix 9-4:

- Re R-to-C item (3)(f): The provided building layout plan do not appear to be relevant to the assessment made in Section 9.4.7. Please check and provide only the ground floor layout to support the Consultant's assessment on any existing underground fuel tanks.

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



**Comments on Planning Application (Application no.: A/K1/266)**

16/08/2022 17:31

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

---

**To: Secretary, Town Planning Board**

**Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong**

**Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)**

**Fax: +852 2877 0245 / 2522 8426**

**Comments on Planning Application (Application no.: A/K1/266)**

As a member of The Hong Kong Polytechnic University (PolyU) community, I am writing to pledge my support to the "Redevelopment of Blocks VA and VS" (the Redevelopment) project on PolyU campus.

In view of the limited space on campus, it is one of the priorities for the University to explore ways to increase space for providing teaching facilities as well as sports and recreational facilities as the intake of students continues to grow.

I am glad that PolyU is taking the initiative to plan for the Redevelopment project aiming to create more space on campus as a major step in support of the University's strategic development in education and research excellence.

I support the abovesaid application with the following reasons:

1. The University needs additional space for its academic development in view of the growing number of students; and the Redevelopment will help to optimise the utilisation of the existing site.
2. The project will provide more teaching facilities to cater for the additional student intake for expanding the capacity of professional healthcare training as stated in the 2018 Policy Address.
3. The project will benefit the wellbeing of the PolyU community by providing an array of sports and recreational facilities with upgraded standards.
4. An extra vehicular entrance and a new car park will be built to bring greater convenience to the PolyU community and external visitors.

Thank you for your attention.

Mavis FAN



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*The University specifically denies any responsibility for the accuracy or quality of information obtained through University E-mail Facilities. Any views and opinions expressed are only those of the author(s) and do not necessarily represent those of the University and the University accepts no liability whatsoever for any losses or damages incurred or caused to any party as a result of the use of such information.*

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

參考編號  
**Reference Number:** 220816-153028-09788

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 16/08/2022 15:30:28

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Lui

意見詳情  
**Details of the Comment :**

As a member of The Hong Kong Polytechnic University (PolyU) community, I am writing to pledge my support to the "Redevelopment of Blocks VA and VS" (the Redevelopment) project on PolyU campus.

In view of the limited space on campus, it is one of the priorities for the University to explore ways to increase space for providing teaching facilities as well as sports and recreational facilities as the intake of students continues to grow.

I am glad that PolyU is taking the initiative to plan for the Redevelopment project aiming to create more space on campus as a major step in support of the University's strategic development in education and research excellence.

I support the abovesaid application with the following reasons:

1. The University needs additional space for its academic development in view of the growing number of students; and the Redevelopment will help to optimise the utilisation of the existing site.
2. The project will provide more teaching facilities to cater for the additional student intake for expanding the capacity of professional healthcare training as stated in the 2018 Policy Address.
3. The project will benefit the wellbeing of the PolyU community by providing an array of sports and recreational facilities with upgraded standards.
4. An extra vehicular entrance and a new car park will be built to bring greater convenience to the PolyU community and external visitors.

Thank you for your attention.

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

參考編號  
**Reference Number:** 220816-225720-64104

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 16/08/2022 22:57:20

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Wu Liu

意見詳情  
**Details of the Comment :**

Support this plan for developing PolyU

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

參考編號  
**Reference Number:** 220817-114656-29228

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 17/08/2022 11:46:56

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Grace Lee

意見詳情  
**Details of the Comment :**

I support the Redevelopment

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

參考編號  
**Reference Number:** 220817-121901-84488

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 17/08/2022 12:19:01

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Mac Po Ying

意見詳情  
**Details of the Comment :**

I support this project. It benefits the wellbeing of the staff and students of the University. The existing facility is old and cannot accommodate the increasing number of students.

24

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**Comments on Planning Application (Application no.: A/K1/266)**

16/08/2022 19:20

From: [Redacted]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

**Comments on Planning Application (Application no.: A/K1/266)**

As a member of The Hong Kong Polytechnic University (PolyU) community, I am writing to pledge my support to the "Redevelopment of Blocks VA and VS" (the Redevelopment) project on PolyU campus.

In view of the limited space on campus, it is one of the priorities for the University to explore ways to increase space for providing teaching facilities as well as sports and recreational facilities as the intake of students continues to grow.

I am glad that PolyU is taking the initiative to plan for the Redevelopment project aiming to create more space on campus as a major step in support of the University's strategic development in education and research excellence.

I support the abovesaid application with the following reasons:

1. The University needs additional space for its academic development in view of the growing number of students; and the Redevelopment will help to optimise the utilisation of the existing site.
2. The project will provide more teaching facilities to cater for the additional student intake for expanding the capacity of professional healthcare training as stated in the 2018 Policy Address.
3. The project will benefit the wellbeing of the PolyU community by providing an array of sports and recreational facilities with upgraded standards.
4. An extra vehicular entrance and a new car park will be built to bring greater convenience to the PolyU community and external visitors.

Thank you for your attention.

 |  
Signature: \_\_\_\_\_

Name: Fung Lai-ngor

Telephone number: [Redacted]

Email address: [Redacted]

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

參考編號  
**Reference Number:** 220818-132702-34503

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 18/08/2022 13:27:02

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. YooHee HWANG

意見詳情  
**Details of the Comment :**

I hereby write to support the redevelopment of Blocks VA and VS on PolyU campus.

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

參考編號  
**Reference Number:** 220819-224844-99641

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 19/08/2022 22:48:44

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Antony MAN

意見詳情  
**Details of the Comment :**

I support as it is for education need and the proposed development has not taller than the adjacent buildings.

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

參考編號  
**Reference Number:** 220819-230512-95776

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 19/08/2022 23:05:12

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Li

意見詳情  
**Details of the Comment :**

我同意



26 August 2022

BY EMAIL

Secretary  
Town Planning Board

Comments on Planning Application (Application no.: A/K1/266)

As a member of The Hong Kong Polytechnic University (PolyU) community, I am writing to pledge my support to the "Redevelopment of Blocks VA and VS" (the Redevelopment) project on PolyU campus.

In view of the limited space on campus, it is one of the priorities for the University to explore ways to increase space for providing teaching facilities as well as sports and recreational facilities as the intake of students continues to grow.

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I support the abovesaid application with the following reasons:

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3. The project will benefit the wellbeing of the PolyU community by providing an array of sports and recreational facilities with upgraded standards.
4. An extra vehicular entrance and a new car park will be built to bring greater convenience to the PolyU community and external visitors.

Thank you for your attention.

Vincent Chow



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

參考編號  
**Reference Number:** 220817-111106-38436

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 17/08/2022 11:11:06

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Roderic

意見詳情  
**Details of the Comment :**

不支持該處工程項目。理由如下：

1. 近年來，理大校園持續的各項工程項目，已經嚴重擾民並影響校內師生的正常工作，有關的工程應當循序漸進，為廣大師生留出喘息的機會。
2. VA在學校生活中承擔較為重要的作用，其中銀行，便利店，食堂，體育館等各處設施必然受到工程影響，短期或長期給校內人員造成不便。
3. 還請理大將經費用在更合適的地方，例如提高師生福利，優化實驗設備等；過度的工程開發難免有浪費/耗費公帑之嫌疑。

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

參考編號  
**Reference Number:** 220817-112912-75759

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 17/08/2022 11:29:12

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss WONG WING YI

意見詳情  
**Details of the Comment :**

Strongly recommend keeping a standard-size outdoor swimming pool and sports centre complex because it is where students and staff can maintain a healthy lifestyle.

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

參考編號  
**Reference Number:** 220817-115249-63587

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 17/08/2022 11:52:49

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Yana

意見詳情  
**Details of the Comment :**

作為理工大學在職人員，希望知道如果這項提案通過。施工過程會有多長時間，是否會對在職人員這個期間內的使用帶來影響，同時施工費用是否需要理工大學承擔。如果時間長消耗高，我個人對重建工程持反對意見。近年來香港經濟低迷，理工大學內部可使用的設施已經不多，頻繁施工對學生生活學習造成影響，大興土木對經濟更有壓力。目前這個區域房價下跌但是普通生活的物價以及房租反而大漲，理工內部各項收費也都有所增長但薪資和津貼反而下降，同時這附近已經有黃埔購物區，尖沙咀海濱長廊等休憩設施地點，昂貴的施工費用會令經濟和周邊居民以及新來港的學生老師增加負擔。

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

參考編號  
**Reference Number:** 220817-134558-53776

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 17/08/2022 13:45:58

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. ChenJunyu

意見詳情  
**Details of the Comment :**

比起修葺理工大学内部的各项本已较新的设施，对于社区重建来说，殡仪馆附近很多楼龄很高甚至可以称之为危房的唐楼更应该得到政府的重视和注资重建。

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

參考編號  
**Reference Number:** 220816-220006-08805

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 16/08/2022 22:00:06

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Chan Yan Kit

意見詳情  
**Details of the Comment :**

I oppose this planning application.

First, the relaxation of building height of Block VA and Block VS poses risks to Gun Club Hill Barrack, where is on the opposite side of Chatham Road South of the block VA and VS, as level ing up the building exposes the military activities from high floor, which is now unseen, may pose risk to defense integrity and hence national security. It can be observed that land surrounding Gun Club Hill Barrack are intended to keep low level development including India Club, Club de Recreio and Kowloon Cricket Club. In consideration of HKPSG Ch11 6.2.49, relaxation of building height of for redevelopment of Block VA and Block VS will also cause scenery damage to historical atmosphere of the low-rising development around crossing of Autin Road and Chatham Road South including Gun Club Hill Barrack and Kowloon Cricket Club

Second, the relaxation of building height of Block VA and Block VS blocks wind passage and deteriorate the air quality at the entrance of Cross Harbour Tunnel. According to Urban Climatic Map and Standards for Wind Environment-Feasibility Study Final Report commissioned by Planning Department p316 and p317, the winds from direction of 112.5 degree true bearing at height 50m of Chatham Road South is already significantly low which is the annual prevailing wind direction(p.74, P.75) Further increase of building height block the remaining wind channel between Gun Club Hill Barrack and Hung Hom Bay from dispersing traffic air pollutants generated at Cross Harbour Channel. The remedial measure in the building design submitted is also ineffective as the void intended for breezeway path between the new building blocks is blocked by the existing 15-floor height Li Ka Shing Building eastward. Relaxation of height of block VA and VS for teaching purposes poses enhanced air pollutant health hazard to university members including students and professors which are sensitive receivers and unsuitable for medical teaching purposes in consideration of HKPSG Ch11 11.2.2.

Third, block VA and VS which are currently sports facility, including sport complex, outdoor swimming pool currently serves as noise barrier for the teaching blocks inward of the campus. It is unsuitable to redevelop the block VA and VS for teaching purposes which is noise sensitive due to proximity to Chatham Road South in according HKPSG Ch3 2.3.2. Remedial noise reduction measures in building design likely requires blocking opening of west windows facing heavy traffic Chatham Road South which likely defeats its design intention submitted to reserving prevailing wind air path passing through east and west.

Fourth, west facing teaching block at high level that requires height relaxation will receive intense

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

參考編號  
**Reference Number:** 220819-124902-53709

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 19/08/2022 12:49:02

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss SO

意見詳情  
**Details of the Comment :**

The redevelopment indeed can provide more spaces for student's sport development and teaching. However, students need places for gathering and build up a society, which is important for their life-long development and different from . More open or semi-open public space in this building is suggested.

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

參考編號  
**Reference Number:** 220830-110652-43745

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 30/08/2022 11:06:52

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. John Moore

意見詳情  
**Details of the Comment :**

I am writing to object to the proposed application to demolish existing low rise buildings and the at-grade swimming pool at Polytechnic University's Main Campus to construct new facilities with greater building heights.

The proposed redevelopment will contribute to, and significantly worsen, the wall effect along the busy roadway. The redevelopment will also take away a row of trees in the existing Open Space that act as a buffer on a stretch of the main road that is heavily congested with bumper-to-bumper traffic at peak hours and often on weekends. No details are provided in the application on the numbers of trees that will be affected by this project. Accordingly, Town Planning Board should reject this application.

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

參考編號

**Reference Number:**

220830-110829-63760

提交限期

**Deadline for submission:**

30/08/2022

提交日期及時間

**Date and time of submission:**

30/08/2022 11:08:29

有關的規劃申請編號

**The application no. to which the comment relates:**

A/K1/266

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Melanie Moore

意見詳情

**Details of the Comment :**

I am writing to object to the proposed application to demolish existing low rise buildings and the at-grade swimming pool at Polytechnic University's Main Campus to construct new facilities with greater building heights.

The proposed redevelopment will contribute to, and significantly worsen, the wall effect along the busy roadway. The redevelopment will also take away a row of trees in the existing Open Space that act as a buffer on a stretch of the main road that is heavily congested with bumper-to-bumper traffic at peak hours and often on weekends. No details are provided in the application on the numbers of trees that will be affected by this project. Accordingly, Town Planning Board should reject this application.

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

參考編號  
**Reference Number:** 220830-110947-05957

提交限期  
**Deadline for submission:** 30/08/2022

提交日期及時間  
**Date and time of submission:** 30/08/2022 11:09:47

有關的規劃申請編號  
**The application no. to which the comment relates:** A/K1/266

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Wilhelmina Evelyn Moore

意見詳情  
**Details of the Comment :**

I am writing to object to the proposed application to demolish existing low rise buildings and the at-grade swimming pool at Polytechnic University's Main Campus to construct new facilities with greater building heights.

The proposed redevelopment will contribute to, and significantly worsen, the wall effect along the busy roadway. The redevelopment will also take away a row of trees in the existing Open Space that act as a buffer on a stretch of the main road that is heavily congested with bumper-to-bumper traffic at peak hours and often on weekends. No details are provided in the application on the numbers of trees that will be affected by this project. Accordingly, Town Planning Board should reject this application.

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

參考編號

**Reference Number:**

220830-111112-26754

提交限期

**Deadline for submission:**

30/08/2022

提交日期及時間

**Date and time of submission:**

30/08/2022 11:11:12

有關的規劃申請編號

**The application no. to which the comment relates:**

A/K1/266

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Genevieve James Moore

意見詳情

**Details of the Comment :**

I am writing to object to the proposed application to demolish existing low rise buildings and the at-grade swimming pool at Polytechnic University's Main Campus to construct new facilities with greater building heights.

The proposed redevelopment will contribute to, and significantly worsen, the wall effect along the busy roadway. The redevelopment will also take away a row of trees in the existing Open Space that act as a buffer on a stretch of the main road that is heavily congested with bumper-to-bumper traffic at peak hours and often on weekends. No details are provided in the application on the numbers of trees that will be affected by this project. Accordingly, Town Planning Board should reject this application.

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**A/K1/266 Polu U Lot No 9853 GIC / OS**  
28/08/2022 04:38

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/K1/266

Main Campus of the Hong Kong Polytechnic University, Kowloon Inland Lot No. 9853 RP & Ext. (Part)

Site area : About 11,750sq.m

Zoning : "GIC" and "OS"

Applied development : Proposed **MAJOR** Relaxation of BHR from 45mPD to 67.5mPD for the Redevelopment of Block VA and Block VS / 66 Vehicle Parking

Dear TPB Members,

Strong objections and in particular the manner in which our universities misrepresent data. This is not a minor relaxation, it is a whopping 50% increment. Surely the management should have the integrity to present true details?

Before our universities became fortresses, members of the public were welcomed to share in facilities that they pay for through their taxes via the hosting of various public consultations and community sharing events. I have probably visited every building on the campus for this purpose in the past decades. But now the public is discouraged from setting foot on campus. This trend indicates that less nor more GFA is required in such institutions.

During the various events it was quite noticeable how much space is left idle at PolyU. One walked past empty classrooms and lecture halls, even on week days. Clearly no attempt is made to better utilize space for multi-function purposes. This despite the trotting out of the 'single site, multiple use' formula to support the 'more space' demands. The Inno Tower is particularly poorly planned with a shocking waste of space. In addition the development of student quarters at distant locations will discourage students from visiting the campus and increase the on-line participation.

The number of students is declining and this trend will accelerate with the decrease in our younger population. This year our universities fell back on various forms of 'bribes' in order to encourage enrollment and even resorted to trotting out our athletes to bolster demand. Instead of embarking on expansion they should be looking at utilizing facilities that have a low utilization rate.

The images indicate that the new building will be an eye sore and will have a strong negative impact on the current green panorama along one of the most busy road in Kowloon. The current buffer line of trees – the intention of the OS zoning – would

be broken. Fig 6.6. The set back of tall buildings reduced to 4.5m. That there are ventilation issues is clear from the proposed void on some floors. PolyU campus is already over developed. The building separation on both sides of the proposed tower does not even meet the minimum 15mts recommended under the SBD guidelines.

The incursion over the OS along Chatham Road South, incidentally counted towards the LOS for TST that is in deficit, is alarming. This stretch of road is where vehicles pick up speed as they emerge from the bottleneck at the junction for the harbour tunnel. The planned entrance would obviously have a strong negative if not dangerous impact on traffic.

*The proposed design features will bring improvement to the public realm*

*The proposed building height would not bring adverse visual impact*

*The proposed redevelopment will bring improvements to the traffic conditions*

Seriously? Creating a wall effect along a heavily trafficked road will certainly negatively impact both the local and internal campus environment. The development would cause visual obstruction and impact the safety of a main road.

No data on how many trees to be felled.

Members should question the many dodgy assumptions made in the application.

Mary Mulvihill

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

230

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/K1/266

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

收集部份大廈業主意見：對是次規劃之申請表示反對。建築物加高除阻擋本大廈外圍周邊的景觀及視野外，人流繁密還影響交通運輸。多項因素亦會影響周邊大廈之樓價，尤以中低層單位影響較為深遠。

「提意見人」姓名/名稱 Name of person/company making this comment 新東海商業中心管業處

簽署 Signature

日期 Date

29 AUG 2022



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



**A/K1/266 Main Campus of the Hong Kong Polytechnic University,**  
30/08/2022 13:44

From: [REDACTED]  
To: Tpbpd <tpbpd@pland.gov.hk>  
File Ref:

3 attachments



CIMG1487.JPG CIMG1489.JPG CIMG1490.JPG

A/K1/266 Main Campus of the Hong Kong Polytechnic University, Kowloon  
Inland Lot No. 9853 RP & Ext. (Part)

Dear Chair and Town Planning Board Members,

We have strong objections to this plan as it will create a wall effect along Chatham Road South. This is a most busy road prone to frequent bumper to bumper traffic conditions and extensive vehicle emissions. The proposed building would be very close to the road, as can be seen from the images, while currently there is a setback and row of trees that provide a buffer zone.

The proposed tower would be too close to the adjoining buildings. At risk here is not only ventilation to the university; attention must be given to the need for adequate cross campus air flow to disperse the pollutants generated by the congestion at the nearby harbour tunnel on the other side.

It would entail the chopping down of numerous trees that not only provide visual relief but also help to alleviate air pollution both to the university, the roads/pavements, and the surrounding district.

The narrow buffer OS does not belong to the university, it is in fact a recorded Open Space for TST, an area in deficit with regard to local open space.

The university has already removed a number of trees in order to facilitate the erecting of a tall metal barrier at its main entrance that would put President Trump's Wall to shame. It is higher than a double decker bus. The impact on ventilation and natural light to the campus is highly negative. The university looks more like a high security prison than a centre for education and enlightenment. The security measures are totally disproportionate.

Drivers in our group point out that the location for the proposed ingress/egress is just after a blind bend on a narrow two lane slip road from the harbour tunnel that feeds into the heavy traffic coming from Hung Hom. There are frequent traffic disruptions and nose to tail holdups. In view of the high security in place vehicles entering the building would have to queue for clearance and this would create a tailback that would be dangerously close to the blind bend.

Placing the swimming pool on the roof top appears to be more about box ticking than providing a genuine facility. The current pool is on the set back and in the shade so it can be used on very hot days. The roof top is not only exposed but would also encourage use of sun screen that contaminates the environment. There is also the issue of water evaporation. We are in southern China, an area currently suffering from severe drought in certain parts. Mitigation of global warming should now be a top priority.

While we do not oppose redevelopment on the campus, this must not be undertaken at the detriment of the community. Any new building should be

set back from the road and the current buffer must be retained.

Members must consider not only the empire building aspirations of the management but also the impact on the community.

Regards

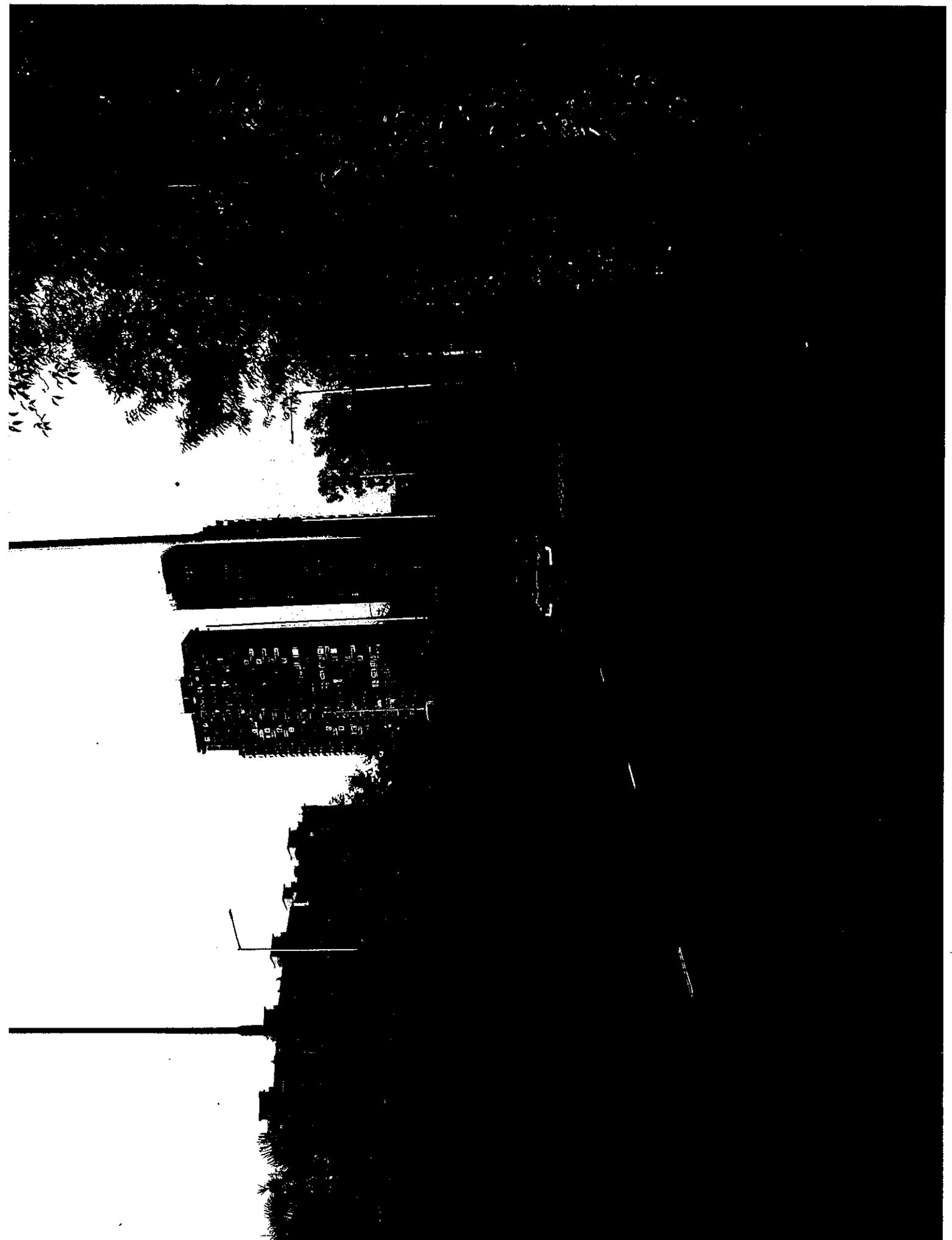
Paul Kumar

For TST Residents Concern Group, a registered NGO

Image 1487 - curve on slip road

1489 - set back

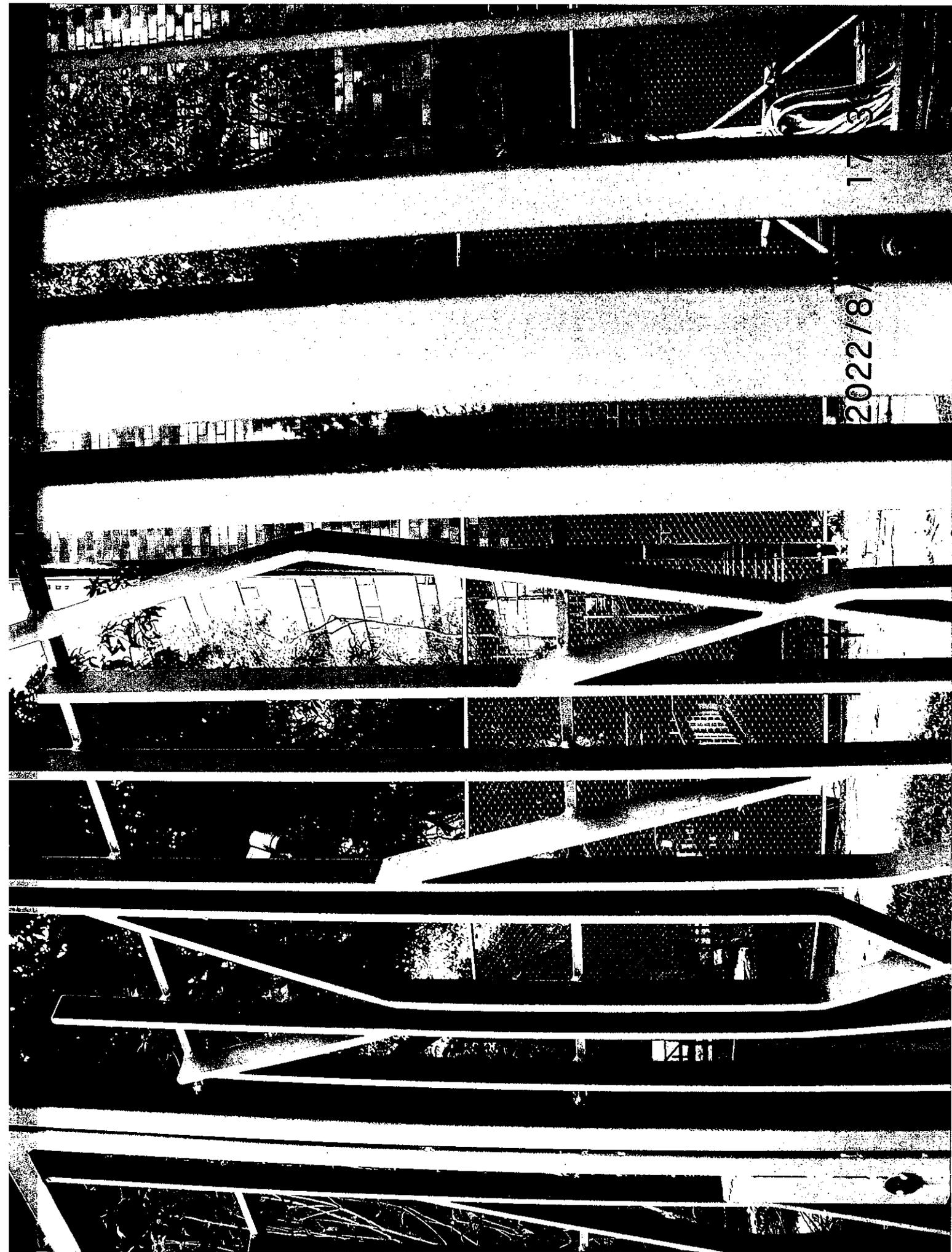
1490 - Fortress Poly

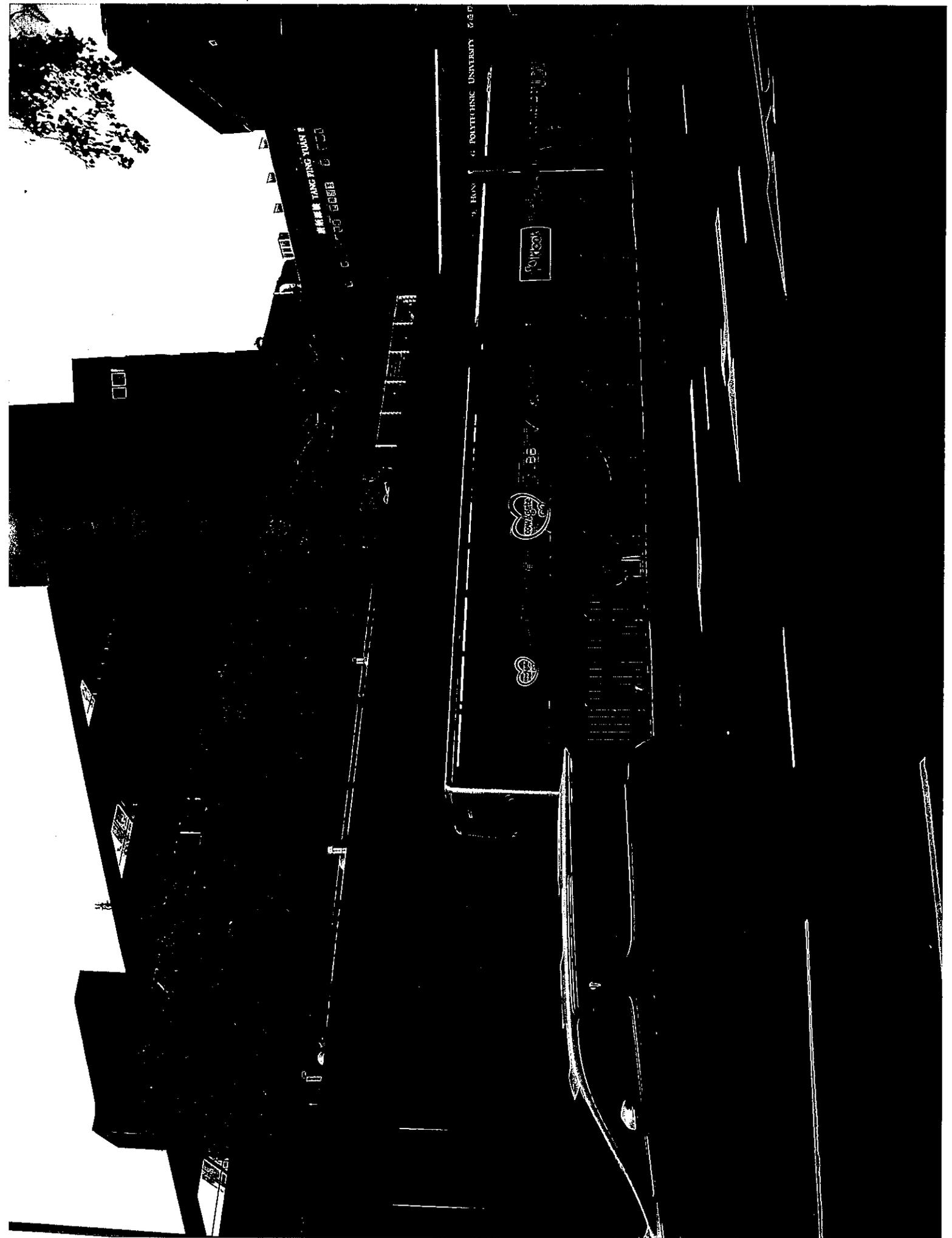


17

2022/8/

14





香港中文大學圖書館  
TANG HING YUAN

HONG KONG POLYTECHNIC UNIVERSITY

Seg 1

268

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

參考編號

Reference Number:

220925-103450-71555

提交限期

Deadline for submission:

11/10/2022

提交日期及時間

Date and time of submission:

25/09/2022 10:34:50

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/266

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Karl Siu

意見詳情

Details of the Comment :

本人堅決反對香港理工大學的規劃申請，本人認為相關規劃與現有設施的用途完全不符，亦有礙觀瞻

269

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

參考編號

Reference Number:

220925-103306-58870

提交限期

Deadline for submission:

11/10/2022

提交日期及時間

Date and time of submission:

25/09/2022 10:33:06

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/266

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Wai Bok

意見詳情

Details of the Comment :

本人希望在新VA館內增設更多食肆如McDonald's,KFC、服裝店、展覽廳/博物館以及小影院，從而發展成一個小型商場

寄件者: [REDACTED]  
寄件日期: 2022年09月28日星期三 1:31  
收件者: vpcdf.office  
副本: tpbpd; enquiry; leochu; enquiry; res tst  
主旨: Fwd: A/K1/266 Poly U Lot No 9853 GIC / OS

Dear Mr Wong,

This application generated 267 submissions.

It is now open for further comments, deadline 11 October [https://www.info.gov.hk/tpb/tc/plan\\_application/Attachment/20220920/s16fi\\_A\\_K1\\_266\\_1\\_gist.pdf](https://www.info.gov.hk/tpb/tc/plan_application/Attachment/20220920/s16fi_A_K1_266_1_gist.pdf)

The applicant submitted further information which includes revised Traffic Impact Assessment, revised Sewerage Impact Assessment, **responses to departmental and public comments** and replacement pages of Supporting Planning Statement, Visual Impact Assessment, Environmental Assessment and Drainage Impact Assessment.

**No softcopy provided by Applicant. Hardcopies available at Planning Enquiry Counters for inspection.**

This is absolutely shocking. This development is on public land, will be fully funded by the tax payer and will have an irreversible impact on TST district.

PolyU is a publicly funded university. The administration has pledged to promote innovation and technology but its own quangos are not taking any steps to show a good example to the community by employing even rudimentary technology. Even an elderly like me can collate data and provide a soft copy.

**Your website claims** "We strive in inter-disciplinary research and impactful innovations to address real-world challenges. Our researchers are developing breakthrough ideas....."

Clearly this does not extend to utilizing even the most primitive technology when engaging in public consultation.

You have this information. It is your duty to share it with the community in the most efficient way.

It is unacceptable that a member of the public should have to take a day of unpaid leave and risk their health in a time of health crisis to access the information at Planning Dept in Quarry Bay.

Please forward the soft copies to Town Planning Board so that the community can have access to the content.

Regards

Mary

---

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

**Date:** Sunday, 28 August 2022 4:38 AM CST  
**Subject:** A/K1/266 Polu U Lot No 9853 GIC / OS

A/K1/266

Main Campus of the Hong Kong Polytechnic University, Kowloon Inland Lot No. 9853 RP & Ext. (Part)

Site area : About 11,750sq.m

Zoning : "GIC" and "OS"

Applied development : Proposed **MAJOR** Relaxation of BHR from 45mPD to 67.5mPD for the Redevelopment of Block VA and Block VS / 66 Vehicle Parking

Dear TPB Members,

Strong objections and in particular the manner in which our universities misrepresent data. This is not a minor relaxation, it is a whopping 50% increment. Surely the management should have the integrity to present true details?

Before our universities became fortresses, members of the public were welcomed to share in facilities that they pay for through their taxes via the hosting of various public consultations and community sharing events. I have probably visited every building on the campus for this purpose in the past decades. But now the public is discouraged from setting foot on campus. This trend indicates that less nor more GFA is required in such institutions.

During the various events it was quite noticeable how much space is left idle at PolyU. One walked past empty classrooms and lecture halls, even on week days. Clearly no attempt is made to better utilize space for multi-function purposes. This despite the trotting out of the 'single site, multiple use' formula to support the 'more space' demands. The Inno Tower is particularly poorly planned with a shocking waste of space. In addition the development of student quarters at distant locations will discourage students from visiting the campus and increase the on-line participation.

The number of students in declining and this trend will accelerate with the decrease in our younger population. This year our universities fell back on various forms of 'bribes' in order to encourage enrollment and even resorted to trotting out our athletes to bolster demand. Instead of embarking on expansion they should be looking at utilizing facilities that have a low utilization rate.

The images indicate that the new building will be an eye sore and will have a strong negative impact on the current green panorama along one of the most busy road in Kowloon. The current buffer line of trees – the intention of the OS zoning – would be broken. Fig 6.6. The set back of tall buildings reduced to 4.5m. That there are ventilation issues is clear from the proposed void on some floors. PolyU campus is already over developed. The building separation on both sides of the proposed tower does not even meet the minimum 15mts recommended under the SBD guidelines.

The incursion over the OS along Chatham Road South, incidentally counted towards the LOS for TST that is in deficit, is alarming. This stretch of road is where vehicles pick up speed as

they emerge from the bottleneck at the junction for the harbour tunnel. The planned entrance would obviously have a strong negative if not dangerous impact on traffic.

*The proposed design features will bring improvement to the public realm*

*The proposed building height would not bring adverse visual impact*

*The proposed redevelopment will bring improvements to the traffic conditions*

Seriously? Creating a wall effect along a heavily trafficked road will certainly negatively impact both the local and internal campus environment. The development would cause visual obstruction and impact the safety of a main road.

No data on how many trees to be felled.

Members should question the many dodgy assumptions made in the application.

Mary Mulvihill

271

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

參考編號

Reference Number:

221007-152032-34815

提交限期

Deadline for submission:

11/10/2022

提交日期及時間

Date and time of submission:

07/10/2022 15:20:32

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/266

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Melanie Moore

意見詳情

Details of the Comment :

I am writing to reiterate my previous objection to the proposed application to demolish existing low rise buildings and the at-grade swimming pool at Polytechnic University's Main Campus to construct new facilities with greater building heights.

As previously stated, the applicant plans to remove a row of trees in the existing Open Space that act as a buffer on a stretch of the main road that is heavily congested with bumper-to-bumper traffic at peak hours and often on weekends. No details are provided in the application on the numbers of trees that will be affected by this project.

PolyU is a publicly funded university with an administration pledging to promote innovation and technology and striving to develop impactful innovations to address real-world challenges. Demolishing open, green space and low rise buildings and replacing them with dense, tall buildings is certainly impactful, but in no way innovative. Perhaps the university could re-purpose its existing buildings and space in innovative ways, rather than destroying more of the natural environment and creating additional real-world challenges for Hong Kong citizens and taxpayers who have to navigate in a neighborhood with increased congestion and lack of clean air and natural light. Another impactful initiative would be to actually use existing technology to create and upload digital copies of the previous 267 objections to this application, as well as the traffic impact assessment and other additional documents that the applicant decided to deposit via hard copy only at the Planning Enquiry Counter, rather than submit soft copies accessible to all the taxpayers that PolyU is asking to support and pay for its proposed development.

In the meantime, I ask Town Planning Board to reject this application.

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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

221007-152415-31643

**提交限期****Deadline for submission:**

11/10/2022

**提交日期及時間****Date and time of submission:**

07/10/2022 15:24:15

**有關的規劃申請編號****The application no. to which the comment relates:**

A/K1/266

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

先生 Mr. John Moore

**意見詳情****Details of the Comment :**

I reiterate my pervious objection to this proposed redevelopment due to the traffic impacts, congestion, and loss of green space and trees.

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

參考編號

Reference Number:

221007-152248-96582

提交限期

Deadline for submission:

11/10/2022

提交日期及時間

Date and time of submission:

07/10/2022 15:22:48

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/266

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wilhelmina Evelyn  
Moore

意見詳情

Details of the Comment :

Please reject this application as the applicant has failed to provide the additional information regarding the impact of this project via soft copy that can be uploaded and accessible by the public to fully vet the proposed redevelopment.

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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

221007-152711-78705

**提交限期****Deadline for submission:**

11/10/2022

**提交日期及時間****Date and time of submission:**

07/10/2022 15:27:11

**有關的規劃申請編號****The application no. to which the comment relates:**

A/K1/266

**「提意見人」姓名/名稱****Name of person making this comment:**小姐 Miss Genevieve James  
Moore**意見詳情****Details of the Comment :**

I reiterate my previous objection to this application. The loss of open, green space and existing trees and natural light due to the existing low rise nature of the buildings and swimming pool outweighs any purported benefits in this case. The university has not provided its documents via soft copy uploaded to the Town Planning Board website so that the information is accessible to all taxpayers and others who will be impacted by the development.

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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/K1/266 Received on 09/09/2022

意見詳情 (如有需要，請另頁說明)

**Details of the Comment (use separate sheet if necessary)**

收集部份大廈業主意見：對是次規劃之申請表示反對。建築物加高除阻擋本大廈外圍周邊的景觀及視野外，人流繁密還影響交通運輸。多項因素亦會影響周邊大廈之樓價，尤以中低層單位影響較為深遠。

「提意見人」姓名/名稱 Name of person/company making this comment 新東海商業中心管業處

簽署 Signature



日期 Date

10-10-2022



**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
- (i) all building works should in all aspects comply with Buildings Ordinance (BO) and its allied regulations;
  - (ii) the applicant should ensure that the proposed development scheme should not result in contraventions of the BO and its allied regulations in the adjacent existing buildings in terms of provision of natural lighting and ventilation, fire resisting construction (FRC), means of escape (MoE) and emergency vehicular access (EVA), drainage connection, etc.;
  - (iii) the claimed site area for plot ratio (PR) and site coverage (SC) calculations should be justified noting that it is larger than the site area indicated on the latest approved plans;
  - (iv) the covered areas underneath link bridges, escalator's and staggered floors as well as the voids etc. should be included in gross floor area (GFA) calculations. Building (Planning) Regulations (B(P)R) 23(3)(a) refers;
  - (v) application for GFA concession for car parking spaces will be considered at building plan submission stage subject to compliance with relevant criteria under PNAP APP-2;
  - (vi) the MoE should be so arranged that people using one required staircase on 1/F, 2/F, 3/F and 5/F should be able to gain access to at least one other required staircase at any time, without having to pass through other person's private premise. B(P)R 41 and Clause B8.2 of Code of Practice for Fire Safety in Buildings 2011 (FS Code) refer;
  - (vii) the enclosing walls of the required staircases should be so continued at ground storey as to separate from the remainder of the building. B(P)R41 and FS Code B9.1 refer;
  - (viii) the deadend travel distance of the academic spaces from 10/F to 12/F and link bridge on 5/f, 7/F and 9/F should be clarified at the building plan submission stage. B(P)R41 and FS Code B11.2 refer;
  - (ix) the horizontal distance measured on plan between the required staircases on 1/F, 3/F, 4/F, 9/F, 10/F and 11/F should not exceed 48m. B(P)R41 and FS Code B11.3(b) refer;
  - (x) no required staircase serving the storeys of the building above ground storey should be continued direct to the basement. B(P)R 41 and FS Code B17.3 refer;
  - (xi) every basement that is enclosed on four sides should be provided with smoke outlets. Regulation 35 of Building (Construction) Regulations (B(C)R) and FS Code C14.2 refer;

- (xii) the location of fire access point should be clarified. The passage from the FSAP to the fireman's lift should be separated from the ground storey by walls having adequate FRR and opening in these walls for communication should be through a protected lobby. B(P)R41B and FS Code D7.3 refer;
  - (xiii) access and facilities for persons with a disability (PwD) should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008 (DM:BFA). In particular:
    - (1) accessible parking spaces and accessible unisex toilets should be provided. Divisions 3 & 11 of the DM:BFA refer; and
    - (2) initial access and the accessible route for PwD should be provided from a prominent point of the lot boundary to the proposed building. Divisions 4, 5 & 19 of the DM:BFA refer.
  - (xiv) detailed comments under BO on individual sites for private developments such as permissible PR, SC, MoE, EVA, private streets and /or access roads, barrier free access and facilities, etc. will be formulated at the building plan submission stage.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- (i) traffic management control measure(s) and/or restriction on access arrangement shall be implemented to avoid traffic congestion and/or potential traffic queuing on Chatham Road South;
  - (ii) TD reserves the right to review/alter the access arrangement/restriction(s) if the ingress/egress traffic at the proposed vehicular access affect the traffic flow on Chatham Road South;
  - (iii) no taxi stand shall be constructed at the proposed lay-by;
  - (iv) the proposed works shall comply with TD requirements and Highways Department (HyD) standards, and are constructed to the satisfaction of TD and HyD; and
  - (v) Road Safety Audit shall be carried out at the feasibility, design and constructions stages for the proposed works in accordance with Transport Planning and Design Manual (TPDM) Volume 5 Chapter 7.
- (c) to note the comments of the Chief Highway Engineer/Kowloon (CHE/K), HyD that:
- (i) the project proponent shall ascertain that the levels of proposed road works shall match with the levels of existing adjoining roads and the design of road works shall be in accordance with the TPDM and Highway Standard; and
  - (ii) the maintenance responsibility should be further clarified on a later stage when the detailed design is available. For management responsibility, comments from TD shall be sought within their respective ambits.

- (d) to note the comments of the Director of Fire Services (D of FS) that:
- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
  - (ii) the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD; and
  - (iii) shall the proposed work encroached into any licensed premises in the area, such as dangerous goods store, the applicant should make separate enquiry to his department to ensure work feasibility.
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant is advised to minimise the generation of construction and demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development; and
  - (ii) further clarification from the applicant is required for the updated Preliminary Environmental Review (PER) and Sewerage Impact Assessment (SIA). The outstanding comments are detailed as below:

SIA: Section 7.3.1 and Appendix 7-1:

- It is noted that the hydraulic calculation in the SIA is based on the assumed gradient for some manholes. A manhole/CCTV survey will be conducted in later stage to confirm the actual invert levels and pipe capacity. The consultant should revise the hydraulic calculation based on the actual invert level of the concerned manholes.
- Please provide the details of proposed sewerage upgrading works in the SIA report, and demonstrate the effectiveness of sewerage mitigation measure (e.g. new sewers, upgrading of existing sewers) where appropriate.

SIA: Appendix 7.1:

- Please state the assumptions adopted in the hydraulic calculation.

PER - Land Contamination Assessment: Section 9.3.4, Table 9-2 and Appendix 9-1:

- Re R-to-C item (3)(a): There remain no information from Fire Services Department regarding the records of Dangerous Goods license and incident records for the Consultant's assessment in Appendix 9-1. Please double-check the provided letter in Appendix 9-1.

PER - Land Contamination Assessment: Section 9.5:

- Re R-to-C item (3)(g): Please state the Consultant's response in the Section for completeness.
- Given the historical use as chemical/chemical waste storages since 1977 and the scale of the storages, please conduct site investigation at the chemical waste and dangerous goods (if any) storages for conservativeness.

PER - Land Contamination Assessment: Appendix 9-4:

- Re R-to-C item (3)(f): The provided building layout plan do not appear to be relevant to the assessment made in Section 9.4.7. Please check and provide only the ground floor layout to support the Consultant's assessment on any existing underground fuel tanks.
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) the applicant is reminded that approval of the application under s.16 of the Town Planning Ordinance does not imply approval of the SC of greenery requirements under APP PNAP-152 and/or under the lease;
  - (ii) the SC of greenery calculation should be submitted separately to BD for approval; and
  - (iii) similarly for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant should approach relevant authority direct to obtain necessary approval as appropriate.