

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 3月 1 4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。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
日期。  
This document is received on 14 MAR 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K20/135
	Date Received 收到日期	14 MAR 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)

Fedder Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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)	Disused Pier near New Kowloon Inland Lot No. 6550
(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 157.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	157.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved South West Kowloon Outline Zoning Plan No. S/K20/30
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space"
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。



The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道	
	<input type="checkbox"/> Filling of pond 填塘	
	Area of filling 填塘面積 .....	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填塘深度 .....	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土	
	Area of filling 填土面積 .....	sq.m 平方米 <input type="checkbox"/> About 約
(b) Intended use/development 有意進行的用途/發展	Depth of filling 填土厚度 .....	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土	
	Area of excavation 挖土面積 .....	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of excavation 挖土深度 .....	m 米 <input type="checkbox"/> About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))	

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

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

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

Proposed "Pier" use (Landing Steps)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

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

☐ 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

政府、機構或社區設施

area(s)/GFA(s) 請註明用途及有關的地面面積/總

樓面面積)

.....

.....

.....

☐ 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]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

Landing Steps .....

.....

.....

.....

.....

.....



## 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 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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))</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>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</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>Modification of existing pier structure into landing steps. ....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**10. Justifications 理由**

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

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

Signature  
簽署

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

David FOK

Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

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

18/01/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量<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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Disused Pier near New Kowloon Inland Lot No. 6550		
Site area 地盤面積	157.5	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	157.5	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved South West Kowloon Outline Zoning Plan No. S/K20/130		
Zoning 地帶	"Open Space"		
Applied use/ development 申請用途/發展	Proposed "Pier" use (Landing Steps)		
(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		<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
No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			% <input type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

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



Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

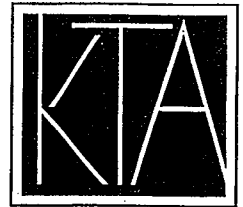
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Our Ref: S1323a/LYS\_CSW/22/001Lg

19 January 2022

By Hand

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, 14/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG

九龍觀塘海濱道133號  
萬兆豐中心16樓K室

電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Landing Steps ("Pier" use)  
at Disused Pier near NKIL No. 6550  
Cheung Sha Wan Waterfront  
- S16 Planning Application -**

On behalf of the Applicant, Fedder Limited, we submit herewith 5 signed original copies of the Application Form No. S16-I, together with 70 copies of the Supporting Planning Statement, for the consideration of the Town Planning Board. Five copies of the Site Location Plan, an Authorization Letter, a "Completed Particulars of Applicant and Authorized Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8455.

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

David Fok

Encl.

cc. the Applicant & Team

PL/DF/vy

2022年 3月 14日

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

This document is received on 14 MAR 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.



FS 579819

**S16 PLANNING APPLICATION  
APPROVED SOUTH WEST KOWLOON OZP No. S/K20/30**

**Proposed Landing Steps (“Pier” Use) at Disused Pier near NKIL No. 6550  
Cheung Sha Wan Waterfront**

## **SUPPORTING PLANNING STATEMENT**

**January 2022**

**Applicant:**

**Fedder Limited**

**Consultancy Team:**

**KTA Planning Limited**

**New Office Works Limited**

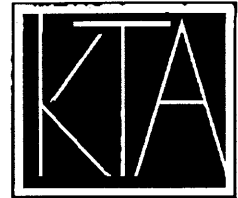
**AECOM Asia Company Limited**



**PLANNING LIMITED**

規 劃 顧 問 有 限 公 司





PLANNING LIMITED  
規劃顧問有限公司

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By Fax (2522 8426) & By Post

Our Ref: S3052/LYS\_CSW/22/003Lg

7 June 2022



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

Dear Sir/Madam,

**Proposed Landing Steps ("Pier" use)  
at Disused Pier near NKIL No. 6550 Cheung Sha Wan Waterfront  
- S16 Planning Application No. A/K20/135 -**

We refer to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 19 January 2022, the comments from various Government Departments conveyed by Tsuen Wan and West Kowloon District Planning Office via email dated 8 April 2022 and the public comments received by the TPB during the public inspection period.

Please note that the Applicant has attended the meeting of the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of the Harbourfront Commission (the "Task Force") on 28 April 2022 to consult the Task Force on the captioned Planning Application. While members of the Task Force welcomed the provision of landing steps at the pier, they suggested the opening hours of the landing steps shall be extended to 24 hours daily. In view of the comments from the members of the Task Force and public comments received by the TPB, the Applicant hereby propose to extend the opening hours of the landing steps at all times (except for special events or adverse weather conditions).

Please find enclosed a summary table with the response to comments from various Government Departments and the public regarding the captioned Application for your consideration.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8455. Thank you for your kind attention.

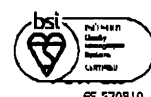
Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

David Fok

Encl.

cc. the Applicant & Team

PL/DF/ny



FS 570810

**Proposed Landing Steps (“Pier” Use) at Disused Pier near NKIL No. 6550****Cheung Sha Wan Waterfront****S16 Application No. A/K20/135**

Comments	Response
<p><b><u>Comments from Tsuen Wan and West Kowloon District Planning Office, Planning Department received on 8 April 2022:</u></b> (Contact Person: Ms Winsome LEE, Tel.: 2417 6656)</p> <p>(1) Whether any statutory procedures for implementation of the landing steps including the required works and future use, such as gazette procedures under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127) would be required.</p> <p>(2) In view of the comments of Port Works Division of CEDD below, please advise whether there would be new and modified marine works and briefly describe the proposed works, if any.</p> <p>(3) Please advise the type/method of construction of the landing steps, whether reclamation would be required for the proposed works/construction; whether the proposed works/constructions would affect the foreshore and seabed.</p> <p>(4) Whether the construction materials would be transferred via road or marine transportation.</p>	<p>It is to the Applicant's understanding that the proposed landing steps will require undergoing gazettal procedures under the Foreshore and Seabed (Reclamations) Ordinance. The Applicant will further liaise with the respective Bureaux/Government Departments on necessary statutory procedures upon obtaining the approval from Town Planning Board.</p> <p>The proposed landing steps at the pier will be constructed by saw-cutting part of the existing deck beams and slabs; and place the pre-fabricated concrete landing steps.</p> <p>The proposed landing steps will be placed within the existing pier boundary, and no reclamation forming additional land in construction stage and in permanent stage.</p> <p>The proposed landing steps will extend down to +0.90mPD that is below the high water mark of +2.45mPD. Therefore, the proposed landing steps would affect the foreshore within the pier footprint.</p> <p>The pre-fabricated landing steps will be transferred via sea route.</p>
<p><b><u>Comments from District Lands Office, Kowloon West, Lands Department received on 8 April 2022:</u></b> (Contact Person: Mr. Gary YIU, Tel.: 3842 7504)</p> <p>It is noted from the planning statement that the applicant proposed the landing steps at the disused pier to be open for public use from 10am to 8pm daily. The applicant is reminded to note that the application site, which falls within the Yellow Area of the NKIL6550, should be open for public use at all times.</p>	<p>The Applicant is always committed to open the Yellow Area of NKIL 6550, i.e. the waterfront promenade including the disused pier, for public use at all times as per relevant special conditions in the lease.</p> <p>Nevertheless, in view of the public comment received by the Town</p>

Comments	Response
	<p>Planning Board on this application and the comments raised by the Task Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of Harbourfront Commission, the Applicant hereby commits to open the landing steps for public use at all times. Yet, there may be special marine traffic control measures under special events or adverse weather conditions, such as typhoon, with agreement from the Government/ relevant authorities.</p>
<p><b><u>Comments from Port Works Division of the Civil Engineering and Development Department received on 8 April 2022:</u></b> (Contact Person: Mr. Alan LO, Tel.: 2762 5578)</p> <p>Please address the following issues for the proposed development from marine engineering point of view:-</p> <p>(1) Please advise if the seawalls and pier would be surrendered to the government after completion of modification works..</p>	<p>We understand from Special Condition 8(f) of NKIL 6550 requires the owner to uphold, manage, maintain and repair the Promenade Area, which included the seawall and the disused pier, until it is re-delivered to the Government on demand. Relevant conditions are capped below for your information.</p> <p><i>(f) Notwithstanding sub-clause (c) of this Special Condition, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director, uphold, manage, maintain and repair the Promenade Area and everything forming a portion of or pertaining to it including but not limited to the seawall in good and substantial repair and condition until such time as possession of the Promenade Area has been re-delivered to the Government in accordance with sub-clause (j)(iv) of this Special Condition.</i></p> <p><i>(j) (iv) The Promenade Area or any part or parts thereof shall be re-delivered to the Government by the Purchaser on demand without any payment or compensation to the Purchaser, and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date or dates to be specified in a letter or letters from the Director making such demand provided always that the Government shall not be compelled to take back possession of the Promenade Area or any part or parts thereof and may only do so as and when the Government sees fit.</i></p> <p>The Applicant has no intention to surrender such portion to the Government unless it is on the demand by the Government in accordance with sub-clause (j)(iv).</p>

Comments	Response
(2) Please be clarified that this Division does not manage any seawalls and pier, and will not take up the management role for the seawalls and pier. Please approach relevant government department(s) in this regard and advise us the managing arrangement for the seawalls following the surrender.	As per the responses above, the Applicant has no intention to surrender such portion to the Government unless it is on the demand by the Government in accordance with condition sub-clause (j)(iv).
(3) As for the maintenance responsibility of the seawall following the surrender, if managing department is identified and this Division is being considered as the most appropriate department to take up the maintenance, this Division could take over seawall for structural maintenance if recurrent consequences are available to us, the design and construction of new and modified marine works should meet fully the requirements in the Port works Design Manual and the associated corrigenda (including but not limited to the effects of climate change, such as sea level rise and wind increase) as well as the condition of the seawall is satisfactory.	Noted.
(4) For clarity, while this Division could take up the structural maintenance of the seawall subject to the above, we would not take up the maintenance of architectural features (e.g. floor finish, special designed railings), if any. Please approach relevant government department(s) for the maintenance of any architectural features as part of the seawall.	Noted.
(5) Please take into account the effects of climate change (sea level rise and wind increase) in your design.	Sea level rise and wind increase has been taken into account according to Corrigendum No. 1/2018 of Port Works Design Manual when designing the landing steps.
(6) The design and construction of new and modified marine works should meet fully the requirements in the Port Works Design Manual.	Noted. The design and construction of new and modified marine works have met fully the requirements of PWDM including its corrigenda.
(7) The new and modified marine works and proposed works should not cause any adverse impact to the structural integrity and stability of the existing marine structures, and should not affect our regular inspection and maintenance of the existing marine structures.	Noted. Structural integrity and stability of the existing pier has been checked such that the new and modified marine works does not cause any adverse impact on it. The proposed landing steps will not affect the access for inspection and maintenance.
(8) Given the proximity to the seafront, the applicant is advised to conduct the coastal impact assessment and implement coastal protection measures to reduce the coastal risks (e.g. coastal flooding or facility damage due to storm surge and overtopping wave) to the facilities if necessary.	No vessel service and no people access will be allowed at the landing steps when Typhoon Signals No. 8 or above are hoisted. The structural capacity of the landing steps have been checked with the extreme weather conditions, with the considerations of the sea level rise and climate change effects under Corrigendum No. 1/2018 of PWDM. From those points of view, we believe that the coastal risks to the landing step is

Comments	Response
<p>(9) As the works involve opening of the existing seawall/pier, you are required to ensure every possible step and measure will be taken to prevent earth, debris, spoil of whatever nature or building materials from the site or other areas affected by the works on the site being eroded and washed down on to the sea and the foreshore and seabed. In the event of earth, debris, spoil of whatever nature or building materials from the site or other areas affected by the works on the site being eroded and washed down on to the sea and the foreshore seabed, you shall be responsible for removal of the same at your own cost. You should also ensure survey will be carried out to monitor any possible silting up of the adjoining seabed.</p> <p>(10) In view of the close proximity of / interface with existing marine structures and any proposed marine structures, please consult this Division again for future submissions of the project, including but not limited to the detailed design and report on management and maintenance responsibilities.</p>	<p>minimal.</p> <p>Noted. Proper measures such as silt curtains and saw-cutting methods will be established to prevent debris dropping to the water.</p> <p>Noted. Your Division will be further notified upon the further submission of this project.</p>
<p><b><u>Public Comments received by the Town Planning Board during the first 3 weeks of public inspection period</u></b></p> <p><u>Support</u></p> <p>The landing steps could make the pier viable &amp; accessible by water.</p> <p>The pier will become one more public space for the people to enjoy.</p> <p>The proposal will beautify the environment for public use,</p> <p><u>Traffic</u></p> <p>Possible increase in vessel traffic that may cause possible danger to cargo ship operation.</p> <p>Possible increase in road traffic, in particular on Lai Ying Street, with the</p>	<p>Noted with thanks.</p> <p>Based on the Marine Traffic Impact Assessment in the accepted Feasibility Study on the Refurbishment Work of the Disused Pier ("Pier Study"), the proposed landing steps will only generate limited marine traffic and hence should not have any adversely impact to the cargo ship operation nor affect the fairway.</p> <p>It is preliminary estimated that there may be up to 35 mooring per day at the</p>



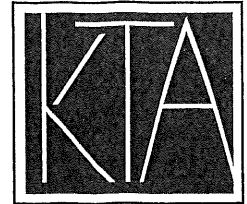
Comments	Response
<p>presence of public pier.</p> <p>Suggest to have public transport services at the pier.</p> <p><u>Visual</u></p> <p>There is no indication of the materials for the series of pagoda like structures. This blocks much of the harbourview from the main promenade.</p> <p><u>Land Use Compatibility</u></p> <p>The landing steps will bring more people to the area and may cause nuisance to the residential neighbourhood.</p> <p><u>Opening Hours</u></p> <p>The landing steps should be opened 24/7 as per other public landing steps around the harbour. If any restriction is to be applied, it should be limited to mid-night to 6am only.</p> <p>The proposed opening hours for the landings steps does not cater for the nightly light show, fireworks displays, etc.</p>	<p>landing step in normal days. In view of the close proximity to the mass transit system, it is anticipated that the potential traffic impact to Lai Ying Street will be minimal. Future users of the landing steps may make use of the drop-off area of the hotel development at NKIL 6550 as appropriate.</p> <p>The proposed landing steps will be marine access points for vessels less than 35m in length only. The Applicant has no proposal to operate any regular ferry service at the landing steps.</p> <p>Please be clarified that the proposed canopy at the pier does not form part of the planning application. The proposed canopy aims to be an iconic structure signifying Cheung Sha Wan waterfront while providing shading and weather protection for different activities to be happened at the pier.</p> <p>The proposed landing steps at the far end of the promenade will become a new water/land interface facility enhancing the vibrancy at the Cheung Sha Wan waterfront. It will be over 80m and 150m away from the closest residential block in the nearly completed residential development at NKIL 6549 and Hoi Lok Court respectively. The environmental assessment in the accepted Pier Study has also confirmed that the proposed landing step will not bring adverse environmental noise and air quality impact to nearby sensitive receivers. The waterfront promenade is a recreational space for the public, including residents of adjoining developments, to enjoy. It is compatible with residential uses in general.</p> <p>Nevertheless, in view of the public comment received by the Town Planning Board on this application and the comments raised by the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of Harbourfront Commission, the Applicant hereby commits to open the landing steps for public use at all times. Yet, there may be special marine traffic control measures under special events or adverse weather conditions, such as typhoon, with agreement from the Government/ relevant authorities.</p>

Comments	Response
<p><u>Design of the Pier and Waterfront Promenade</u></p> <p>Some more greenery is preferred to interrupt the monotony in design.</p> <p>Refreshment kiosk shall be provided on the pier.</p>	<p>Please be clarified that the landscaping of the waterfront promenade and the pier does not form part of the planning application. The Applicant takes note of the comment for the refinement of the landscape design of the waterfront promenade and the pier.</p>

Complied by: KTA

Date: 20 May 2022

File Ref: 20220520\_S3052\_FI1\_V01



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

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By Email

Our Ref: S3052/LYS\_CSW/22/004Lg

22 July 2022

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

Dear Sir/Madam,

**Proposed Landing Steps ("Pier" use)  
at Disused Pier near NKIL No. 6550 Cheung Sha Wan Waterfront  
- S16 Planning Application No. A/K20/135 -**

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We refer to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 19 January 2022.

Please find enclosed oblique aerial photos showing the condition of the Application Site and the adjoining area in October 2019 and July 2022 for your information.

Please note that the Promenade Area of NKIL 6550, including the pier, is currently being used by the owner of NKIL6550 as temporary storage area for the construction of the approved hotel development at NKIL6550. All temporary structures within the Promenade Area of NKIL6550 will be removed for the construction and provision of the waterfront promenade for public enjoyment as per the requirement under the Sales Condition of NKIL6550.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8455. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

P.P.  

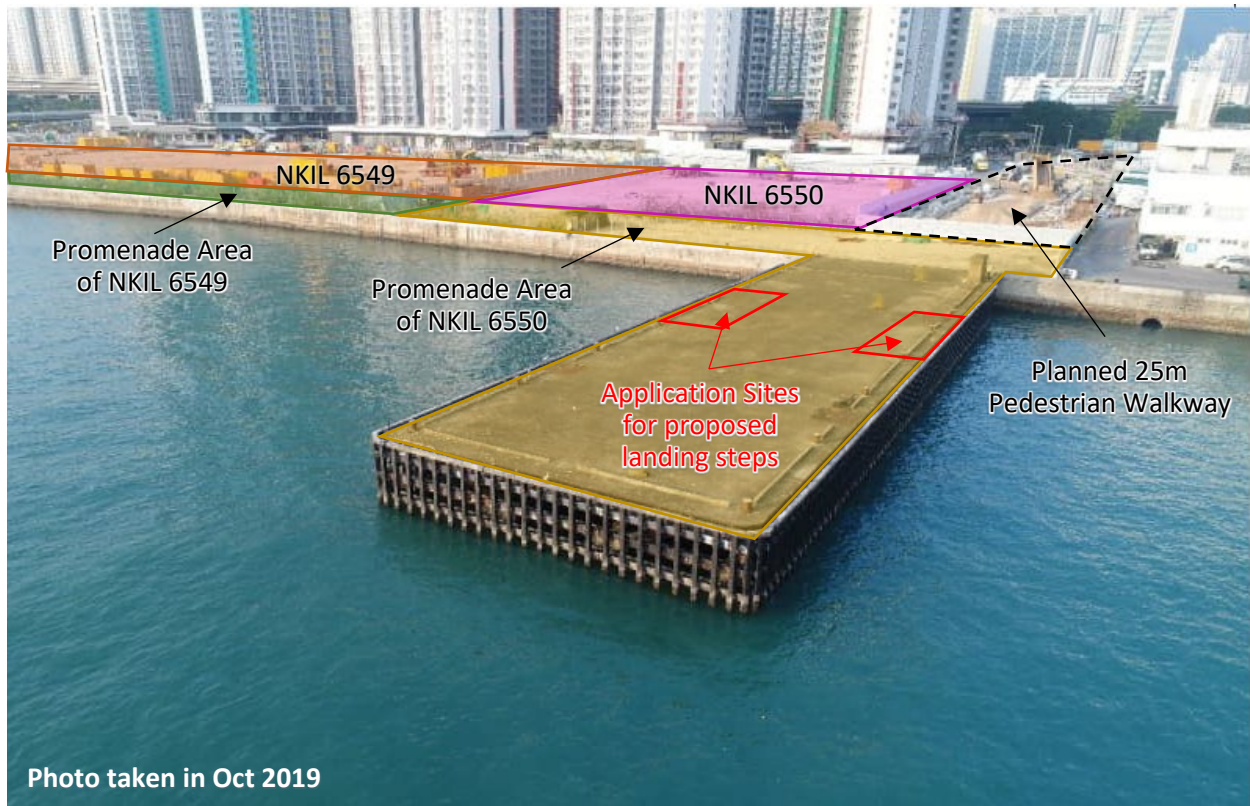

David Fok

Encl.

cc. the Applicant & Team

PL/DF/vy







Room 1106-1107, 11/F  
Wing On Kowloon Centre  
345 Nathan Road, Kowloon  
九龍彌敦道 345 號永安九龍中心 11 樓  
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E 電 郵 : enquiry@hfc.org.hk W  
網 址 : www.hfc.org.hk

**By Post and Email**

14 July 2022

District Planning Officer/ Tsuen Wan & West Kowloon  
27/F, Tsuen Wan Government Offices,  
38 Sai Lau Kok Road, Tsuen Wan, New Territories

Dear Sir,

**Proposed Waterfront Promenade Adjoining Approved Comprehensive  
Hotel Development at New Kowloon Inland Lot (NKIL) No. 6550  
at Lai Ying Street, Cheung Sha Wan, Kowloon**

The captioned item which is related to the application No. A/K20/135 was discussed at the 41<sup>st</sup> meeting of the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (the Task Force) on 28 April 2022.

Specific comments raised by Members of the Task Force in regard to the application and some major comments raised by Members of the Task Force on the overall design and proposal are summarised below-

(a) Opening Hours of the landing steps

- Members generally supported the proposed provision of two pairs of landing steps at the disused pier but would like to revise the proposed opening hours of the landing steps from 10am to 8pm to 24 hours a day.

(b) Loading capacity of the disused pier

- Members were also concerned if the loading capacity of the disused pier could support the proposed design of shelter and other landscaped seating.

(c) Comments on the latest design of the waterfront promenade

- Members also provided comments on the latest design of the proposed waterfront promenade, including provision of more shading by planting more trees, provision of sitting out area with tables for public to enjoy meals at promenade, incorporating barrier-free facilities with a view to promoting an inclusive community, etc. Members also suggested the project proponent to plan for event space during the design stage so as to bring more activities to the harbourfront.

(d) Proposed modifications works along the 25m pedestrian walkway

- Members welcomed the proposal of the proposed modification works along the 25m pedestrian walkway to the southeast of the hotel site connecting the waterfront promenade in the southwest and Lai Ying Street in the northeast, which greatly improved the connectivity between the waterfront and the hinterlands.

I should be grateful if you would convey the views of Members of the Task Force to the Town Planning Board for their reference. A copy of the Task Force paper and the PowerPoint presentation submitted by the proponent were also enclosed at **Annex A** for reference.

Yours faithfully,

(Signed)

(William LEUNG)

Secretary,  
Task Force on Harbourfront  
Developments in Kowloon, Tsuen  
Wan and Kwai Tsing

Encl.

c.c. Secretary, Town Planning Board

(Fax: 2877 0389)

**Detailed Comments from Government Departments**

- (a) Detailed comments of the Chief Engineer/Port Works, Civil Engineering and Development Department:
- (i) this Division does not manage any seawalls and pier, and will not take up the management role for the seawalls and pier. The applicant is advised to approach relevant government department(s) in this regard and advise this Division the managing arrangement for the seawalls following the surrender;
  - (ii) as for the maintenance responsibility of the seawall following the surrender, if managing department is identified and this Division is being considered as the most appropriate department to take up the maintenance, this Division could take over seawall for structural maintenance if recurrent consequences are available to us, the design and construction of new and modified marine works should meet fully the requirements in the Port Works Design Manual and the associated corrigenda (including but not limited to the effects of climate change, such as sea level rise and wind increase) as well as the condition of the seawall is satisfactory;
  - (iii) while this Division could take up the structural maintenance of the seawall subject to the above, we do not have the experience and expertise for the maintenance of architectural features (e.g. floor finish, special designed railings), if any. The applicant is advised to approach relevant government department(s) for the maintenance of any architectural features as part of the seawall;
  - (iv) the effects of climate change (sea level rise and wind increase) should be taken into account in the design;
  - (v) the design and construction of new and modified marine works should meet fully the requirements in the Port Works Design Manual;
  - (vi) the new and modified marine works and proposed works should not cause any adverse impact to the structural integrity and stability of the existing marine structures, and should not affect their regular inspection and maintenance of the existing marine structures;
  - (vii) given the proximity to the seafront, the applicant is advised to conduct the coastal impact assessment and implement coastal protection measures to reduce the coastal risks (e.g. coastal flooding or facility damage due to storm surge and overtopping wave) to the facilities if necessary;
  - (viii) as the works involve opening of the existing seawall/pier, the applicant is required to ensure every possible step and measure will be taken to prevent earth, debris, spoil of whatever nature or building materials from the site or other areas affected by the works on the site being eroded and washed down on to the sea and the foreshore and seabed. In the event of earth, debris, spoil of whatever nature or building materials from the site or other areas affected by the works on the site being eroded and washed down on to the sea and the foreshore seabed, the applicant shall be responsible for removal of the same at his/her own cost. The applicant should also ensure survey will be carried out to monitor any possible silting up of the adjoining seabed; and



- (ix) in view of the close proximity of / interface with existing marine structures and any proposed marine structures, please consult this Division again for future submissions of the project, including but not limited to the detailed design and report on management and maintenance responsibilities.
- (b) Detailed comments of the Chief Building Surveyor/Kowloon, Buildings Department:
  - (i) all building works are subject to compliance with the Buildings Ordinance (BO). The applicant is advised to appoint an Authorised Person to ensure any building works are implemented in compliance with the BO; and
  - (ii) detailed comments under the BO on individual sites for private developments such as means of escape, emergency vehicular access, private streets, and/or access roads, barrier free access and facilities, will be formulated at the building plan submission stage.



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

參考編號

Reference Number:

220322-172927-71905

提交限期

Deadline for submission:

12/04/2022

5-1

提交日期及時間

Date and time of submission:

22/03/2022 17:29:27

有關的規劃申請編號

The application no. to which the comment relates: A/K20/135

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wendy Lee

意見詳情

Details of the Comment :

Support this proposal. It will make the pier viable & accessible by water.

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

## 參考編號

Reference Number:

220408-164013-10442

## 提交限期

Deadline for submission:

12/04/2022

5-2

## 提交日期及時間

Date and time of submission:

08/04/2022 16:40:13

## 有關的規劃申請編號

The application no. to which the comment relates:

A/K20/135

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Feut Szeto

## 意見詳情

Details of the Comment :

Our major concern will be possible increased vessel traffic and cause possible danger to cargo ship operations using the common channel to join the main fairway.

As our shipyard is sharing the same common channel for access to main fairway; similar concern for increased vessel traffic created by proposed public pier. Possibly with presence of public pier; likely road traffic will also be increased; in addition to possible road traffic associated with new hotel and residential development at this location.

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

220411-105839-48614

**提交限期****Deadline for submission:**

12/04/2022

5-3

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

11/04/2022 10:58:39

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

A/K20/135

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

先生 Mr. Paul Zimmerman

**意見詳情****Details of the Comment :**

1. Support provision of landing steps
2. Object to closing of landing steps from 8pm to 10am daily. In line with public landing steps around the harbour they should be open 24/7. If any restriction is to be applied this should not extend beyond mid-nite to 6am.
3. Object to absence of the refreshment kiosk on the pier

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**A/K20/135 意見詳情**

12/04/2022 15:34

15-4

From:

To:

tpbpd@pland.gov.hk

File Ref:

致：城規處秘書處

**A/K20/135 意見詳情**

本人同意是次規劃申請，但要求將來的碼頭是海上公共交通工具和市民大眾都可以使用。其次，我們與社區組織和居民會進行了是次規劃申請的意見調查，網上問卷總共收到170個居民回覆，158人同意，12人反對 (附件)。總結回覆後的要點有：

同意規劃申請：更多休憩空間/改善社區環境/多一種公共交通工具點

反對規劃申請：擔心加重荔盈街交通負擔/增加社區人流/影響居民生活

希望將來海濱長廊有什麼發展或設施：引入海上公共交通工具/遷走長沙灣副食品批發市場/可以連接到大角咀，甚至西九文化區海濱/ 更多公眾休憩和遊樂設施，長廊加入不同主題元素，成為市民好去處。

--

**Ray Wong (黃永威)**

Vice-Chairman of Committee on Youth, Community Officer

Tel: [REDACTED] Fax: [REDACTED]



Email: [REDACTED] | Website: <http://www.bpahk.org> DATA.pdf

您是否同意是次規劃申請？	原因是？	您希望將來海濱長廊有什麼發展或設施？
不同意	人多往來，交通不勝負荷	海濱長廊
不同意	不希望民居變成旅遊景點，影響居民生活	放置長椅讓人休息就夠
不同意	太多人流，現已交通道路擠塞，影響附近居民生活質量。	有望遠台
不同意	太多違泊車輛，路窄	休閒設施
不同意	太近民居，船舶很臭及很嘈	沒有，不要興建
不同意	因為附近都是住宅區，會騷擾到居民生活，唔想變旅遊景點	多兒童遊戲設施及單車徑
不同意	沒必要，酒店已遮蔽附近幾個屋苑景觀，真的要用到盡嗎？地產商大晒？	現在已經足夠
不同意	浪費	商場，多點便民設施
不同意	荔盈街道路太窄，人多車多，本已負荷大，與其改建，不如落實加建停車場	多層停車場
不同意	會不會成走私，黑社會非法用途	N/A
不同意	會加重現時交通負擔！現在已經常有違泊車輛阻塞交通，如再碼頭設施，交通只會更加繁忙！	休憩設施、兒童遊樂場
不同意	N/A	N/A
同意	N/A	健身設施及兒童遊樂設施
同意	一家去休息	有公園 千秋
同意	冇所謂。	休息座位
同意	方便	更多活動空間
同意	方便	N/A
同意	方便市民	兒童樂園
同意	方便區內居民使用	單車徑
同意	方便運動	興建公園，商場
同意	日後可以有去尖沙咀輪渡都幾好	單車徑
同意	充分使用空間	跑步徑、公園、遊戲設施、涼亭
同意	出行方便	N/A
同意	可公眾使用的話，又可美化码头环境	茶座
同意	可以多一個休閒空間	草地
同意	可以多一項設施，而沒有帶來負面影響的話，贊成。	希望將來長廊可以延伸至佐敦甚至更遠。
同意	可以多一種交通工具	可以有渡輪去離島
同意	可以多個休閒地方放鬆一下好事	大商場配套
同意	可以成為景點	可以長一些更好
同意	可以有个地方散步	运动设施
同意	可以有個舒適的運動、休閒地方	凳、跑步徑（單車徑）
同意	可以改善交通擠塞	可以有個散步及地方
同意	可以更加善用土地	可以更加善用土地
同意	可以活化設施	N/A
同意	可以提供給一些中式或西式遊艇作短暫停留上客	正正就是鄰近商店,可以發展一些有助旅遊業的設施,例如可以提供一些水上活動設施.
同意	可以舒服的公園	公園

同意	可以讓居民多個休憩空間	增加泊車位/公眾停車場
同意	可提升西九新填海區交通	休閒坐椅
同意	可優化區內休閒設施	有小孩玩樂設施，給大人休憩地方
同意	市民需要多元化休憩空間改善生活質素	兒童樂園/大草皮/更衣室/育嬰室/淋浴間
同意	由申請人管理會比較好	小孩遊戲設施
同意	交通更方便	休憩設施
同意	休閒地方	增加巴士/小巴途經入來，公園休閒設施，建設一座社區文娛中心
同意	吃饱饭有多个地方可行！而且环境也美了！	没有
同意	多一個交通工具選擇	大草地
同意	多一個休閒地方	花園
同意	多一個休閒活動	單車徑，公園，休閒活動，不過可不可以建停車場，因為會遊客多了。
同意	多一個休閒娛樂	可以上船去玩
同意	多一個休憩地點很好	似西9海濱那般就好
同意	多一個設施給市民享用	單車徑
同意	多个地方走走	N/A
同意	多些休息空間	小食
同意	多活動地方，景觀	N/A
同意	多個地方行下	希望有觀景台
同意	多個活動空間	小朋友設施
同意	多個娛樂休閒好去處又可美化周遭環境	加入渡海小輪加強海上交通達性令附近居民酒店多一項交通工具選擇
同意	多啲運動空間	美食、飲品
同意	多點休憩設施俾附近居民使用	希望有跑步徑，及有些座椅
同意	多點空間給居民休憩	希望可以發展食肆
同意	有利該區發展！多一個綠化旅遊區	小朋友遊樂設施
同意	有空間俾市民享用	有單車徑
同意	有個地方散步吹風放鬆心情	希望綠化多啲，樹蔭下乘涼
同意	有實用性。如果可以開放給公眾散步，對酒店及大眾也有得益。更可美化環境	希望有特色小店及週末市集。
同意	此區缺少休憩空間	戶外康樂健身設施,小食亭
同意	西九正中位置，登岸多一個選擇	緩跑徑，單車路
同意	完善地區設施	跑步徑和休息亭
同意	完善配套設施	多d運動設施多d適合小朋友玩嘅設施
同意	希望多一個環境可以休憩	可以給人休息嘅地方
同意	希望有個公眾碼頭，去港島，離島多一個選擇路線	希望有單車徑及跑步徑，垂釣等體育設施
同意	改動小，不太影響環境、不會製造太多噪音 / 廢料。	碼頭可供遊人及居民登岸使用，有真的遊覽船隻 / 航線。有多些可供休憩的座位。希望可以延伸去奧運 / 西九。
同意	改善海濱長廊空間	興建客運馬頭

同意	改善環境	休憩空間
同意	改善環境	狗公園
同意	更方便	兒童單車徑
同意	更多休閒空間	綠化環境
同意	更多休憩空間	N/A
同意	更好的發展	休閒活動
同意	社區更好	遊樂設施
同意	社區缺乏開放休憩空間	簡單觀海長椅。
同意	長遠對環境生活質素有改善	運動設施
同意	附近居民多休閒地方	可以參考下西環海濱長廊 發展多啲公眾休閒設施
同意	附近的康樂設施很少	N/A
同意	客輪可以增加交通，增加人流，帶動物流	運動場所
同意	美化環境	大量休息防熱長椅和樹木，設單車徑，批發市場搬走，長廊可踏單車直達西九M+博物館和荃灣西，禁止扎營
同意	美化環境	兒童設施
同意	美化環境	兒童遊樂場
同意	美化環境	兒童戲水池，兒童遊樂設施
同意	美化環境	單車徑，兒童遊樂場
同意	美化環境	N/A
同意	美化環境，多啲休閒地方	可以做運動嘅空間
同意	美化環境，居民有多啲活動空間	休息設施
同意	美化環境，善用資源，多個休憩	適合小朋友嘅遊樂設施
同意	美觀，方便	海濱長廊可延長至中環碼頭
同意	郊游方便	休息區
同意	風景優美	公園
同意	配合發展需要	小孩休憩
同意	配套更多元化	單車徑
同意	喜歡海傍	踏單車
同意	提升休憩用地	提升多點休憩用地,設施，
同意	提供多一處公共休憩用地	有緩步跑徑，有蓋座位
同意	散步運動	有長凳畀啲老人家坐，和兒童設施。
同意	期望	遊樂設施
同意	發展美好環境	N/A
同意	開放給公眾使用 因為附近缺少遊樂空間	多些可供坐下休息的位置
同意	會唔會搭船去到其他地區，例如去西貢碼頭或尖沙咀碼頭	單車徑
同意	運輸方便	休閒 綠化社區
同意	對社區發展有利	希望將旁邊的批發市場移走，因為和周邊的發展完全格格不入，降低了最大化的發展機會。同時希望碼頭設有渡輪過海，如海濱長廊可進一步和鄰近地方的長廊接駁及融合會更好。

[illegible]



[illegible]

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**A/K20/135 Inland Lot No 6550 Lai Ying Street Pier**

12/04/2022 02:52

LS-5

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/K20/135

Disused Pier near New Kowloon Inland Lot No. 6550 at Lai Ying Street, Cheung Sha Wan

Site area : About 157.5sq.m Government Land

Zoning : "Open Space"

Applied development : Pier Landing Steps

Dear TPB Members,

With ref to A/K20/131 - 1 Feb 2019

*The developer of the site was required to design, construct, manage and maintain the south-eastern portion of the public waterfront promenade (PWP) including the disused pier of not less than 20m in width directly fronting the subject "CDA(2)" site. The applicant was carrying out a study on the refurbishment works for the disused pier, which had identified two possible locations of landing steps. As the study had yet to be completed, an approval condition was incorporated to require the applicant to submit the study on the refurbishment works for the disused pier to explore the provision of public landing facilities **within 12 months**.*

**SO WHY HAS SHK BEEN ALLOWED TO DEFER THIS MATTER FOR 3 YEARS?  
OH I FORGOT, IT'S A PUBLIC OPEN SPACE STUPID.**

*(a) the proposed design of the PWP was not satisfactory as a substantial part of the PWP had been **occupied by planters which might obstruct public access to the waterfront** and compromise the provision of a pleasant and spacious environment for public enjoyment;*

*(b) the PWP could be enhanced by adopting more user friendly design concepts such as provision of clear signages, reserving **more open areas with sitting facilities** for public enjoyment, and improving connectivity with the inland area; and*

*(c) the refurbished pier with the provision of public landing facilities were important elements to add vibrancy to the waterfront area. Opportunities for providing*

*water-land interface activities for public enjoyment should be explored.*

68. *Members generally agreed to urge the applicant to provide **a more inviting and user friendly** PWP and actively explore the possibility for the revitalization of the disused piers with the provision of public landing facilities in the fulfilment of approval conditions.*

So it has taken 3 years to come up with the plan that looks ridiculous, a series of tall and taller pagoda like structures. No indication as to what materials to be used. The assembly blocks much of the harbour view from the main promenade, that incidentally could do with some shading. The only shade there appears to be under some umbrellas tucked behind a weird platform that obstructs the views.

But then this is SHK that has given us the decidedly user unfriendly North Point waterfront with the blocked windows of shops where there should be a row of cafes and bars with outdoor seating, like the very popular The Pulse at Repulse Bay,

Note that "*The landing steps will be open for public use from 10am to 8pm daily .*" So forget about cruises to see the nightly light show, fireworks displays, etc.

While TPB members objected to the planters in the original plan, surely there could be some greenery to interrupt the monotony?

The only positive element to this plan is that the provision of the landing steps is feasible.

Mary Mulvihill

**Advisory Clauses**

- (a) To note the Comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that if the planning application is approved by the Town Planning Board, the applicant has to apply to LandsD for lease modification of the Conditions for the proposed use. However, there is no guarantee that the application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. If such application is approved, it will be subject to such conditions including payment of such premium, compensation costs and other fee and the completion of necessary statutory and/or Government procedures (if any) and such documentation as LandsD may at its sole discretion consider appropriate. The applicant is reminded to note that the Site, which falls within the Yellow Area of the Lot, should be open for public use at all times.
- (b) To note the comments of the Chief Engineer/Port Works, Civil Engineering and Development Department that:
  - (i) this Division should be further consulted on the design of proposed landing step;
  - (ii) this Division does not manage any seawalls and pier, and will not take up the management role for the seawalls and pier. The applicant is advised to approach relevant government department(s) in this regard and advise this Division the managing arrangement for the seawalls following the surrender;
  - (iii) as for the maintenance responsibility of the seawall following the surrender, if managing department is identified and this Division is being considered as the most appropriate department to take up the maintenance, this Division could take over seawall for structural maintenance if recurrent consequences are available to us, the design and construction of new and modified marine works should meet fully the requirements in the Port Works Design Manual and the associated corrigenda (including but not limited to the effects of climate change, such as sea level rise and wind increase) as well as the condition of the seawall is satisfactory;
  - (iv) while this Division could take up the structural maintenance of the seawall subject to the above, we do not have the experience and expertise for the maintenance of architectural features (e.g. floor finish, special designed railings), if any. The applicant is advised to approach relevant government department(s) for the maintenance of any architectural features as part of the seawall;
  - (v) the effects of climate change (sea level rise and wind increase) should be taken into account in the design;
  - (vi) the design and construction of new and modified marine works should meet fully the requirements in the Port Works Design Manual;
  - (vii) the new and modified marine works and proposed works should not cause any adverse impact to the structural integrity and stability of the existing marine structures, and should not affect their regular inspection and maintenance of

the existing marine structures;

- (viii) given the proximity to the seafront, the applicant is advised to conduct the coastal impact assessment and implement coastal protection measures to reduce the coastal risks (e.g. coastal flooding or facility damage due to storm surge and overtopping wave) to the facilities if necessary;
  - (ix) as the works involve opening of the existing seawall/pier, the applicant is required to ensure every possible step and measure will be taken to prevent earth, debris, spoil of whatever nature or building materials from the site or other areas affected by the works on the site being eroded and washed down on to the sea and the foreshore and seabed. In the event of earth, debris, spoil of whatever nature or building materials from the site or other areas affected by the works on the site being eroded and washed down on to the sea and the foreshore seabed, the applicant shall be responsible for removal of the same at his/her own cost. The applicant should also ensure survey will be carried out to monitor any possible silting up of the adjoining seabed; and
  - (x) in view of the close proximity of / interface with existing marine structures and any proposed marine structures, please consult this Division again for future submissions of the project, including but not limited to the detailed design and report on management and maintenance responsibilities.
- (c) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department:
- (i) all building works are subject to compliance with the Buildings Ordinance (BO). The applicant is advised to appoint an Authorised Person to ensure any building works are implemented in compliance with the BO; and
  - (ii) detailed comments under the BO on individual sites for private developments such as means of escape, emergency vehicular access, private streets, and/or access roads, barrier free access and facilities, will be formulated at the building plan submission stage.