

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

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。

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 Houses"
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

This document is received on 9 NOV 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K2/220
	Date Received 收到日期	- 9 NOV 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Fortune Pacific Investment 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)	Nos. 15-15A, 17, 19 & 23 Saigon Street, Yau Ma Tei KIL Nos. 7861, 8714RP, 8825, 8405, 8898RP, 8620RP, 8810RP, 8622RP and 9931
(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 778 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 7,110.3 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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Yau Ma Tei Outline Zoning Plan No. S/K2/23
(e) Land use zone(s) involved 涉及的土地用途地帶	Commercial
(f) Current use(s) 現時用途	Hotel, flat, shop & restaurants (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	Type (v) Use / development other than (i) to (iii) above 第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.
註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

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

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

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%; padding: 5px;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%; padding: 5px;">Number of provision 數量</th> <th style="width: 50%; padding: 5px;">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 style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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 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 Flat with Permitted Shops and Services/
Eating Place Uses

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....7,110.3..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....9.14.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	Not more than 37.5 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....28..... storeys 層	
	<input checked="" type="checkbox"/> include 包括...1... storeys of basements 層地庫	
	<input type="checkbox"/> 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	.....99.3..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	.....92.05..... m 米	<input checked="" type="checkbox"/> About 約

Domestic part 住用部分

GFA 總樓面面積 6,838.4 sq. m 平方米 About 約

number of Units 單位數目 230

average unit size 單位平均面積 29.7 sq. m 平方米 About 約

estimated number of residents 估計住客數目 598

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 & shop and services 271.9 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
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....

.....

.....

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 598 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]
.....	..... Roof	Communal Open Space, Flat Roof
.....	..... 3-25/F	Flat
.....	..... 2/F	Communal Open Space
.....	..... 1/F	E&M
.....	..... G/F	Shop/Restaurant, Residential Lobby, Car Parking & L/UL Spaces
.....	..... B/F	Carpark, E&M

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

Internal transport provision

.....

.....

.....

.....

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)

12/2027
.....
.....
.....
.....
.....

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

<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>Saigon Street</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</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">28</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	28	Motorcycle Parking Spaces 電單車車位	4	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)	_____	_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	
<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</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	_____	Coach Spaces 旅遊巴車位	_____	Light Goods Vehicle Spaces 輕型貨車車位	1	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)	_____	_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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.....760..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 <u>about 5m</u>
	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 checked="" 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)

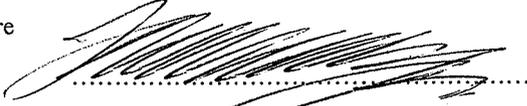
Please refer to the Supporting Planning Statement.....

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

KENNETH TO

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

5/11/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Nos. 15-15A, 17, 19 & 23 Saigon Street, Yau Ma Tei KIL Nos. 7861, 8714RP, 8825, 8405, 8898RP, 8620RP, 8810RP, 8622RP and 9931		
Site area 地盤面積	778	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	Draft Yau Ma Tei Outline Zoning Plan No. S/K2/23		
Zoning 地帶	"Commercial"		
Applied use/ development 申請用途/發展	Proposed Flat with Permitted Shops and Services/Eating Place Uses		
(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	6,838.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	8.79 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	271.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.35 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	Nil	
	Composite 綜合用途	Nil	

(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	92.05	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		99.3	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		28	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 1 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 37.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	230		
(vi) Open space 休憩用地	Private 私人	598	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	Nil	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	32
	Private Car Parking Spaces 私家車車位	28
	Motorcycle Parking Spaces 電單車車位	4
	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	1
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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 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"/>

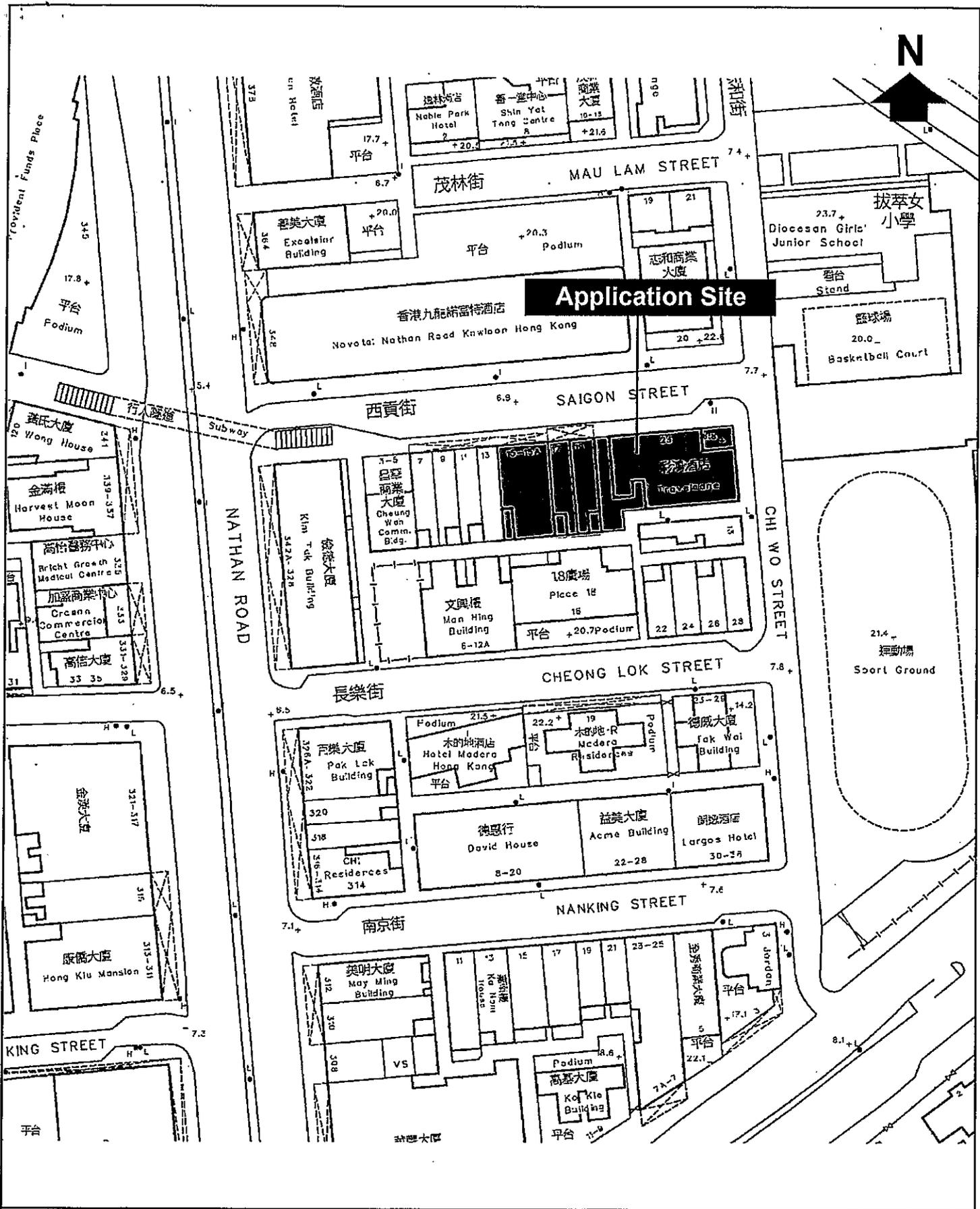
Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input 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 type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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



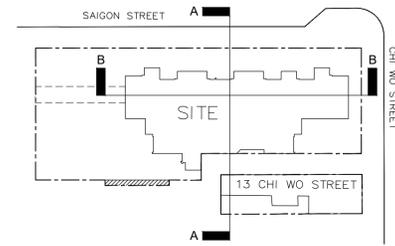
PLANNING LIMITED
 規劃顧問有限公司

LOCATION PLAN

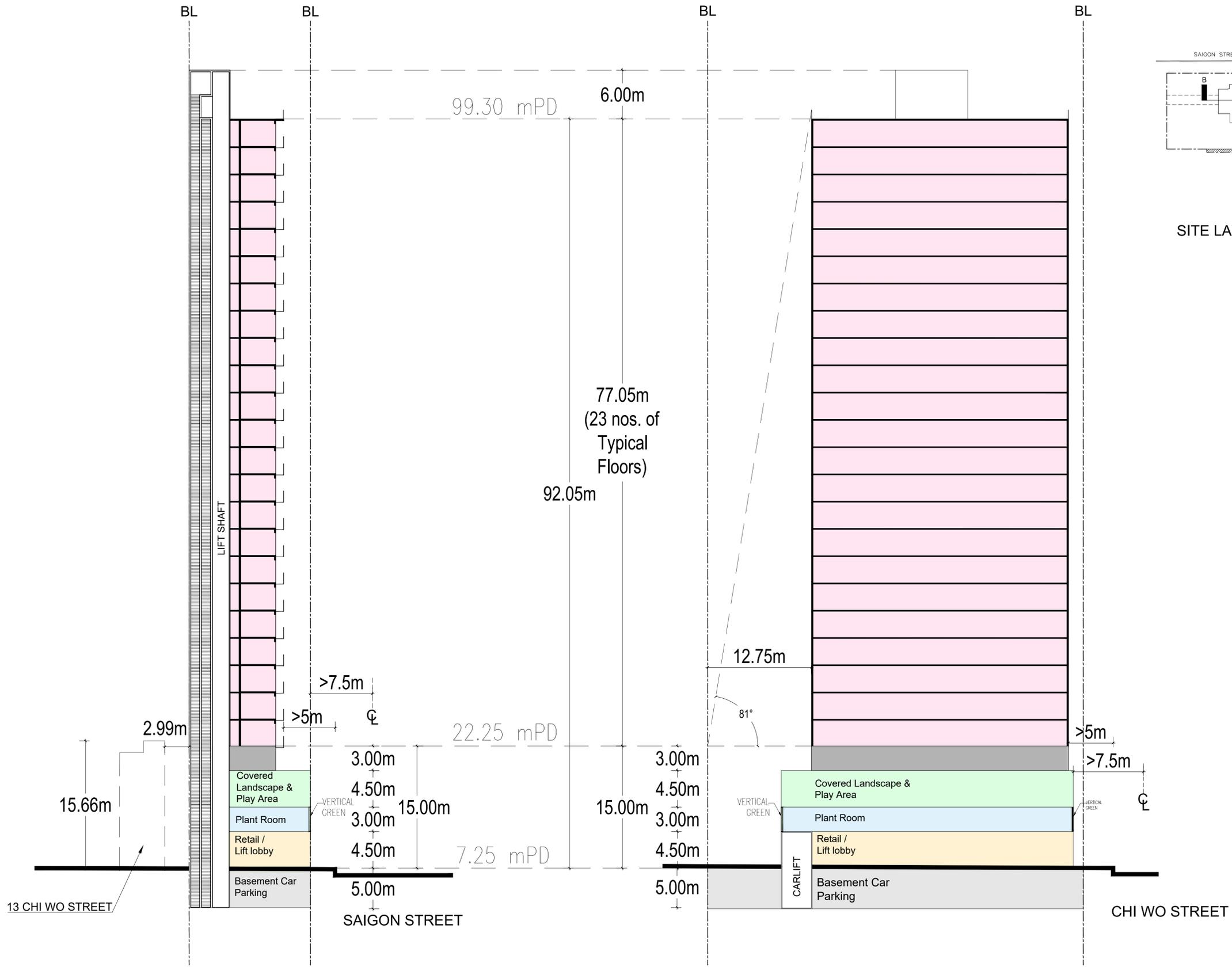
Scale 1:1,000

PROPOSED FLAT WITH
 SHOPS AND
 SERVICES/EATING PLACE
 ON GROUND FLOOR AT
 Nos. 15-15A, 17, 19 & 23
 SAIGON STREET I
 N YAU MATEI

Date: 2 November 2021



SITE LAYOUT PLAN 1:500



SECTION A-A

SECTION B-B

- This drawing and the contents herein are the copyright of LWK & Partners (HK) Ltd.
 - No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of LWK & Partners (HK) Ltd.
 - Do not take measurements directly from this drawing.
 - Check and verify all dimensions on site.
 - Read this drawing in conjunction with the specifications and all other related drawings.
 - Notify the Architect immediately of any discrepancy found herein.

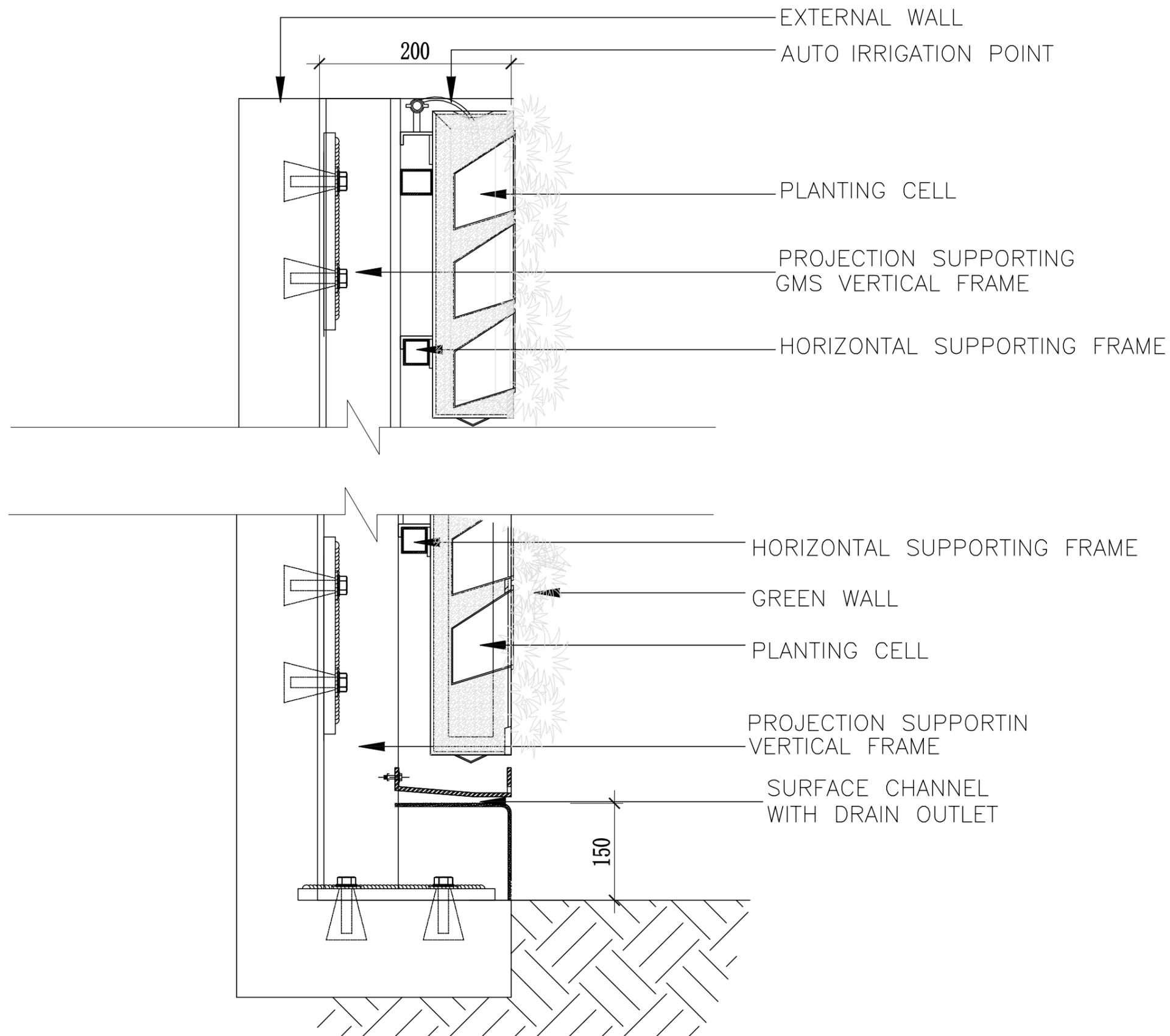
Client
 Project
 15-15A, 17, 19, 23 SAIGON STREET

Drawing Title
 SECTION A & B

Job No.	Drawing No.	Revision No.
		01
Scale	Date	CAD Ref.
1:250	SEP 2021	
Drawn	Checked	Approved

lwk&partners
 architects

15F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon.
 T: 852-2574 1633 F: 852-2572 4908 E: lwk@lwk.com
 梁廣順建築師(香港)事務所有限公司
 九龍尖沙咀海港城環球金融中心北座15樓



VERTICAL GREEN - TYPICAL SECTION

**S16 PLANNING APPLICATION
DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/23**

**Proposed Flat with Shops and Services/Eating Place on Ground Floor
at Nos. 15-15A, 17, 19 & 23 Saigon Street, Yau Ma Tei**

SUPPORTING PLANNING STATEMENT

November 2021

Applicant:
Fortune Pacific Investment Limited

Consultancy Team:
KTA Planning Limited
LWK & Partners Limited
CTA Consultants Limited
Cinotech Consultants Limited



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
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@ktaiplanning.com

By Email & By Hand

Our Ref: S3006/SAIGON/21/007Lg

27 January 2022

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

Dear Sir/Madam,

**Proposed Flat with Shops and Services/Eating Place on Ground Floor
at Nos. 15-15A, 17, 19 & 23 Saigon Street, Yau Ma Tei
S16 Planning Application
TPB Ref.: A/K2/220
Further Information No. 2**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 5 November 2021 and departmental comments received on 19 January 2022.

In response to the comments received, please find attached 8 hard copies and 1 CD copy of the Further Information submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Sewerage Impact Assessment

In addition to the above, we wish to confirm the following:

- *Provision of Canopy* – subject to the approval by relevant Government department(s), the proposed glass canopy on Saigon Street would have a width of about 1m;
- *Setback from Chi Wo Street* – G-2/F of the proposed development setback from centreline of Chi Wo Street for not less than 7.5m and all typical domestic floors setback from the curb of Chi Wo Street for not less than 5m;
- *Recycled water for irrigation* – the Applicant would consider utilising recycled stormwater for irrigation; and
- *Greening Ratio* – the Sustainable Building Design Guidelines under PNAP APP-152 requires development sites that have an area of 1,000m² or above to provide at least 20% of overall site coverage of greenery; although the requirement for greenery area does not apply to the Application Site (as the site area is 778m² < 1,000m²), the Proposed Development will provide not less than 20% of greenery area.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.



Our Ref: S3006/SAIGON/21/007Lg
Date: 27 January 2022



PLANNING LIMITED
規劃顧問有限公司

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 the typed name.

Gladys Ng
Encl.

cc. DPO/TWWK – Mr Willy Pang (by Email)
the Applicant & Team

KT/GN/vy



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
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

By Email

Our Ref: S3006/SAIGON/21/008Lg

9 February 2022

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

Dear Sir/Madam,

**Proposed Flat with Shops and Services/Eating Place on Ground Floor
at Nos. 15-15A, 17, 19 & 23 Saigon Street, Yau Ma Tei
S16 Planning Application
TPB Ref.: A/K2/220
Further Information No. 3**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 5 November 2021.

We wish to confirm the following:

- G-2/F of the proposed building will setback 1m away from the lot boundary along Chi Wo Street.
- Site coverage of 2/F and below is about 70%.
- There will be 27 car parking spaces, 4 motorcycle parking spaces, 1 LGV loading/unloading bay and 1 HGV loading/unloading bay within the proposed development; in which the HGV loading/unloading bay on G/F will have a clear headroom of 4.7m. The updated internal traffic provision on G/F would not affect the overall building height of the proposed development. The updated G/F and B/F plans are attached for your consideration.

Understand that there is a public comment in relation to potential impacts during construction phase. The Applicant will follow all relevant statutory regulations to minimise potential impacts during construction phase.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.



Our Ref: S3006/SAIGON/21/008Lg
Date: 9 February 2022



PLANNING LIMITED
規劃顧問有限公司

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 the printed name.

Gladys Ng

Encl.

cc. DPO/TWWK – Mr Willy Pang (by Email)
the Applicant & Team

KT/GN/vy



RE: s.16 Planning Application No. A/K2/22014/02/2022 12:00

From: "Gladys Ng" <[REDACTED]>

To: <[REDACTED]>

File Ref:

Dear Otto,

This is to clarify that the proposed development has a building height of 27 storeys and part of the roof floor will be used for communal open space.

Best regards,

Gladys

Principal Town Planner

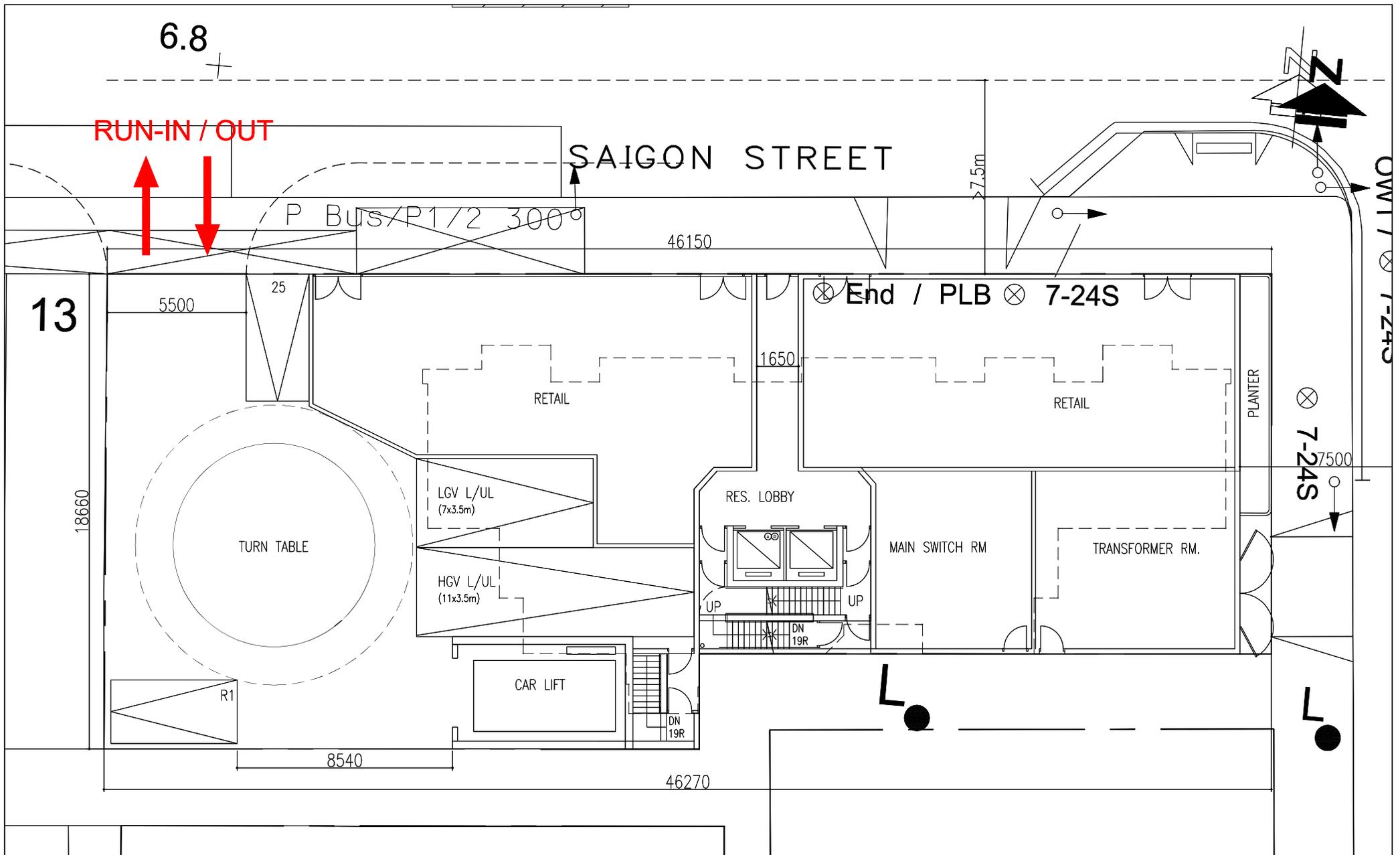
KTA Planning Limited

Address: Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong

Direct Line.: [REDACTED]

Fax: 3426 9737

URL: <http://www.ktaplanning.com>



2.1(REV A)

Proposed Flat with Shops and Services/Eating Place on Ground Floor at Nos. 15-15A, 17, 19 & 23 Saigon Street, Yau Ma Tei

PROJECT NO.:

21078HK

DRAWING TITLE:

SCALE:

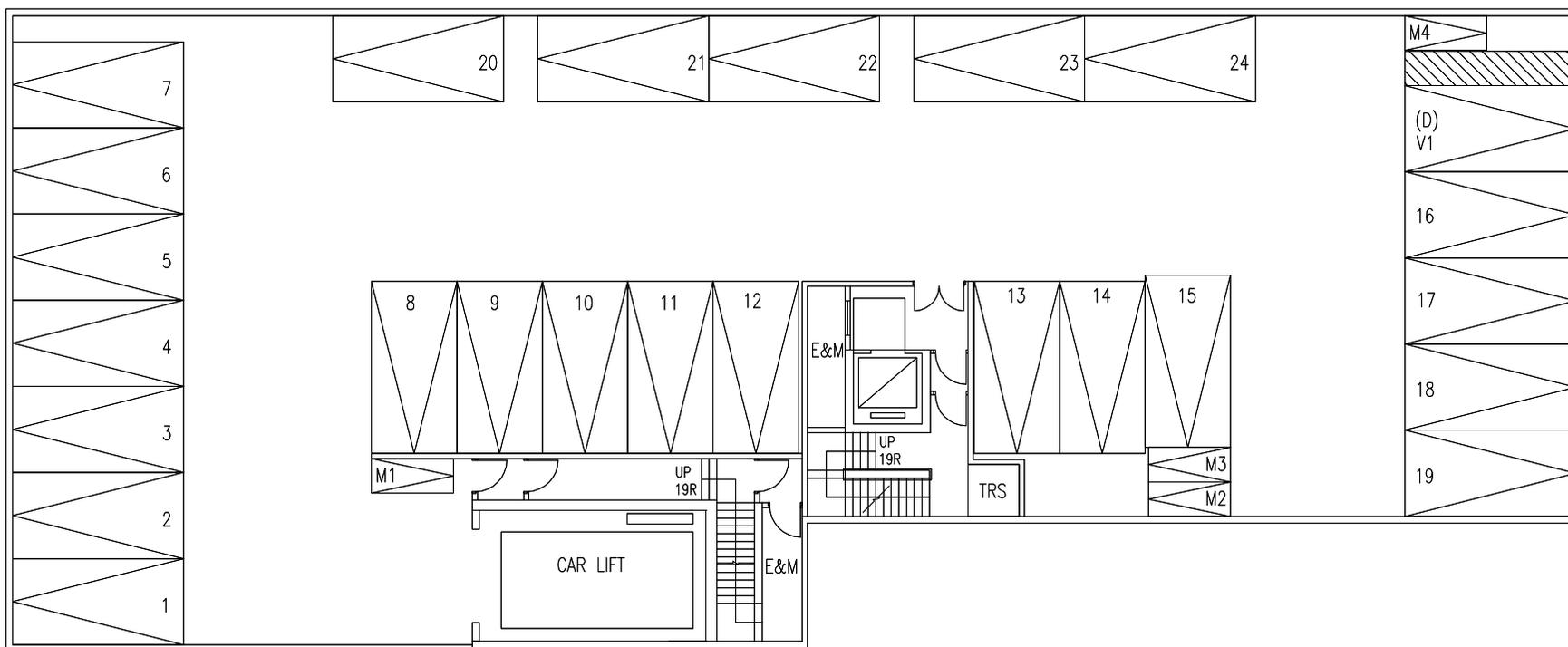
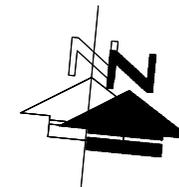
1 : 200 @A4

DATE:

31 JAN 2022

G/F LAYOUT PLAN





2.2

Proposed Flat with Shops and Services/Eating Place on Ground Floor at Nos. 15-15A, 17, 19 & 23 Saigon Street, Yau Ma Tei

PROJECT NO.:

21078HK

DRAWING TITLE:

B/F LAYOUT PLAN

SCALE:

1 : 200 @A4

DATE:

31 JAN 2022



**Similar Applications
within “C” zone in Yau Ma Tei**

Approved Cases

<u>Application No.</u>	<u>Address</u>	<u>Applied/Proposed Uses</u>	<u>Date of Decision</u>	<u>Approval Condition(s)</u>
A/K2/196	Nos. 54-60 Portland Street, Yau Ma Tei, Kowloon	Proposed Flat, Shop and Services (Retail Shop)	3.2.2012	(i), (ii) & (iii)
A/K2/207	No. 348 Nathan Road, Jordan, Kowloon	Proposed Hotel, Shop and Services, Flat	19.7.2013	(ii), (iii) & (iv)
A/K2/218	No. 348 Nathan Road, Jordan, Kowloon	Proposed Composite Development with Shop and Services/Eating Place, Office and Flat Uses	26.2.2021	(iii), (v), (vi) & (vii)

Approval Conditions

- (i) time clause
- (ii) the submission and implementation of a landscape proposal
- (iii) the provision of fire service installations and water supplies for fire fighting
- (iv) the design and provision of noise mitigation measures
- (v) the provision of appropriate internal traffic control measures
- (vi) the design and provision of internal transport facilities and vehicular access arrangement
- (vii) the submission of a revised Sewerage Impact Assessment and implementation of the local sewerage upgrading/sewerage connection works

Detailed Departmental Comments

Comments of the Director of Environmental Protection (DEP)

- (a) some of the previously provided comments have not been properly addressed and she has further technical comments on the revised Environmental Assessment (EA) (on noise aspect) and Sewerage Impact Assessment (SIA) reports, as detailed below:

Technical comments on revised EA Report

- Section 3.5.1: Compared with the previous EA report, it seems that noise exceedance at base scenario is higher under AM peak hour. As such, traffic noise impact assessment under both AM and PM peak hour should be included to present the worst-case scenario.
- Section 3.5.11: There are fixed noise plants at the roof of Crason Commercial Building, which is adjacent to Bright Growth Medical Centre.

Technical comments on revised SIA Reports

- Table 2-2: Please note that some of our previous comments on Table 2-2 (reproduced below) have not addressed in this submission:
 - (i) According to Environmental Protection Department's (EPD) Guidelines for Estimating Sewage Flows (GESF), Peaking Factor and Catchment Inflow Factor for North West Kowloon should be adopted for all concerned sewers as a conservative estimation.
 - (ii) Cumulative sewerage impact from the proposed development and other existing and planned developments within the concerned catchment should be assessed.
 - (iii) In view of the quantity of sewage flow arising from the proposed development, hydraulic calculation for at least the whole 225mm dia. sewer segments downstream of the proposed discharge point (i.e. between the proposed terminal manhole to FMH4049820) should be provided. Please also demonstrate with justification on the need and extent of further assessment for sewers downstream of FMH4049820 to ensure that the proposed development would not cause adverse impact to the public sewerage and to propose and demonstrate the effectiveness of sewerage mitigation measure (e.g. new sewers, upgrading of existing sewers) where appropriate.
- Section 2.3 and 3.1.3: As cumulative sewerage impact arising from the proposed development and other existing and planned developments within the concerned catchment cannot be ascertained in the SIA report, the conclusion of the SIA report that the existing sewerage would have sufficient capacities to cater for the sewage flow from the proposed development and no upgrade of existing sewerage would be required may not be justified and shall be subject to further review with the results of the cumulative SIA.

- Table 2-3: It appears the assumed average household size of the existing/planned development are underestimated. Please adopt a more conservative estimation of population.
 - Please be reminded that the local sewer connection / upgrading / diversion works shall be implemented to the satisfaction of Drainage Services Department (DSD). DSD's view on the SIA should be sought.
 - To facilitate EPD's review of the further revised EA and SIA reports, the applicant should provide softcopy of the revised reports and highlight the changes/updates in the next submission with R-to-C appended.
- (b) the applicant is reminded to address the comments listed above when submitting the updated assessments under the planning approval conditions; and
- (c) since the existing buildings at the subject site will be demolished for the proposed development, the applicant should be 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.

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

- (a) the applicant may wish to explore whether there is scope to incorporate further peripheral planting along Saigon Street at 2/F, which may further enhance the pedestrian environment;
- (b) the subject site is situated within an area zoned "C" with lower levels shops and restaurants contributing to a vibrant streetscape. The applicant may wish to provide more commercial uses (e.g. retail/eating place uses) at the building low zone on the proposed building for enhancing street vibrancy; and
- (c) the proposed development abuts a back lane. Appropriate design measures along the building's facade, such as mural and lighting installation, may improve pedestrian experience along the lane.

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

參考編號

Reference Number:

211207-050250-40400

提交限期

Deadline for submission:

07/12/2021

5-1

提交日期及時間

Date and time of submission:

07/12/2021 05:02:50

有關的規劃申請編號

The application no. to which the comment relates:

A/K2/220

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. MAN YU HING

意見詳情

Details of the Comment :

本人同意本地塊有重建需求，但反對本次重建規劃，申請原因如下：

規模上，該地塊的其他樓齡普遍偏高，有重建需求，本人所知，該地塊儉德大廈亦正探討重建選項，旁邊長樂街有空地未發展，地塊其他樓宇樓齡亦偏高，合併發展可帶來更大效益。

資源運用上，該地塊有兩條冷巷，合併發展可利用該兩條後巷增加建築面積和住宅單位供應，協助解決房屋供應不足問題並增加價值，也解決長遠後巷帶來的衛生治安等問題。

政策上，施政報告和市區重建局對油旺重建均有着墨，建議合併單幢式大廈發展甚至將地塊合併殺街，此時批准規劃申請，勢將對未來合併發展帶來影響。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月05日星期日 3:25
收件者: tpbpd
主旨: A/K2/220 15-23 Saigon Street YMT

5-3

A/K2/220

Nos. 15-15A, 17, 19 and 23 Saigon Street, Yau Ma Tei

Site area : About 778sq.m

Zoning : "Commercial"

Applied development : 230 Units / PR 9.14 / 100mPD / OS 598sq.m / Shop and Services / 29 Vehicle Parking

Dear TPB Members,

While supporting the provision of homes on the far too prevalent 'C' zone, ridiculous in a district with one of the most prestigious girls schools in Kowloon just across the street, strong objections to the development of ever more nano flats. As someone who has recently had to find a new home due to redevelopment I found that it is very difficult to find a reasonably sized home in Yau Tsim district. The new development like AVA and the Arbour are very small and have one window only. They are bought for investment as multiple units are advertised for rent. But people looking for a 'home' have difficulty finding a place. At most all one can fit into these units is a bed and a TV. They are extremely bad for the general health of the community as there is no need to take more than 3 steps.

*The Proposed Residential Development will provide 230 flats to meet **the public needs for small to medium-sized flats.** THIS STATEMENT IS QUESTIONABLE PARTICULARLY IN VIEW OF THE OPTIONS FOR A GOOD EDUCATION CLOSE BY. 300SQ.F. IS NANO NOT MEDIUM.*

There is an issue with the OS, the developer does not appear to understand the word OPEN. It is nothing more than an enclosed floor.

There is no mention of clubhouse so this is a No Frills development . However the savings in management fees are to be squandered on an expensive to maintain Green Wall. High management fees are an additional burden that should be avoided.

The construction period will probably coincide with that of the redevelopment of the Novohotel and will certainly have a very negative impact on both the Diocesan Girls School and local residents.

Mary Mulvihill

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年01月31日星期一 2:53
收件者: tpbpd
主旨: Re: A/K2/220 15-23 Saigon Street YMT

seg 1
5-4

Dear TPB Members,

It is regrettable that the Response to Comments does not touch on the issue of Nano Flats. 300sq.ft would certainly not accommodate a family. The location is beside one of the most prestigious girls schools in Kowloon but new homes in the district are not even big enough for a couple to live in comfort. never mind families with teenage children.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 5 December 2021 3:25 AM CST
Subject: A/K2/220 15-23 Saigon Street YMT

A/K2/220

Nos. 15-15A, 17, 19 and 23 Saigon Street, Yau Ma Tei

Site area : About 778sq.m

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The construction period will probably coincide with that of the redevelopment of the Novohotel and will certainly have a very negative impact on both the Diocesan Girls School and local residents.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that C for T has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with the changing traffic conditions. The frontage road space would not be reserved for any exclusive uses of the subject development.
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) some of the previously provided comments have not been properly addressed and she has further technical comments on the revised Environmental Assessment (EA) (on noise aspect) and Sewerage Impact Assessment (SIA) reports, as detailed below:

Technical comments on revised EA Report

- Section 3.5.1: Compared with the previous EA report, it seems that noise exceedance at base scenario is higher under AM peak hour. As such, traffic noise impact assessment under both AM and PM peak hour should be included to present the worst-case scenario.
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catchment cannot be ascertained in the SIA report, the conclusion of the SIA report that the existing sewerage would have sufficient capacities to cater for the sewage flow from the Proposed Development and no upgrade of existing sewerage would be required may not be justified and shall be subject to further review with the results of the cumulative sewerage impact assessment.

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 - Please be reminded that the local sewer connection / upgrading / diversion works shall be implemented to the satisfaction of Drainage Services Department (DSD). DSD's view on the SIA should be sought.
 - To facilitate our review of the further revised EA and SIA reports, please ask the applicant to provide softcopy of the revised reports and highlight the changes/updates in the next submission with R-to-C appended.
- (ii) the applicant is reminded to address the comments listed above when submitting the updated assessments under the planning approval conditions; and
- (iii) since the existing buildings at the subject site will be demolished for the proposed development, the applicant should be 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.
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) to promote pedestrian comfort, opportunity may be explored to incorporate the weather protection canopy along the building edges;
 - (ii) the applicant may wish to explore whether there is scope to incorporate further peripheral planting along Saigon Street at 2/F, which may further enhance the pedestrian environment;
 - (iii) the subject is situated within an area zoned "C" with lower levels shops and restaurants contributing to a vibrant streetscape. The applicant may wish to provide more commercial uses (e.g. retail/eating place uses) at the building low zone on the proposed building for enhancing street vibrancy;
 - (iv) the proposed development abuts a back lane. Appropriate design measures along the building's facade, such as mural and lighting installation, may improve pedestrian experience along the lane; and
 - (v) the applicant is reminded of long-term commitment in providing regular and proper maintenance to the vertical greening for healthy and sustainable plant growth.

- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
 - (i) all building works should be subject to compliance with the Building Ordinance (BO); and
 - (ii) detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, means of escape, emergency vehicular access, open space, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the building plan submission stage.

- (e) 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; and
 - (ii) the applicant is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the “Code of Practice for Fire Safety in Buildings 2011”, which is administered by the BD.