

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11月3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
申請的日期。
This document is received on - 3 NOV 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

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

220 2570

7/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K5/856
	Date Received 收到日期	3 NOV 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 樓及新界沙田上禾輋路 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
1 PLUS 16 INVESTMENT COMPANY LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

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)	916-922 CHEUNG SHA WAN ROAD, N.K.I.Ls. 3875 & 3876
(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 891.869 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 12842.9136 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	OZP No. S/K5/38 DRAFT CHEUNG SHA WAN (KPA5) OUTLINE ZONING PLAN
(e) Land use zone(s) involved 涉及的土地用途地帶	OTHER SPECIFIED USES (BUSINESS 2)
(f) Current use(s) 現時用途	FOUNDATION WORK IN PROGRESS (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%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">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> (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 地積比率限制 From 由 12.000 to 至 not more than 14.400
- ☐ Gross floor area restriction 總樓面面積限制 From 由 sq. m 平方米 to 至 sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 % to 至 %
- ☐ Building height restriction 建築物高度限制
From 由 m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Office

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 Not more than 12842.914 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 Not more than 14.400 ☐ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 60% (above 15m) ☐ About 約
Not more than 100% (below 15m) %
- 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 29 storeys 層
- ☒ include 包括 1 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Not more than 130 mPD 米(主水平基準上) ☐ About 約
125.200 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 Not more than 12842.9136 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..... 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]
.....	B1/F	Carpark
.....	G/F	Loading / Unloading Bay & Entrance Lobby, Carpark
.....	1/F	Mechanical Plant Floor
.....	2/F-3/F	Carpark
.....	5/F-11/F	Office (4/F omitted)
.....	12/F	Refuge Floor
.....	15/F-31/F	Office (13/F, 14/F, 24/F omitted)
.....	R/F-UR/F	Maintenance Flat Roof

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

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

DEC 2023

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Cheung Sha Wan Road</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 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>65</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>7</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Private Car Parking Spaces 私家車車位	65	Motorcycle Parking Spaces 電單車車位	7	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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<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></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>3</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>2</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	3	Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	2	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 No 否	<input type="checkbox"/> Please provide details 請提供詳情																														
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 No 否	<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...843.101 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度7.600.....m 米 <input checked="" type="checkbox"/> About 約																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)		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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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。

This Planning Application seeks approval from the Town Planning Board ("the TPB") under Section 16 of the Town Planning Ordinance for the Proposed Development of an office building for permitted "Office" use with minor relaxation of plot ratio ("PR") restriction of not more than 20% in response to the policy set out in 2018 Policy Address concerning redeveloping industrial buildings built before 1987. The Site, located at NKIL Nos. 3875 and 3876, 916 - 918 Cheung Sha Wan Road, is solely owned by the Applicant, 1 Plus 16 Investment Company Limited. A separate planning application for the same "Office" use on the adjacent lot (i.e. NKIL 3953), owned by the same group, has been submitted to the TPB for consideration in parallel.

In her 2018 Policy Address, the Chief Executive announced a new revitalisation scheme, as below:

"(ii) to encourage owners to redevelop industrial buildings constructed before 1987, we will extend the application of the present planning policy about suitably increasing the maximum permissible domestic plot ratio within certain "Residential" (R) zones, so as to allow relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment projects of these pre-1987 industrial buildings located outside "R" zones in Main Urban Areas and New Towns. Individual applications have to be made to the TPB within three years, and the modified lease should be executed within a specified period after the town planning approval..."

The Site falls within "Other Specified Uses" annotated "Business" ("OU(B)2") zone on the Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/38 (the "Draft OZP"). According to the Notes of the Approved OZP, "Office" is a Column 1 use of the ("OU(B)2") zone and is always permitted. Any proposed development at the Site is subject to a maximum plot ratio (PR) of 12.0 and a maximum building height ("BH") of +130mPD.

The development proposal involves 1 block of 29-storey building (including G/F and 1 level of basement car park) with a conforming maximum building height not exceeding +130mPD. Based on a total site area of about 892.869m² and the proposed minor relaxation of PR restriction from 12.0 to not more than 14.40 (+20.0%), the Proposed Development attains the total gross floor area of not more than 12842.9136m². The Proposed Development with Minor Relaxation of PR Restriction is fully justified, as summarized below:

- The Proposed Development of an office building is in line with Government's Policy on Revitalising Industrial Buildings;
- The Proposed Development optimises the use of currently "underutilised" industrial land in meeting the projected shortfall in floor space for Office in "2030+" Study;
- The Proposed Development will continue to meet the prevailing planning intention of "OU(B)" zone and the provision of "new" floor space for office use could support and expedite the transformation of Cheung Sha Wan Industrial/Business Area;
- The relaxation of PR restriction for 20.0% from a maximum non-domestic PR of 12.0 to not more than 14.40 is considered minor in nature and deemed acceptable;
- Planning and design merits of the proposed development include:
 - ✓ Providing 2m-wide non-building area ("NBA") facing Kom Tsun Street and Cheung Sha Wan Road to widen the existing footpath, thereby enhancing the visual and air permeability of the local environment, as well as improving pedestrian connectivity and comfort;
 - ✓ Incorporating 2 nos of trees at street level at the non-building area and a vertical greening at G/F, 1/F and 3/F Facing Kom Tsun Street and Cheung Sha Wan Road to improve the visual quality of the surrounding environment, streetscape and public realm; and
 - ✓ Provided adequate internal transport facilities in accordance with relevant requirement in the Hong Kong Planning Standards and Guidelines ("HKPSG").
- Compliance with Sustainable Building Design Guidelines on building separation, building setback and site coverage of greenery under PNAP APP152 - Sustainable Building Design Guidelines;
- Adopting green building design elements; and
- The Proposed Development will not result in adverse traffic and sewerage impacts.

In light of the justifications given throughout the planning statement, the Applicant requests the TPB to give favourable consideration to this Application.

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

NGAI SUM YEE, ANGELA

PROJECT 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

Others 其他

on behalf of
代表

1 PLUS 16 INVESTMENT COMPANY LIMITED

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

Date 日期

15 September 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^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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	916-922 Cheung Sha Wan Road, N.K.I.L.s. 3875 & 3876		
Site area 地盤面積	891.869	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 Cheung Sha Wan (KPA 5) Outline Zoning Plan No. S/K5/38		
Zoning 地帶	Other Specified Uses (Business 2)		
Applied use/ development 申請用途/發展	Office		
(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 checked="" type="checkbox"/> Not more than 12842.9136 sq.m 不多於	14.40 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		130.000	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		29 1 1	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 <input checked="" 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	Not more than 60% (above 15m) Not more than 100% (below 15m) % <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	72
	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)	65 7
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位/停車處總數	5
	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)	3 2

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 type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
From Planning Statement : Site Location Plan, Lot Index Plan, Zoning Context Plan, Surrounding Context Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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。

Development Schedule for Proposed Industrial Building Development at 916-922 Cheung Sha Wan Road, N.K.I.L.s. 3875 & 3876

Application for Permission Under Section 16 of the Town Planning Ordinance		
Minor Relaxation of Stated Development Restrictions as Provided Under Notes of Statutory Plans		
<u>Site Particulars</u>		
Location	916-922 CHEUNG SHA WAN ROAD, N.K.I.L.s. 3875 & 3876	
Site Area	891.869sq.m	
Land Use Zone Involved	Other Specified Uses (Business 2)	
Current Use	Draft Cheung Sha Wan (KPA5) Outline Zoning Plan No. S/K5/38	
Minor Relaxation on Plot Ratio Applying for	Foundation works in progress	
	From 12.000 to not more than 14.400	
<u>Details of the Proposed Redevelopment</u>		
Proposed Use / Development	Office	
Proposed Gross Floor Area (GFA)	Not more than 12842.9136 sq.m	
Proposed Plot Ratio	not more than 14.400	
Proposed Site Coverage	Not more than 60% (Above 15m)	
	Not more than 100% (Below 15m)	
Proposed No. of Blocks	1	
Proposed No. of Storeys of Each Block	29 (Including 1 Storey of Basement)	
Proposed Building Height of Each Block	Not more than 130mPD	
Uses of Different Floors	Floor	Proposed Uses
	Basement Floor	Carpark
	Ground Floor	Carpark, Loading / Unloading Bay & Entrance Lobby
	1st Floor	Mechanical Plant Floor
	2nd - 3rd Floor	Carpark
	5th - 11th Floor (4/F omitted)	Offices
	12th Floor	Refuge Floor
	15th - 31st Floor (13/F, 14/F, 24/F omitted)	Offices
	Roof and Upper Roof Floor	Maintenance Flat Roof
Anticipated Completion Time of the Development Proposal	December 2023	
Provision of Parking Space	Private Car Parking Spaces	65
	Motorcycle Parking Spaces	7
	Light Goods Vehicle Loading / Unloading Bays	3
	Heavy Goods Vehicle Loading / Unloading Bays	2

1 PLUS 16 Investment Company Ltd

Our Ref.: 918CSW_20230111_TPB_01
Your Ref: TPB/A/K5/856

11 January 2023

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

Dear Sir / Madam,


Submission of Consolidated Information for Section 16 Planning Application No. A/K5/856
Proposed Office Development at No. 916-922 Cheung Sha Wan Road, N.K.I.Ls. No. 3875 & 3876

Further to our letter dated 6 December 2022, 22 December 2022, 29 December 2022, we would like to submit the following consolidated documents for your kind consideration, they shall supersede the documents submitted previously.

1. 70 copies of consolidated Planning Statement (PS)
2. 70 copies of consolidated Layout Plans.
3. 70 copies of Greenery Area Calculation.
4. 70 copies of consolidated Artist's Impression.

Should you have any queries, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
1 PLUS 16 Investment Company Ltd



Angela Ngai
Project Director

Encl.

1 PLUS 16 Investment Company Ltd

RECEIVED
2022 DEC -8 P 2:17

Our Ref.: 918CSW_20221206_TPB_01
Your Ref: TPB/A/K5/856

TOWN PLANNING BOARD

6 December 2022

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

Dear Sir / Madam,

Submission of Further Information for Section 16 Planning Application No. A/K5/856
Departmental Comments (1)
Proposed Office Development at No. 916-922 Cheung Sha Wan Road, N.K.I.Ls. No. 3875 & 3876

Further to our letter dated 15 September 2022 (our ref: 918CSW_20220915_TPB_01) and the Departmental Comments received by emails from 24 November 2022 to 2 December 2022, we would like to submit the R to C Table for your kind consideration:

1. 4 copies of Response to Comments Table (R to C).
2. 70 copies of updated Layout Plans.
3. 70 copies of Greenery Area Calculation.
4. 70 copies of updated Planning Statement (PS).
5. 70 copies of Attachment A – Recommended Fresh Air Intake Location.
6. 70 copies of Attachment B – Detailed Sewerage Impact Assessment Calculations.
7. 70 copies of previous approved Sewerage Impact Assessment Report for TPB/A/K5/825.
8. 70 copies of updated Traffic Impact Assessment Report (TIA).

Should you have any queries, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,

For and on behalf of

1 PLUS 16 Investment Company Ltd



Angela Ngai
Project Director

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Encl.

A/K5/856, 916 – 922 Cheung Sha Wan Road, NKILs 3875 & 3876 (Section 16 Application)		
Departmental Comments (1) R to C		
TWKDPO, PlanD		
1.	Regarding FI(2) - the greenery calculation plan, please clarify whether the greening on 12/F should be regarded as pedestrian zone greening, as it is over 15m.	Attached revised layout plans and Greenery Area Calculation for your consideration.
2.	Please clarify the irrigation measure for vertical greening and whether recycled water would be used for irrigation.	Automatic irrigation system and drainage system will be provided for vertical greening. The recycled water would be used for irrigation.
3.	Please provide the floor height of B1/F.	The structural floor-to-floor height of B1/F is 4.200 m.
4.	Please consider extend the canopy or possible measures to provide weather protection to the setback area in front of the pedestrian entrance. Please also provide the dimensions and parameters of the canopy.	Attached revised layout plans for your consideration.
5.	Please provide justifications for not pursuing a combined development of the two sites (with Application No. A/K5/855).	This is a commercial consideration/ decision from the landowner.
Urban Design Unit, UD&L, Planning Department		
1.	The subject site of about 892m ² is located within the western portion of Cheung Sha Wan Industrial/Business Area (CSWIBA) with intended BHs generally ranging from 120mPD to 130mPD under the OZP. The proposed minor relaxation of PR does not involve additional BH beyond the OZP restriction. Given the context, it is unlikely that the proposed development will induce any adverse effect on the visual character of the surrounding townscape.	
2.	According to the submission, the proposed development has incorporated a 2m full-height setback from site boundary along Cheung Sha Wan Road in accordance with the requirement under ODP No. D/K5A/1B, for which no bonus PR will be claimed. Further building recesses from	Noted.

	Cheung Sha Wan Road and the rear service lane are also proposed. Landscape treatments in the form of tree planting within the proposed 2m-setback area and vertical greening on facade at 1/F, 2/F and 3/F facing Cheung Sha Wan Road have been incorporated. Glass canopy along part of the building edge facing Cheung Sha Wan Road is proposed. The above measures may promote visual interest and pedestrian comfort.	
3.	For the proposed 2m-setback from Cheung Sha Wan Road, the applicant should clarify if it will be opened for public use and its opening hours.	The proposed 2m-setback from Cheung Sha Wan Road will be opened for public use without restricted hours.
4.	Landscaped areas are shown on 1/F and 12/F plans, without corresponding descriptions in the PS.	Attached revised layout plans and PS for your consideration.
5.	Further setback at entrance (3.5m from main facade portion/total 5.5m from site boundary) is shown on the artist's impression/figure 3.4, without corresponding descriptions in the PS.	Attached revised PS for your consideration.
6.	<p>The greening (table 3.2 and paras. 4.5.4)/podium garden (para. 4.6.4)/landscaped area (paras. 3.3.1 and 3.3.6)/leisure and gathering space (para. 3.3.6) proposed on 3/F as mentioned in the PS are not reflected on 3/F plan.</p> <p>Given the mismatches, the intention of providing such landscape treatment/design measure cannot be ascertained.</p>	Attached revised layout plans and PS for your consideration.
7.	The applicant should clarify whether the 2.95m further recess from Cheung Sha Wan Road from 5/F and above (para. 3.3.4) is measured from site boundary or from the immediate below building bulk (i.e. 2.95m + 2m from site boundary). Besides, according to the plans for 5/F and above, there is an extruding portion of staircase and the said 2.95m recess should be a partial recess / setback.	<p>We would like to clarify that there is a 2.0m setback from Cheung Sha Wan Road at G/F from site boundary. Also, there is a 1.29m further recess (partial) at major façade of 5/F and above. (i.e. 2.0m setback + 1.29m further recess, total 3.29m recess measured from the site boundary).</p> <p>We would like to clarify that the further recess at 5/F and above are partial recess.</p>

8.	<p>(a) Similar to comment above, it should be clarified that whether the 10.24m further recess from the back of building (para. 3.3.4) is measured from site boundary/service lane or from the immediate below building bulk (i.e. 10.24m + 0.8m from site boundary). According to the plans for 5/F and above, there are recesses with different widths from site boundary. As such, the mentioned 10.24m recess should be a partial recess/setback</p> <p>(b)Width of planter bed for roadside tree planting should be NO less than 750mm (600mm for shrubs). For roadside tree pits, the minimum soil volume should be NO less than 1200 x 1200 x 1200mm;</p>	<p>(a) We would like to clarify that there is a 0.8m recess from the back of building at 1/F from site boundary. Also, there is a 10.235m further recess at 5/F and above. (i.e. 0.8m recess + 10.235m further recess, total 11.035m recess measured from the site boundary).</p> <p>(b) Noted.</p>
9.	It is noted that the subject site is less than 1,000m ² . The minimum site coverage of greenery requirement is not applicable as per PNAP APP-152. Para. 4.6.4 should be revised.	Attached revised layout plans, Greenery Area Calculation and PS for your consideration.
10.	According to PNAP APP-152, vertical greening at <u>primary zone</u> may be counted towards the required greenery areas. In this regard, it appears that part of the proposed vertical greening on 3/F facade may be higher than the 15m vertical primary zone (SFL of 3/F is already 14.7m from G/F according to the submitted Elevation A).	Attached revised layout plans, Greenery Area Calculation and PS for your consideration.
11.	The applicant may wish to provide breakdown figures for greenery coverage of the proposed vertical greening and landscaped areas.	Attached revised layout plans and Greenery Area Calculation for your consideration.
12.	The dimensions/projecting width of the proposed glass canopy should be clarified. Consideration should be given to extend the canopy to cover the recessed entrance portion.	Attached revised layout plans for your consideration
13.	Please review if tree planting under the proposed canopy is practical.	This is to confirm the tree planting under the proposed canopy is practical. Our landscape consultant will propose the suitable tree species.
14.	Para. 3.3.1 – The para. describes the scheme design	Due to the narrow frontage of the Site (about

	<p>which allocates L/UL and ingress/egress to G/F; and E/M facilities to 1/F, rather than any constraints limiting the alternative of providing shop/office uses on G/F and 1/F which may be more conducive to activating the street frontage. In this regard, the applicant should clarify on any (design) constraints, and may wish to elaborate on the rationales for not pursuing scheme with commercial uses on G/F and 1/F.</p>	<p>24m) and the need to accommodate the vehicular access, loading/unloading facilities, office entrance lobby, fire services inlets and openings of emergency exit staircases, there is not sufficient space to provide shop/office on G/F.</p> <p>For shop/office on 1/F, design requirement for the location of Transformer Room is stringent. Also, whether shop/office use on the 1/F could activate the street frontage is questionable while adding uncertain financial burdens on the landowner. This is also a commercial consideration/decision from the landowner.</p>
15.	<p>The applicant should clarify whether the car parking areas, in particular on 3/F, are intended to be “open-air” (paras. 3.3.1 and 4.5.4) or open-sided above parapet/certain height. According to Building (Planning) Regulations, open air means a space which is vertically uncovered and unobstructed</p>	<p>This is to clarify the parking areas located at 2/F and 3/F where both ends of the car parking area are open-sided above parapet height to facilitate air movement and partial parking areas at 3/F are open-air.</p> <p>Attached revised PS for your consideration.</p>
16.	<p>Figure 3.2 – It is considered that the respective dimensions of proposed setback/building recess should be specified on the figure.</p>	<p>Attached revised PS for your consideration.</p>
17.	<p>General annotations/indications for site boundary; features of public road and canopy; proposed floor uses of car park, L/UL, E/M services, office space, refuge floor, landscaped area/garden, flat roof, etc.; proposed setbacks/building recesses with dimensions; and vertical greening, should be provided on the floor plans as appropriate.</p>	<p>Attached revised layout plans for your consideration.</p>
18.	<p>There is no indication for upper roof/rooftop structure on the roof plan/elevation. It should be noted that any excessive rooftop structures would be counted towards the BH.</p>	<p>Attached revised layout plans for your consideration.</p>
19.	<p>2 nos. of proposed new trees are observed on G/F which under the glass canopy, the applicant is reminded to provide adequate headroom and</p>	<p>Noted. Our landscape consultant will propose the suitable tree species.</p>

	growing space for future growth of tree canopy.	
20.	According to the drawings 1 st Floor Plan and 12 th Floor Plan, noting landscape areas are provided on 1/F and 12/F facing the service lane where located at the back of the proposed development. Please further review whether the proposed locations are the proper place for planting while the sun path might be blocked by adjacent buildings.	Attached revised layout plans for your consideration.
21.	<i>“Landscape area...provided on 3/F facing the service lane”</i> as described in Para.3.3.1 as well as Para.3.3.6 is not shown on the drawings, please review the discrepancy.	Attached revised layout plans and PS for your consideration.
22	Please indicate the extent of the proposed vertical green with legend on plan for information.	Attached revised Elevation A plan and Greenery Area Calculation for your consideration.

Environmental Protection Department

1.	Since the ‘Chimney Survey Areas and Proposed Fresh Air Intake Location’ is not found in the Submission, please clarify and confirm whether central air-conditioning system will be provided for the proposed development and that the development will not rely on opened window for ventilation. If affirmative, please demonstrate with drawing(s) that the fresh air intake point(s) of the air conditioning system will be located to meet the buffer distance requirements for vehicular and chimney emissions as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG).	<p>There are no active chimneys within 200m of the Application Site and the road type of Kom Tsun Street and Cheung Sha Wan Road is classified as Local Distributor and District Distributor, respectively (refer to TD’s confirmation on road type for approved Planning Application No. A/K5/825 of the same Site). Based on these information, the recommended fresh air intake location is shown in the Attachment A.</p> <p>The Proposed Development will be provided with central air-conditioning and will not rely on opened window for ventilation. The fresh air intake location will be located within the “recommended fresh air intake location” shown in the Attachment A.</p>
2.	Please address the potential sewerage impact arising from the proposed development.	The sewage flow in the previous SIA Report of the approved planning application for industrial use (A/K5/825) at the same Application Site is 90.8 m3/day and 10.9 L/s. With an UFA of 7,907.678 m2 under the current application, the sewage flow for the Proposed Development (office use) are 34.8 m3/day and 4.2 L/s, which

		<p>are substantially lower than that of the previous approved application. The calculation and assumption of sewage generation from the Proposed Development are shown in Attachment B.</p> <p>Nevertheless, sewerage upgrading works have been proposed in A/K5/825 and is currently implementing by the same applicant. Therefore, considering that the sewage generation of the current Planning Application is substantially lower than that of the previous approved application at the same Site and the recommended sewerage upgrading works in the previous approved application will be implemented by the same applicant, no adverse sewage impact is anticipated from the Proposed Development.</p>
3.	Please address the potential land contamination issue arising from existing and historical uses of the subject site.	<p>The applicant has submitted a Contamination Assessment Plan (CAP) and Contamination Assessment Report (CAR) to discharge the approval condition of Planning Application A/K5/825. The findings of the site investigation documented in the CAR revealed that soil or groundwater remediation are not considered necessary at the Site. As the Proposed Development under the current Planning Application shares the same footprint of that assessed in the previous CAP and CAR at the same Site, no land contamination concern is anticipated.</p>

1 PLUS 16 Investment Company Ltd

Our Ref.: 918CSW_20230113_TPB_01
Your Ref: TPB/A/K5/856

13 January 2023

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

Dear Sir / Madam,

Submission of Consolidated Information for Section 16 Planning Application No. A/K5/856
Proposed Office Development at No. 916-922 Cheung Sha Wan Road, N.K.I.Ls. No. 3875 & 3876

Further to our letter dated 11 January 2023, we would like to submit the following consolidated document for your kind consideration, they shall supersede the document submitted previously.

1. 70 copies of consolidated Traffic Impact Assessment (TIA) report.

Should you have any queries, please feel free to contact the undersigned.

Yours faithfully,
For and on behalf of
1 PLUS 16 Investment Company Ltd



Angela Ngai
Project Director

Encl.

1 PLUS 16 Investment Company Ltd

Our Ref.: 918CSW_20230119_TPB_01
Your Ref: TPB/A/K5/856

19 January 2023

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

Dear Sir / Madam,

**Further Information of Submission of Consolidated Information for
Section 16 Planning Application No. A/K5/856
Proposed Office Development at No. 916-922 Cheung Sha Wan Road, N.K.I.Ls. No. 3875 & 3876**

Further to our letter dated 11 January 2023, we understand that there are minor type errors in the submission. We would like to replace the pages of the followings.

1. Page 20 of the Planning Statement (70 copies);
2. Artist's Impression (70 copies);
3. Elevation A (70 copies).

Should you have any queries, please feel free to contact the undersigned.

Yours faithfully,
For and on behalf of
1 PLUS 16 Investment Company Ltd



Angela Ngai
Project Director

Encl.

Similar Applications related to the Policy for Redevelopment of pre-1987 Industrial Buildings in Cheung Sha Wan Industrial/Business Area

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
1.	S/K5/37 “OU(B)” A/K5/813 BHR: 120mPD	822 Lai Chi Kok Road (1,318.3m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 125.7mPD (+4.75%)	<u>Approved</u> with conditions on 6.3.2020	4.375m (Office)	<ul style="list-style-type: none"> • Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with the Outline Development Plan (ODP) requirement for street widening and streetscape improvement • Voluntary setback at G/F and 1/F along Cheung Yee Street to provide shading and to enhance pedestrian connectivity and comfort • Incorporation of refuge floor cum communal sky garden • Incorporation of flat roofs/recessed terraces with greenery • Greenery coverage of 263.891m² (about 20% of Site Area) • Compliance with the Sustainable Building Design Guidelines (SBDG) and incorporation of green building design measures
2.	S/K5/37 “OU(B)” A/K5/816 BHR: 130mPD	121 King Lam Street (509.4m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 21.8.2020	4.5m (Workshop)	<ul style="list-style-type: none"> • Voluntary full-height setback along King Lam Street in addition to setback in accordance with ODP requirement for improving pedestrian circulation • Voluntary full-height setback along eastern boundary to facilitate manoeuvring of vehicles • Incorporation of podium garden for cross ventilation and visual permeability • Greenery provision at G/F, 3/F and roof, with greenery coverage of 76.75m² (about 15.07% of Site Area) • Compliance with SBDG
3.	S/K5/37 “OU(B)” A/K5/820 BHR: 130mPD	1016-1018 Tai Nan West Street (1,374m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 5.2.2021	4.7m (Workshop)	<ul style="list-style-type: none"> • Full-height setbacks along Wing Hong Street, Tai Nan West Street and King Lam Street in accordance with ODP requirement for street widening and streetscape improvement • Weather protection canopy along Wing Hong Street, Tai Nan West Street and King Lam Street • Corner splays • Tree planting along Tai Nan West Street and King Lam Street • Incorporation of vertical greening at G/F and 1/F facades, podium garden at 2/F and recessed platform with greenery • Greenery provision of 313.64m² (about 22.83% of Site Area) with additional vertical greening • Compliance with SBDG and incorporation of green building design measures
4.	S/K5/37 “OU(B)2” A/K5/825 BHR: 130mPD	916-922 Cheung Sha Wan Road (892m ²)	I	<u>PR</u> 12 to 13.455 (+12.1%) <u>BH</u> Nil	<u>Approved</u> with conditions on 20.11.2020	4.55m (Workshop)	<ul style="list-style-type: none"> • Full-height setback along Cheung Sha Wan Road in accordance with ODP requirement for street widening and streetscape improvement • Weather protection canopy and tree planting along Cheung Sha Wan Road • Incorporation of podium garden and recessed platform with greenery • Greenery provision at 1/F (including vertical greening of 53.512m²) and 2/F, with greenery coverage of 222.733m² (about 20% of Site Area) • Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
5.	S/K5/37 “OU(B)2” A/K5/826 BHR: 130mPD	924-926 Cheung Sha Wan Road (1,115m ²)	I	<u>PR</u> 12 to 14.352 (+19.6%) <u>BH</u> Nil	<u>Approved</u> with conditions on 20.11.2020	4.55m (Workshop)	<ul style="list-style-type: none"> • Full-height setback along Cheung Sha Wan Road in accordance with ODP requirement for street widening and streetscape improvement • Weather protection canopy and tree planting along Cheung Sha Wan Road • Incorporation of podium garden and recessed platform with greenery • Greenery provision at 1/F (including vertical greening of 66.89m²) and 2/F, with greenery coverage of 241.58m² (about 20% of Site Area) • Compliance with SBDG and incorporation of green building design measures
6.	S/K5/37 “OU(B)1” A/K5/829 BHR: 130mPD	550-556 Castle Peak Road (1,471m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 23.7.2021	4.75m/4.9m (Workshop)	<ul style="list-style-type: none"> • Full-height setback along Castle Peak Road (2m), Wing Hong Street (3.5m) and Yu Chau West Street (2m) in accordance with OZP/ODP requirements for street widening and streetscape improvement • Voluntary full-height setback of 3m at the western portion of the façade facing Castle Peak Road • A recessed area of 1.5m in width with a clear headroom up to 2/F at the western portion of the façade facing Wing Hong Street • A continuous covered passageway of a minimum width of 1.2m in the form of overhang and canopy along the three building facades along Castle Peak Road, Yu Chau West Street and Wing Hong Street • Incorporation of vertical greening at G/F and 1/F facades, trees and planters on G/F, landscaped sky-garden at 13/F and planting areas at 1/F, 2/F, 3/F and R/F • Greenery coverage of 431.8m² (about 29.4% of Site Area), of which about 12.4% (181.8m²) is within the pedestrian zone • Compliance with SBDG and incorporation of green building design measures
7.	S/K5/37 “OU(B)2” A/K5/834 BHR: 130mPD	750 Cheung Sha Wan Road (516m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 24.9.2021	4.7m (Workshop)	<ul style="list-style-type: none"> • Full-height setback along Cheung Sha Wan Road (2m) in accordance with ODP requirement for street widening and streetscape improvement • Voluntary setback of 1m at the building frontage along Cheung Sha Wan Road at G/F and 1/F • Recesses of about 4m from the eastern boundary of the Site from 2/F and above • A 2m wide continuous canopy for pedestrian shading along the building frontage along Cheung Sha Wan Road • Incorporation of vertical greening at façades from 1/F to 7/F facing Cheung Sha Wan Road while recessed terrace with edge planters are proposed at 4/F, 8/F and 12/F • Greenery coverage of about 141.8m² (about 25% of Site Area), of which about 11.5% (59.5m²) is within the pedestrian zone • Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
8.	S/K5/37 “OU(B)1” A/K5/838 BHR: 130mPD	646-648A Castle Peak Road (856m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 24.12.2021	4.9m (Workshop)	<ul style="list-style-type: none"> Full-height setback along Castle Peak Road (2m) and Tai Nan West Street (2m) in accordance with OZP/ODP requirement for street widening and streetscape improvement Weather protection canopy and tree planting along Castle Peak Road and Tai Nan West Street Incorporation of vertical greening on the façades on G/F to 2/F, trees and planters on G/F, landscaped podium garden at 3/F and green roof at R/F Greenery coverage of about 197.4m² (about 23% of Site Area), of which about 11% (95.5m²) is within the pedestrian zone Compliance with SBDG and incorporation of green building design measures
9.	S/K5/37 “OU(B)2” A/K5/842 BHR: 130mPD	868-888 Cheung Sha Wan Road (1,856m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 28.1.2022	4.9m (Office)	<ul style="list-style-type: none"> Full-height setback along Cheung Sha Wan Road (2m) in accordance with ODP requirement for street widening and streetscape improvement Weather protection canopy and tree planting along Cheung Sha Wan Road Incorporation of vertical greening on the façades on G/F to 1/F, at-grade open space with trees and planters on G/F, landscaped podium garden at 1/F, sky garden at 13/F and green roof/terraces at 25/F to R/F Greenery coverage of about 535m² (about 28.8% of Site Area), of which about 19.4% (360m²) is within the pedestrian zone Compliance with SBDG and incorporation of green building design measures
10.	S/K5/38 “OU(B)” A/K5/836 BHR: 120mPD	822 Lai Chi Kok Road and adjoining Government Land (1,570m ²)	C/O	<u>PR</u> 12 to 14.599 (+21.7%) <u>BH</u> 120mPD to 125.7mPD (+4.75%)	<u>Rejected</u> on 18.2.2022	4.375m (Office)	<ul style="list-style-type: none"> Full-height setbacks along Lai Chi Kok Road (3.5m) and Cheung Lai Street (3.5m) in accordance with ODP requirement for street widening and streetscape improvement Voluntary setback at G/F and 1/F along Cheung Yee Street (1m) to provide shading and to enhance pedestrian connectivity and comfort Incorporation of refuge floor cum communal sky garden Incorporation of flat roofs/recessed terraces with greenery Greenery coverage of 263.891m² (about 20% of Site Area) Compliance with SBDG and incorporation of green building design measures Three footbridges connecting two adjoining developments and a public footbridge A subway at B1/F connecting MTR station <p>Rejection Reason: There is no strong justification for the proposed minor relaxation of plot ratio on top of the 20% increase approved under the previous application for the newly proposed footbridges and possible MTR connection, which is also beyond the limit under the industrial building revitalisation scheme as announced in the 2018 Policy Address.</p>

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning and Design Merits
11.	S/K5/38 “OU(B)2” A/K5/841 BHR: 130mPD	800 & 828 Cheung Sha Wan Road and 601-603 Tai Nan West Street (6,946m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 130mPD to 152mPD (+16.9%)	<u>Approved</u> with conditions on 4.3.2022	4.2m to 4.7m (Office)	<ul style="list-style-type: none"> Full-height setbacks along Cheung Sha Wan Road (2m), Tai Nan West Street (3.5m) and Castle Peak Road (3.5m) in accordance with ODP requirement for street widening and streetscape improvement Voluntary further setback at G/F to 3/F along Cheung Sha Wan Road (1.5m) and Tai Nan West Street (1.5m) to allow a more spacious street-level environment and in tandem with provision of street-level retail Incorporation of vertical greening on the façades at G/F to 2/F, at-grade open space (88.5m²) with shrubs and trees for 24-hour public enjoyment, terracing podium garden at 1/F to 3/F, a sky garden at 17/F, and green roofs/terraces at the buildings’ lower levels (G/F to 6/F) as well as at the topmost floors (29/F to 32/F) Greenery coverage of about 2,191m² (about 31.5% of Site Area), of which about 10.5% (730m²) is within the pedestrian zone Weather protection canopy and tree planting along Cheung Sha Wan Road, Tai Nan West Street and Castle Peak Road Compliance with SBDG and incorporation of green building design measures
12.	S/K5/38 “OU(B)” A/K5/843 BHR: 130mPD	109 King Lam Street (818m ²)	I	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 22.4.2022	4.5m (Workshop)	<ul style="list-style-type: none"> Building setback along King Lam Street (2m) in accordance with ODP requirement for street widening and streetscape improvement A recessed entrance and a minimum width of 2m continuous canopy for pedestrian shading along the building frontage to improve streetscape and pedestrian environment Greenery coverage of about 202.7m² (about 24.8% of Site Area), of which about 10.4% (84.9m²) is within the pedestrian zone Incorporation of green building design measures
13.	S/K5/38 “OU(B)” A/K5/840 BHR: 130mPD	800 & 828 Cheung Sha Wan Road and 601-603 Tai Nan West Street (6,946m ²)	I	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 24.6.2022	4.2 to 5.6m (Workshop)	<ul style="list-style-type: none"> Full-height setbacks along Cheung Sha Wan Road (2m), Tai Nan West Street (3.5m) and Castle Peak Road (3.5m) in accordance with ODP requirement for street widening and streetscape improvement Voluntary further setback at G/F along Cheung Sha Wan Road (2m), Tai Nan West Street (1.5m) and Castle Peak Road (2.35m) Incorporation of vertical greening on the façades at G/F, at-grade open space (153m²) with shrubs and trees for 24-hour public enjoyment, podium garden at 1/F and green roof Greenery coverage of about 1,771m² (about 25.5% of Site Area), all of which are within the pedestrian zone Weather protection canopy and tree planting along Cheung Sha Wan Road, Tai Nan West Street and Castle Peak Road Compliance with SBDG and incorporation of green building design measures

Notes

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

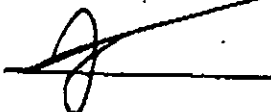
有關的規劃申請編號 The application no. to which the comment relates
A/K5/856

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature



日期 Date

16/11/2022

RECEIVED

16 NOV 2022

Town Planning
Board

Seg 1 2

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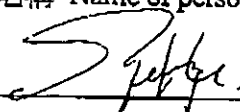
A/K5/856 Received on 11/11/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見「提意見人」姓名/名稱 Name of person/company making this comment 楊廣成

簽署 Signature



日期 Date

3-12-2022

Seg 3 3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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By Fax : 2877 0245 or 2522 8426

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

A/K5/856 Received on 11/11/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature



日期 Date

4-12-2022



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A/K5/856 916-922 Cheung Sha Wan Road MR
05/01/2023 02:32

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/K5/856

916-922 Cheung Sha Wan Road, Cheung Sha Wan

Site area : About 892sq.m

Zoning : "Other Specified Uses" annotated "Business"

Applied Development : Proposed **MR of PR** Permitted Non-polluting Industrial Use /
130mPD / 68 (30) Vehicle Parking

Dear TPB Members,

Approved in 2020, the only notable difference is the more than doubling in the number of parking spaces with no indication as to why. The site is close to MTR and dozens of bus services so why encourage private vehicle use?

If additional parking to be provided it should be for heavy goods vehicles as the cause of many accidents, including a number of fatalities recently, is the illegal parking of these vehicles on public streets.

As for the greening measures, the additional and ubiquitous green carpet on the façade comes at the expense of the larger podium garden in the approved plan. It will be interesting to see in ten years time how many of these difficult and costly to maintain green washes are still in place.

"Podium Garden Accessible to the Workers in the Building to provide workers in the building an open leisure place above street level"

In view of the additional impact on traffic and the significant reduction of the podium garden, the approved plan was superior.

Mary Mulvihill

From: |

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 20 September 2020 3:55 AM CST

Subject: A/K5/825 916-922 Cheung Sha Wan Road

A/K5/825

916-922 Cheung Sha Wan Road, Cheung Sha Wan

Site area : About 892sq.m

Zoning : "Other Specified Uses" annotated "Business"

Applied Development : Proposed **Minor Relaxation of PR** Permitted Non-polluting Industrial Use / 127mPD / 30 Vehicle Parking

Dear TPB Members,

That every development applies for MINOR relaxations and that PD, responsible for drafting the OZP in the first place, supports the applications makes a mockery of the OZP process. There is no consideration as to the cumulative impact. The additional 20% GFA would bring in more traffic and people to the district but no data as to numerous redevelopments will impact the district.

I would refer to the minutes of 31 May 2019 re a similar application: strong justification and planning merits for the proposed minor relaxation of BH restriction. Approving such applications without strong justification and planning merits would set an undesirable precedent.

- (a) the planning and design merits of the proposed scheme, taking into account the site specific characteristics and local context;
- (b) design of street level on pedestrian accessibility, connectivity and comfort;
- (c) compliance with relevant provisions of Sustainable Building Design Guidelines; and
- (d) consideration of green building design

While there is a setback there is no tree planting at street level, just the now ubiquitous GREEN WASH WALL. On close inspection a number of these 'green walls' are in fact plastic as genuine ones are difficult and expensive to maintain as they require frequent interventions that entail the erection of platforms on pavements or the use of hydraulic equipment. Note that the Green Wash panels are adjacent to the where the pollutants from the mechanical plants are to be pumped out.

The development is for workshops so the tenants will be reluctant to pay for costly maintenance.

The proposed 3/F Terrace is for internal not public use.

The line that 'the greenery will enhance streetscape underlines the cosmetic reality of the proposals. The plan includes elements of the adjoining development, why have the two sites not been combined. This will have separate parking so the planters on the pavement are a myth as the pavement will be ingress to parking. (A separate planning application for the same "Non-Polluting Industrial Use" on the adjacent lot (i.e. NKIL 3953), owned by the same group, has been submitted to the TPB for consideration in parallel.) But has not been published for comment.

Surely the two applications should be considered at the same time?

The canopy is a joke, these transparent panels placed at a height provide zero protection from the sun and rain.

Redevelopment should provide not only wider pavements but also tree planting on pavements to mitigate the increased bulk and in recognition that going forward we face higher temperatures, more storms and wet weather.

Energy saving curtain wall, give over, these glass wall buildings generate heat, reflect light and noise. They have a substantial negative impact on the local environment.

The 20% policy is all about increasing development intensity through the back door as it makes a mockery of the OZP process and delivers little or no public gain.

Mary Mulvihill

Advisory Clauses

- (a) to note the comments of the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD) that the proposed development does not comply with the existing lease conditions. The owner of the Lot is required to apply a lease modification from LandsD to implement the proposal. Upon receipt of the lease modification application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that the application will be approved by LandsD. In the event that an application is approved, it will be subject to such terms and conditions including among others user restriction for non-residential purposes, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to the 2018 IB Revitalisation Measures etc. LandsD would reserve comments on the proposed development (including schematic design) in the Planning Statement and would examine in detail against the existing lease during the building plan submission stage. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter shall be executed within 3 years from the date of the Board's approval letter;
- (b) 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 changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that all building works are subject to compliance with the Buildings Ordinance (BO). Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, means of escape, emergency vehicular access, private streets, and/or access roads, barrier free access facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the building plan submission stage; and
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under PNAP APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to the Building Authority for approval.