

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9月2日

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式接收。
申請日期: _____

Applicable to proposals not involving or not only involving: This document is received on 21 SEP 2022
適用於建議不涉及或不祇涉及: The Town Planning Board will formally accept the date of receipt of the application only after receipt of all the required information and documents.

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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/KC/497
	Date Received 收到日期	21 SEP 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Yield Surplus International Group 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)

PlanPlus Consultancy 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. 14-15 Yip Shing Street, Kwai Chung, New Territories
(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 1,319.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15,037.74 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) 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	Approved Kwai Chung Outline Zoning Plan No. S/KC/30
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial" ("I")
(f) Current use(s) 現時用途	Existing Industrial Building (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (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

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另買說明紙)	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 the 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	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

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

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

- ☒ Plot ratio restriction From 由 9.5 to 至 11.4
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
From 由 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

Permitted Industrial Use

(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 1,319.1 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 11.4 ☒ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 65% below 15m from street level; Ranging from 63%-78% between 15m to 61m from street level; Not more than 63% above 61m from street level ☐ About 約
- Proposed no. of blocks 擬議座數 1 ☐ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 20 storeys 層
- ☒ include 包括 2 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 120 mPD 米(主水平基準上) ☐ About 約
- m 米 ☐ About 約

<input type="checkbox"/> Domestic part 住用部分															
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約														
number of Units 單位數目															
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約														
estimated number of residents 估計住客數目															
<input checked="" type="checkbox"/> Non-domestic part 非住用部分															
GFA 總樓面面積															
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約														
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約														
(please specify the number of rooms 請註明房間數目)															
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約														
<input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約														
<input type="checkbox"/> 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)														
<input checked="" type="checkbox"/> 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) Industrial use: 15,037.74 sq. m.														
<input type="checkbox"/> Open space 休憩用地															
<input type="checkbox"/> private open space 私人休憩用地	(please specify land area(s) 請註明地面面積) sq. m 平方米 <input type="checkbox"/> Not less than 不少於														
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米 <input type="checkbox"/> 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] 1	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Floors</th> <th>Proposed Uses</th> </tr> </thead> <tbody> <tr> <td>R/F</td> <td>Main Roof and E&M facilities</td> </tr> <tr> <td>4/F – 17/F</td> <td>Workshops/warehouse (for industrial use)</td> </tr> <tr> <td>3/F</td> <td>Podium Garden</td> </tr> <tr> <td>1/F – 2/F</td> <td>Workshops/warehouse (for industrial use) and E&M facilities</td> </tr> <tr> <td>G/F</td> <td>Loading and Unloading Area and E&M facilities</td> </tr> <tr> <td>B1/F – B2/F</td> <td>Carpark and E&M facilities</td> </tr> </tbody> </table>	Floors	Proposed Uses	R/F	Main Roof and E&M facilities	4/F – 17/F	Workshops/warehouse (for industrial use)	3/F	Podium Garden	1/F – 2/F	Workshops/warehouse (for industrial use) and E&M facilities	G/F	Loading and Unloading Area and E&M facilities	B1/F – B2/F	Carpark and E&M facilities
Floors	Proposed Uses														
R/F	Main Roof and E&M facilities														
4/F – 17/F	Workshops/warehouse (for industrial use)														
3/F	Podium Garden														
1/F – 2/F	Workshops/warehouse (for industrial use) and E&M facilities														
G/F	Loading and Unloading Area and E&M facilities														
B1/F – B2/F	Carpark and E&M facilities														
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 Landscaping, green roof and E&M facilities															

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)

2027

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的汽車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Yip Shing Street <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 15 Motorcycle Parking Spaces 電單車車位 2 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 9 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 2 Others (Please Specify) 其他 (請列明) Light Goods Vehicle Waiting Spaces 2
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 8 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 3 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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是 <input checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積...1,319.1... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度9.7.....m 米 <input checked="" type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

Please refer to the Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature
簽署


.....
KENNITH CHAN

Name in Block Letters
姓名（請以正楷填寫）

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

MANAGING DIRECTOR

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited



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

Date 日期

8/9/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。
- 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。
- 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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Nos. 14-15 Yip Shing Street, Kwai Chung, New Territories		
Site area 地盤面積	1,319.1	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Kwai Chung Outline Zoning Plan No. S/KC/30		
Zoning 地帶	"Industrial" ("I")		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio for Permitted Industrial Use		
(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	15,037.74 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	11.4 <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	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		120	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		20	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 type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 85% below 15m from street level; Ranging from 63%-79% between 15m to 61m from street level; % <input type="checkbox"/> About 約 Not more than 63% above 61m from street level		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 15 Motorcycle Parking Spaces 電單車車位 2 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 9 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 2 Others (Please Specify) 其他 (請列明) Light Goods Vehicle Waiting Spaces 2	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 8 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 3 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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Landscape Proposal		

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。

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**Section 16 Application for Proposed Minor Relaxation of Plot Ratio for
Permitted Industrial Use at
14 - 15 Yip Shing Street, Kwai Chung, New Territories**

Planning Statement

Prepared by : PlanPlus Consultancy Limited

Associated with

Project Architect : Daniel Tong Chartered Architect & Associates Limited
Designer Architect : Three's Architects Limited

September 2022

Reference : PPC-PLG-10117
Report : Version 1.0



Date : 16th December 2022
Our Ref. : PPC/PLG/10117/L003

RECEIVED

2022 DEC 16 P 4: 31

TOWN PLANNING BOARD

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

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

Section 16 Application for Proposed Minor Relaxation of Plot Ratio for Permitted Industrial Use at
Nos. 14 - 15 Yip Shing Street, Kwai Chung, New Territories
Planning Application No. A/KC/497 under Section 16 of the Town Planning Ordinance

Submission of Further Information 1

We refer to comments from Tsuen Wan and West Kowloon District Planning Office and relevant Government Departments in respect to the captioned planning application. We have revised the submission accordingly and appended an Environmental Assessment report and Traffic Impact Assessment Report. The applicant would like to propose the provision of a 2m canopy at 1/F along Yip Shing Street and revise the setback area as per PNAP APP-132.

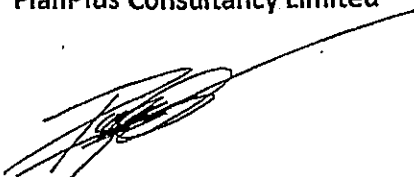
On behalf of the Applicant, we submit herewith 70 hardcopies of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- Annex 1 – Amended Architectural Drawings
- Annex 2 – Revised Landscape Proposal
- Annex 3 – Revised Visual Impact Assessment
- Annex 4 – Environmental Assessment Report
- Annex 5 – Traffic Impact Assessment Report
- Annex 6 – Revised Planning Statement

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Vincent Lau or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl.

cc: Mr. Elton Chung (Town Plnr/Kwai Tsing 2) – by Email
The Applicant – by Email



PLANPLUS 思願
CONSULTANCY 顧問

Appendix Ic of
MPC Paper No. A/KC/497A

Date : 27th January 2023
Our Ref. : PPC/PLG/10117/L004

RECEIVED

2023 JAN 30 P 1: 54

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

TOWN PLANNING BOARD

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Section 16 Application for Proposed Minor Relaxation of Plot Ratio for Permitted Industrial Use at
Nos. 14 - 15 Yip Shing Street, Kwai Chung, New Territories
Planning Application No. A/KC/497 under Section 16 of the Town Planning Ordinance**

Submission of Further Information 2

We refer to comments from Tsuen Wan and West Kowloon District Planning Office and relevant Government Departments in respect to the captioned planning application. We have revised the submission accordingly and appended a revised Environmental Assessment report.


On behalf of the Applicant, we submit herewith 70 hardcopies of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- **Annex 1** – R-to-C table
- **Annex 2** – Preliminary Schematic Diagram of Rainwater Recycle Irrigation System
- **Annex 3** – Revised Environmental Assessment Report
- **Annex 4** – Replacement pages of the Planning Statement
- **Annex 5** – Revised Traffic Impact Assessment Report

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Vincent Lau or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


Kenneth Chan
Managing Director

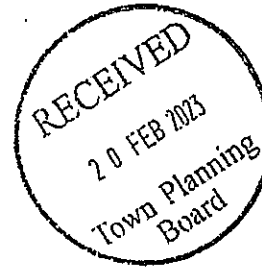
Encl.

*cc: Mr. Elton Chung (Town Plnr/Kwai Tsing 2) – by Email
Ms. Valerie Pang (Town Planning Grad/Tsuen Wan and W Kin 2) – by Email
The Applicant – by Email*



PLANPLUS J&M
CONSULTANCY LTD

Date : 20th February 2023
Our Ref. : PPC/PLG/10117/L005



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

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

Section 16 Application for Proposed Minor Relaxation of Plot Ratio for Permitted Industrial Use at
Nos. 14 - 15 Yip Shing Street, Kwai Chung, New Territories
Planning Application No. A/KC/497 under Section 16 of the Town Planning Ordinance

Submission of Further Information 3

We refer to comments from Transport Department and Lands Department in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith 70 hardcopies of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- Response to Comments
- Annex 1 – Revised Traffic Impact Assessment Report

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Vincent Lau or the undersigned.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kenneth Chan
Managing Director

Encl.

cc: Mr. Elton Chung (Town Plan/Kwai Tsing 2) – by Email
The Applicant – by Email



PLANPLUS 思願
CONSULTANCY 顧問

Appendix Ie of
MPC Paper No. A/KC/497A

Date : 16th March 2023
Our Ref. : PPC/PLG/10117/L006

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

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

Section 16 Application for Proposed Minor Relaxation of Plot Ratio for Permitted Industrial Use at
Nos. 14 - 15 Yip Shing Street, Kwai Chung, New Territories
Planning Application No. A/KC/497 under Section 16 of the Town Planning Ordinance

Submission of Further Information 4

We refer to comments from Transport Department in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith 70 hardcopies of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- **Response to Comments**
- **Annex 1 – Replacement pages of the Traffic Impact Assessment Report**

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Vincent Lau or the undersigned:

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl.

cc: Mr. Elton Chung (Town Plnr/Kwai Tsing 2) – by Email
The Applicant – by Email





PLANPLUS 思願
CONSULTANCY 策問

Date : 21st March 2023
Our Ref. : PPC/PLG/10117/L007

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

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Section 16 Application for Proposed Minor Relaxation of Plot Ratio for Permitted Industrial Use at
Nos. 14 - 15 Yip Shing Street, Kwai Chung, New Territories
Planning Application No. A/KC/497 under Section 16 of the Town Planning Ordinance**

Submission of Further Information 5

We refer to a public comment in respect to the captioned planning application. On behalf of the Applicant, we submit herewith 70 hardcopies of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes a Response-to-Comment table.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Vincent Lau or the undersigned:

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl.

cc: Mr. Elton Chung (Town Plnr/Kwai Tsing 2) – by Email
The Applicant – by Email



Response-to-Public Comment

Item	Public Comment	Applicant's Response
1.	As for the green roof, who is going to monitor these token measures?	<p>As stated in section 5.6 of the revised Landscape Proposal submitted on 16th December 2022, the Applicant will take up the maintenance responsibility of the greenery area for the proposed development, including hard and soft landscape elements.</p> <p>Please also note that the current scheme with voluntary setbacks along Yip Shing Street from 3/F to R/F has been incorporated to allow greater sunlight exposure for the open-air portion of the podium garden on 3/F (para 4.2.6 of the revised Planning Statement refers). While the majority (i.e., about 71.5%) of the common greenery is uncovered, shade-tolerant planting species will still be selected to provide a quality landscape for the proposed development (paras. 6.1 and 6.2 of the revised Landscape Proposal refers).</p> <p>Besides, an efficient irrigation system is proposed, including lockable water points covering the entire site and an automatic recycling water system for the proposed vertical greening. For details, please refer to the para 5.5 of the revised Landscape Proposal and the preliminary schematic diagram of rainwater recycle irrigation system.</p>

Similar Applications

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
Kwai Chung							
1.	S/KC/29 “OU(B)” A/KC/460 BHR: 130mPD	57 – 61 Ta Chuen Ping Street (2,261m ²)	I-O	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 5.7.2019	N/A	● Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation
2.	S/KC/29 “OU(B)” A/KC/464 BHR: 105mPD	20-24 Kwai Wing Road (1,579m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 29.11.2019	4.2m (Workshop)	● Voluntary full-height setbacks at the northern portion of site and along Castle Peak Road - Kwai Chung for improving pedestrian environment, air ventilation and visual permeability ● Greening provision of 316m ² (about 20% of Site Area) ● Provision of communal escalator with universal accessible lift and staircase open to the public for improving pedestrian connectivity, accessibility and comfort ● Compliance with SBDG and incorporation of green building design measures
3.	S/KC/29 “OU(B)” A/KC/463 BHR: 105mPD	Kwai Chung Town Lot (KCTL) 49 and Ext. RP, 45-51 Kwok Shui Road (Gross Site Area: 1,324.3m ² Net Site Area ^[2] : 1,181.727m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.20m (Workshop)	● 2m voluntary full-height setback along Kwok Shui Road for proposed pedestrian footpath and landscaped area ● Weather protection canopy along the northern and western facades ● Greening ratio of about 28.37% (335m ²) ● Incorporation of landscaped area at G/F, 1/F, 3/F and the rooftop ● 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 & Design Merits
4.	S/KC/29 “OU(B)” A/KC/466 BHR: 130mPD	2-16 Lam Tin Street (1,858m ²)	Information Technology and Telecom-munications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 130mPD to 146.5mPD (+12.7%)	<u>Approved</u> with conditions on 29.5.2020	5.5m (Data Centre)	<ul style="list-style-type: none"> ● Full-height NBAs along Lam Tin Street and Chun Pin Street in accordance with OZP requirement to cater for the long-term road widening proposal and enhance the air permeability of the area ● Incorporation of landscape area at B1/F, G/F, 1/F, 3/F and R/F and vertical greening at the low zone of the building along the western and eastern façades ● Greening ratio of about 22.69% (421.501m²) ● Compliance with SBDG and incorporation of green building design measures
5.	S/KC/29 “I” A/KC/465 BHR: 120mPD	22 Yip Shing Street, Kwai Chung, New Territories	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 12.6.2020	4.32m to 4.4m (Workshop)	<ul style="list-style-type: none"> ● Voluntary setback of 1.4m at lower level (G/F to 3/F) along Yip Shing Street ● Canopy at the building frontage facing Yip Shing Street ● Communal podium garden on 3/F to enhance the visual and wind permeability ● Landscape treatments at 1/F, 2/F and 3/F in the form of peripheral planters and vertical greening ● Greenery provision of about 240m²
6.	S/KC/29 “OU(B)” A/KC/467 BHR: 105mPD	132-134 Tai Lin Pai Road, Kwai Chung, New Territories	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 10.7.2020	4.2m (Workshop)	<ul style="list-style-type: none"> ● Building setback along Tai Lin Pai Road ● Voluntary full-height setback of about 2.01m along Ka Hing Road ● Greening at the building frontage along Ka Hing Road and Tai Lin Pai Road, peripheral greenery at the 2/F flat roof, and a sky garden with vegetated edge at the 10/F ● Greenery provision of about 165.36m² ● Compliance with BEAM Plus requirements and the adoption of green building design, including glass with external reflectance of less than 20%
7.	S/KC/29 “OU(B)” A/KC/469 BHR: 130mPD	57-61 Ta Chuen Ping Street (2,248m ²)	Hotel	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 6.11.2020	3.3m (Hotel Rooms)	<ul style="list-style-type: none"> ● Full-height NBAs abutting Ta Chuen Ping Street in accordance with OZP requirement and voluntary full-height setback to further improve permeability and streetscape ● Incorporation of landscaped area at G/F, 1/F and 2/F and vertical greening at 1/F façades ● Greening ratio of about 26.09% (586.5m²) ● 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 & Design Merits
8.	S/KC/29 “OU(B)” A/KC/471 BHR: 105mPD	10-16 Kwai Ting Road (1,381.457m ²)	I	<u>PR</u> ^[3] 11.75 to 14.1 (+20%) <u>BH</u> 105mPD to 121.2mPD (+15.43%)	<u>Approved</u> with conditions on 14.5.2021	4.1m (Workshop)	<ul style="list-style-type: none"> ● 7m full-height NBA (without underground structures) from the northern lot boundary abutting Kwai On Road ● Voluntary 1m full-height setback and a further 2.685m up to 15m in height above the abutted street level ● Canopy along the building edge facing Kwai On Road ● Bollards on pavement along the frontage of the Site to prevent illegal parking of vehicles ● Plantings on street level within the Site along Kwai On Road and the western footpath ● Vertical greening features alongside the building facade facing Kwai On Road, a sky garden cum refuge floor on 13/F, communal landscape garden on 3/F, and green roof ● Greening ratio of about 20.01% (276.43m²) ● Compliance with SBDG and incorporation of green building design measures
9.	S/KC/29 “OU(B)” A/KC/473 BHR: 130mPD	2-10 Tai Yuen Street (1,865m ²)	Information Technology and Telecommunications Industries	<u>PR</u> ^[3] 9.75 to 11.7 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 11.6.2021	5.5m (Data Centre)	<ul style="list-style-type: none"> ● 2m voluntary full-height setbacks from lot boundary along Tai Yuen Street and Kwok Shui Road ● Glass canopy above the main entrance at Tai Yuen Street ● Bollards on footpath along the frontage of the Site to prevent illegal parking of vehicles ● Incorporation of landscaped area at G/F, rooftop greening at 1/F, 2/F and R/F, and vertical greening at G/F to 2/F façades fronting Tai Yuen Street ● Greening ratio of about 20.3% (379.98m²) ● Compliance with SBDG and incorporation of green building design measures
10.	S/KC/29 “Industrial” A/KC/474 BHR: 120mPD	45-51 Tai Lin Pai Road (2,189m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 23.7.2021	3.5m (Workshop)	<ul style="list-style-type: none"> ● 3.5m and 0.5 to 1.7m full-height setbacks along Tai Lin Pai Road and Wah Sing Street respectively ● A passage for the public as ‘short-cut’ connecting Tai Lin Pai Road at LG/F and Wah Sing Street at UG/F ● A landscape entrance courtyard at the southwestern corner of LG/F near Tai Lin Pai Road ● Traffic measures including installation of bollards to prevent illegal parking on the street ● Sky garden cum refuge floor with peripheral greening on 6/F, landscape treatments in the form of trees, planters, vertical greening and seating at LG/F, UG/F, 1/F, 2/F and 6/F ● Total greenery coverage of not less than 20% of the Site ● Compliance with SBDG and incorporation of green building design measures
11.	S/KC/29 “OU(B)” A/KC/476 BHR: 130mPD	94-100 Ta Chuen Ping Street (1,486m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on on 28.1.2022	4.1m (Workshop)	<ul style="list-style-type: none"> ● 3.5m full-height NBA along Ta Chuen Ping Street, which includes pedestrian footpath and at-grade planters ● Tree/shrub planting, at-grade greenery, vertical greenery, edge greening, rooftop greening, planter strip with shrubs/groundcover provided at G/F, 1/F, 2/F and the roof ● Greening ratio of about 20% (298m²) ● 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 & Design Merits
12.	S/KC/29 “I” A/KC/480 BHR: 120mPD	45-51 Tai Lin Pai Road (2,189m ²)	Information Technology and Telecom-munications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 120mPD to 129.35mPD (+7.8%)	Approved with conditions on 24.12.2021	6m (Data Centre)	<ul style="list-style-type: none"> ● Voluntary Setback of 5.35m (full-height) along southern site boundary (not accessible to the public) ● Continuous canopies along Tai Lin Pai Road and Wah Sing Street building facades ● Landscaping in the form of trees, planters and vertical greening on LG/F to 3/F and part of the southern setback ● Greening ratio of about 23.02% (504.24m²) ● Greywater recycling system will be adopted for irrigation of greenery ● Installation of bollards along Tai Lin Pai Road and Wah Sing Street to deter the possible carparking ● Applicant intends to apply for the BEAM plus Certification and electricity loading capacity would be sufficient for providing power supply for electric vehicle charging facilities at all parking spaces ● Compliance with SBDG and incorporation of green building design measures
13.	S/KC/29 “OU(B)” A/KC/483 BHR: 105mPD	10-16 Kwai Ting Road (1,381.5m ²)	Permitted Office, Shop, Service and Eating Place Uses	<u>PR</u> ^[3] 11.75 to 14.1 (+20%) <u>BH</u> 105mPD to 125.3mPD (+19.3%)	Approved with conditions on 14.1.2022	5.5m (Office, Shop, Service and Eating Place)	<ul style="list-style-type: none"> ● Voluntary Setback of 1 m along the western site boundary ● Further 2.5m setbacks (up to 9m in height) along the corner of the western footpath and Kwai On Road ● Continuous canopies along Kwai On Road and Kwai Ting Road building façades ● Landscaping in the form of sky garden on 14/F, communal landscape garden on 3/F, greenery on rooftop level, vertical greening along the building facade along Kwai On Road, Kwai Ting Road and the western footpath, road-side planters on setback along Kwai On Road at pedestrian level ● Greening ratio of about 20.1% ● Compliance with SBDG and incorporation of green building design measures
14.	S/KC/29 “I” A/KC/485 BHR: 120mPD	13-17 Wah Sing Street (1,777m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 4.3.2022	3.5m (Workshop)	<ul style="list-style-type: none"> ● A full-height building setback along Wah Sing Street for future road widening ● Canopy along the eastern facade facing Wah Sing Street to offer rain shelter and shading for the pedestrian pathway ● Landscaping in the form of at-grade greenery, vertical greenery along Wah Sing Street and communal podium on 1/F ● Greening ratio of about 22.2% (about 394m²) ● 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 & Design Merits
15.	S/KC/29 “OU(B)” A/KC/486 BHR: 130mPD	66-72 Lei Muk Road (1,648.55m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 18.3.2022	3.9m (Workshop)	<ul style="list-style-type: none"> ● A full-height building setback along Lei Muk Road for future road widening and the associated proposed lay-by under the ODP requirement ● Weather protection measure in the form of recessed entrance lobby to offer rain shelter and shading for the pedestrian pathways ● Landscaping in the form of green courtyard with tree planting and planters, removed potted planters at the setback area fronting Lei Muk Road, vertical greening from G/F to 2/F and edge planters at 3/F, 4/F, 21/F to 23/F ● Greening ratio of about 20.2% (about 332.8m²) ● Compliance with SBDG and incorporation of green building design measures
16.	S/KC/29 “OU(B)” A/KC/487 BHR: 105mPD	543-549 Castle Peak Road (About 1327.7m ²)	I	<u>PR</u> ^[3] 10.309 to 12.371 (+20%) <u>BH</u> Nil	Approved with conditions on 22.4.2022	3.5m (Workshop)	<ul style="list-style-type: none"> ● Minimum 1.8m full-height setback along Yiu Wing Street, minimum 1m setback at G/F and 1/F along Castle Peak Road and 0.8m full-height setback at northeastern end of Yiu Wing Lane ● Weather protection measure in the form of building overhang to offer rain shelter and shading for the pedestrian pathways ● Landscaping in the form of podium garden, peripheral greenery, planters, vertical greening and roof greenery ● Greening ratio of about 20.6% (about 273.7m²) ● Compliance with SBDG and incorporation of green building design measures
17.	S/KC/29 “OU(B)” A/KC/478 BHR: 130mPD	7-13 Lam Tin Street (About 836m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 20.5.2022	4.2m (Workshop)	<ul style="list-style-type: none"> ● 4m full-height NBA along Lam Tin Street, which includes pedestrian footpath and at-grade planters ● Continuous canopies at split level along Lam Tin Street frontage ● Landscaping in the form of planters, vertical greening and roof greenery ● Greening ratio of about 20.1% (about 168m²) ● Compliance with SBDG and incorporation of green building design measures
18.	S/KC/30 “OU(B)” A/KC/484 BHR: 130mPD	57-61 Ta Chuen Ping Street (About 2,261m ²)	Information Technology and Telecommunications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Ni	Approved with conditions on 24.6.2022	5.5m (Data Centre)	<ul style="list-style-type: none"> ● 3.5m full-height NBA along Ta Cheun Ping Street, which includes pedestrian footpath ● Voluntary setbacks of 2.15m at the frontage of Ta Cheun Ping Street, 3.11m and 2.45m abutting the adjoining sites to the west and east respectively ● Canopy over the pedestrian entrance at Ta Cheun Ping Street frontage ● Landscaping in the form of planters, vertical greening and roof greenery ● Greening ratio of about 26.57% (about 600.8m²) ● 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 & Design Merits
19.	S/KC/30 “I” A/KC/491 BHR: 120mPD	13-17 Wah Sing Street (1,777m ²)	Information Technology and Telecom-munications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 26.8.2022	5.625m (Workshop)	<ul style="list-style-type: none"> ● A full-height building setback along Wah Sing Street for future road widening ● Canopies over the pedestrian entrance along the eastern facade facing Wah Sing Street to offer rain shelter and shading for the pedestrian pathway ● Landscaping in the form of at-grade greenery, vertical greenery, edge planters and roof greenery ● Greening ratio of about 21.77% (about 387m²) ● 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)
- [2] The Site comprises parent lot KCTL No.49 (about 1,181.727m²) and Ext. RP (about 142.6m²). The extension area was granted after the building plans for the existing Toppo Tower were approved in 1974. Under the lease, no structure other than boundary walls and fences is permitted to be erected within the extension area except with prior approval of the Director of Lands, and the extension area shall not be PR/site coverage accountable. Hence, only the area of KCTL 49, i.e. about 1,181.727m² should be accountable for PR/GFA calculation.
- [3] Planning applications involving minor relaxation of PR from the PR of the existing buildings

Detailed Departmental Comments

1. Comments of the District Lands Officer/Tsuen Wan & Kwai Tsing (DLO/TW&KT) and the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):

- (a) to be qualified for the measure on relaxation of the maximum permissible non-domestic plot ratio (PR) by 20% for redevelopment project, the building has to be pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). A Pre-1987 IB refers to building built on an industrial lot which was wholly or partly constructed on or before 1.3.1987 or was constructed with building plans first submitted to Building Authority for approval on or before 1.3.1987;
- (b) “Industrial use” in planning terms includes manufacturing industries and a range of subsumed uses, such as “non-polluting industrial use” etc. which covers a wide range of uses. The examples below are quoted from the Town Planning Board (TPB) guidelines but are but are not exhaustive:
 - (i) research, design and development;
 - (ii) quality control;
 - (iii) information technology support;
 - (iv) training for the process of enhanced productivity/ delivery of goods;
 - (v) computer-aided design service;
 - (vi) editing of newspapers/books/magazines;
 - (vii) after-sale services of products;
 - (viii) storage or mini-storage

will constitute uses in breach of the lease conditions including the user restriction of “~~general industrial and/or godown~~ purposes” which industrial use must involve manufacturing process as decided by court cases and must take place within the lot concerned ~~whereas godown use must involve storage of goods and/or transient deposit and storage for delivery purposes.~~ The applicant should be fully aware that the user restriction of the “~~general industrial and/or godown~~ purposes” under lease has a different definition and interpretation with the “industrial use” term in the statutory plans used by the TPB under the planning regime. ***As stated by the applicant, the proposed development will include uses of warehouse which is in breach of the user restrictions*** ~~If the proposed industrial development is designed for or intended to be used for “industrial use” that is not permitted under lease and for uses in the planning regime, the lot owner should apply to LandsD for a lease modification prior to its redevelopment. –In this connection, the applicant should be invited to advise the specific nature/ type(s) of “industrial use” intended to be provided in the proposed redevelopment given the much wider range of uses under “industrial use”;~~ and

- (c) upon receipt of the lease modification application, it will be considered by the LandsD acting in the capacity as landlord at its sole discretion. If the application is submitted pursuant to LandsD Practice Note No. 2/2019, and if such application

is approved, LandsD will impose such appropriate terms and conditions as the Government shall see fit, including user restriction for modern industrial uses, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to 2018 IB revitalisation measure etc. However, 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 as the Government shall see fit, including, among others, payment of premium and administrative fee. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter shall be executed within 3 years from the date of TPB's approval letter.

2. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):

- (a) the Site is not a class A, class B or class C site. Hence, the maximum site coverage and maximum plot ratio of the captioned site will be determined by Building Authority under section 19(3) of Building (Planning) Regulations. Detail comment on the development intensity cannot be given until submission stage of the General Building Plan;
- (b) requirements for sustainable building design guidelines as stipulated in the PNAP APP-152 should be complied with in case the attribute of gross floor area (GPA) concession under PNAP APP-151 is applied;
- (c) requirements regarding measures to deter misuse of industrial buildings for residential use as stipulated in the PNAP APP-159 and circular letter dated 6 February 2018 should be complied;
- (d) the requirements and criteria as set out in PNAP APP-132 should be observed and complied; and
- (e) detailed comments under the Buildings Ordinance will be given at building plan submission stage.

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



A/KC/497 No. 14-15 Yip Shing Street, Kwai Chung MR
22/02/2023 02:55

From:

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

File Ref:

Dear TPB Members,

More Green Wash green wall. Cost and difficult to maintain. Possible on urban commercial buildings but unrealistic for industrial buildings. In due course the plants will be neglected and then removed. Even K11 Musea has 'bald patches' on its exterior.

As for the green roof, who is going to monitor these token measures? Will PlanD send up drones from time to time?

Mary Mulvihill

From:

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

Date: Thursday, 23 September 2021 4:07 AM CST

Subject: Fwd: A/KC/475 No. 14-15 Yip Shing Street, Kwai Chung MR

Dear TPB Members,

Wow, two trees on the pavement and the ubiquitous green wash wall. The K11 effect. But this is an industrial building and the operators of the workshops will definitely not want to pay heavy monthly charges to cover the maintenance. I would encourage members to walk past the K11 Atelier close to TPB offices where most of the 'green' is being stripped away.

"A podium garden will be provided on 3/F, as a social gathering place **for future occupiers** of the Proposed Development to enjoy the tranquility provided by the garden" so no public gain there.

This development is well over 1,000sq.m but no mention of BEAM or any measure that compensates the community for the high wall effect that will block natural light and ventilation.

Mary Mulvihill

From:

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

Sent: Wednesday, May 12, 2021 3:11:20 AM

Subject: Re: A/KC/475 A/KC/475 No. 14-15 Yip Shing Street, Kwai Chung MR

Dear TPB Members,

The very amateur images provided come with no improvements. All the public gets is some tiling on the narrow Yip Shing Street frontage.

The site is over 1,000sq.m and therefore subject to a more stringent appraisal.

Mary Mulvihill

From:

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

Sent: Saturday, April 3, 2021 3:59:47 AM

Subject: A/KC/475 A/KC/475 No. 14-15 Yip Shing Street, Kwai Chung MR

A/KC/475

No. 14-15 Yip Shing Street, Kwai Chung

Site area : 1,319.1m²

Zoning : "Industrial"

Applied Development : Proposed **Minor Relaxation of Plot Ratio** for Industrial Development / 15 Car / 22 Goods Parking

Dear TPB Members,

This is the 10th application in a short period. that every development applies for the maximum MR and that PD, responsible for drafting the OZP in the first place, supports the applications makes a mockery of the OZP process. How can a district wide increase in PR and bulk of 20% be justified? Where is the data with regard to overall impact on the environment, transport and traffic and community of what is effectively a district wide increase of one fifth? To date there has not been a single application that has used the additional PR to incorporate innovative architecture. Its all about bulking up.

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

So apart from a set back, of dubious benefit in an industrial area with limited pedestrian traffic,

There is no tree planting at street level. The "creatively designed vertical greening within the primary zone (15m vertical zone from street level) on the building façade" is nothing more than a green wash carpet space. The building will house workshops, who will pay for the expensive maintenance that can only be carried out by erecting scaffolding or hydraulic equipment and blocking the pavement? No protection from the elements.

No mention of compliance with BEAM.

"Landscaped Podium Garden on 3/F, as a social gathering place for future occupiers of the Proposed Development to enjoy the tranquility provided by the garden is for internal use only.

Members must ensure that relaxations come with community benefits and green measures that are sustainable and permanent, not merely ornaments trotted out to secure approval.

Mary Mulvihill

Seq. 3

2

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/KC/497 Received on 20/02/2023

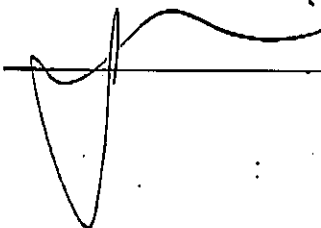
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

業成街是一條死胡同，很多物流公司在這裡，道路使用率也很高，目前違例泊車及道路損壞問題也很嚴重。提高了地積比率，道路使用率也會加大，必須加強道路管理和維修，否則累積下來的問題將會更加嚴重。

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

簽署 Signature



日期 Date 17/3/2023



Recommended Advisory Clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (TPB) may be required;
- (b) the planning permission is for minor relaxation of the plot ratio (PR) of the proposed development from 9.5 to 11.4. The claim for bonus PR should be dealt with under building plan submission stage and should not be taken as approved under the subject planning application;
- (c) to note the comments of the District Lands Officer/Tsuen Wan & Kwai Tsing, and Chief Estate Surveyor/Development Control, Lands Department (LandsD) that:
 - (i) the parent lot, Lot No. 693 in DD 445, has been carved into various sections and sub-sections. Site area of the Lot and the purported gross floor area shall be substantiated by a Land Survey Plan prepared by the Authorised Land Surveyors for consideration;
 - (ii) subject to (b) above, given the SC restriction above, the applicant should demonstrate the proposed SC complies with the Lease. For any breach in SC restriction, the Lot owner should apply to LandsD for a lease modification prior to its redevelopment;
 - (iii) the applicant should be fully aware that the user restriction under the Lease has a different interpretation from the Board's definition on Column 1 uses under the planning regime. More specifically, "industrial purpose" under the Lease should involve manufacturing process as decided by court cases. If the proposed development is in breach of the Lease, the Lot owner should apply to LandsD for a lease modification prior to its redevelopment;
 - (iv) upon receipt of a lease modification application, it will be considered by the LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that any application will be approved in the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, payment of premium and administrative fee; and
 - (v) LandsD reserves comment on the proposed schematic design including the site area which would only be examined in detail during the building plan submission stage upon completion of lease modification. There is no guarantee that the schematic design presented in the subject planning application will be acceptable under the Lease if it is so reflected in future building plan submission(s);

(d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:

- (i) the Site is not a class A, class B or class C site. Hence, the maximum site coverage and maximum plot ratio of the captioned site will be determined by Building Authority under section 19(3) of Building (Planning) Regulations. Detail comment on the development intensity cannot be given until submission stage of the General Building Plan;
- (ii) requirements for sustainable building design guidelines as stipulated in the PNAP APP-152 should be complied with in case the attribute of gross floor area concession under PNAP APP-151 is applied;
- (iii) requirements regarding measures to deter misuse of industrial buildings for residential use as stipulated in the PNAP APP-159 and circular letter dated 6 February 2018 should be complied;
- (iv) the requirements and criteria as set out in PNAP APP-132 should be observed and complied; and
- (v) detailed comments under the Buildings Ordinance will be given at building plan submission stage;

(e) to note the comments of the Director of Fire Services that:

detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. In addition, the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the BD submission;

(f) to note the comment of Director of Environmental Protection that:

- (i) the applicant is reminded that reminded that the Noise Impact Assessment to be submitted under approval condition shall demonstrate the compliance of relevant noise criteria of the HKPSG and propose appropriate noise mitigation measures where necessary, and details of the proposed fixed noise sources (e.g. no. of fixed noise sources, operation hour, sound power level, etc.) should also be included in the assessment; and
- (ii) the applicant is advised to minimise the generation of Construction and Demolition (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;

(g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

- (i) the applicant is reminded that approval of section 16 application under the 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 BD for approval; and

- (ii) the applicant is reminded of the long-term commitment in providing proper maintenance to the vertical green wall for healthy and sustainable plant growth; and

- (h) to note the comments of the Commissioner for Transport that:

the applicant is advised that the turntable should be well maintained in an operable condition.