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By Hand and Email

Our Ref: S3023a/TDM_KB/23/003Lg

28 June 2024

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

Dear Sir/Madam,

**Proposed Composite Redevelopment with Residential,
Commercial and Trade Mart, Social Welfare Facilities
and School uses and Minor Relaxation of Building Height Restriction
at New Kowloon Inland Lot No. 6032, 1 Trademart Drive, Kowloon Bay, Kowloon**

**- Section 16 Planning Application No. A/K22/37 -
(Further Information No.1 Part 2)**

Reference is made to the captioned S16 Planning Application which was acknowledged by the Town Planning Board on 13 June 2024, and the departmental comments received from Transport Department on 14th June and 17th June 2024.

In response to the comments received, please find attached 4 hard copies of the Further Information submission, which consists of the followings:

A Response-to-Comment Table, together with the following Appendices:

Annex 1: Updated Traffic Impact Assessment

Annex 2: Contour Results of the Air Quality Impact Assessment (Part of the Environmental Assessment)

Annex 3: Replacement Page(s) of Supporting Planning Statement

The Applicant notes that the relevant government departments (i.e. Electrical and Mechanical Services Department (EMSD) and Energizing Kowloon East Office (EKEO)) have **NO** objection to the **proposed Northern Footbridge Extension** linking the existing footbridge across Kai Cheung Road (between EMSD headquarters and the Site). With the full support from EMSD and EKEO, the **proposed Northern Footbridge Extension** can **form part of the S16 Planning Application**, should the relevant government departments including the Planning Department (PlanD) consider such provision as a public planning gain to the area upon the proposed redevelopment. While the Applicant will continue to closely liaise with the relevant government departments to facilitate the provision of a seamless pedestrian connection in the area, details on the final alignment and construction sequence of this Northern Footbridge Extension are yet to be discussed and agreed with the relevant department(s) including EMSD. Accordingly, it is opined that the implementation/provision of this Northern Footbridge Extension should be independent of the occupation and completion of the proposed redevelopment.





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The Applicant would also like to confirm that **a 24-hour pedestrian circulation** between the existing northern footbridge across Kai Cheung Road (connecting the existing EMSD headquarters) and the proposed southern link bridge (connecting the existing southern footbridge across Kai Fuk Road) via the proposed development will be provided.

Besides that, based on the comments from the Education Bureau and Social Welfare Department on the height and location of the facilities (i.e. Kindergarten, Residential Care Home for the Elderly and Day Care Centre for the Elderly) in the Mixed Block, please note that the floor-to-floor height of the Mixed Block has been revised. The facilities will now be located at a height of not more than 24m above ground level to comply with the relevant regulations.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8451 or our Mr. Elden Chan at 3578 5778.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Pauline LAM

Encl.

cc. the Applicant & Team

KT/PL/EC/vy