



DeSPACE (International) Limited

Date: 22th May 2024

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**SUBMISSION OF APPLICATION FOR PERMISSION UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED EXHIBITION HALL
AND SHOP AND SERVICES IN “OTHER SPECIFIED USES” ANNOTATED “PIER” ZONE,
PREMISES AT UPPER DECK, HUNG HOM (NORTH) FERRY PIER, HUNG HOM**

Planning Application No. A/K9/287

Further Information (1) – Technical Clarifications

Reference is made to the captioned Section 16 planning application. In order to address the departmental comments of Leisure and Cultural Services Department regarding the captioned application, attached please the table of responses-to-comments (R to C).

In addition, please also find the technical clarifications below:

1. *Shop and Services use*

Please be clarified that that the maximum capacities of 100 visitors as stated in Para 4.4 of the Planning Statement applies to the proposed art exhibition hall only. The health consulting services of the proposed shop and services use are not intended to provide for 20 or more persons during any one day or 8 or more persons at any one time, and will not constitute a school as defined and regulated under the Education Ordinance (Cap. 279).

2. *Visual impact of the additional water tanks and pumps*

Please refer to the illustrations in Figure FI1-1 & FI1-2. It is demonstrated that the proposed ancillary rooftop structures with a height of not exceeding 3 metres in compliance with JPN no. 5, are lower than the existing plant room with a floor-to-floor height of 4.3m. Also, about one third of the massing of the proposed ancillary rooftop structures will be visually hidden behind the existing parapet wall enclosing the pier roof. Along with the photomontages submitted in Figure 10 of the formal submission, it is justified that the visual impact of the proposed ancillary rooftop structures is not higher than that of the existing plant rooms at the roof.

This FI (1) submission involves technical clarification/responses to comments of relevant Government department without changing the nature of the application, the proposed uses nor the proposed scheme. It should therefore be exempted from the publication requirement and/or the recounting requirement. Should you have any queries, please feel free to contact Mr. Endy CHENG at 24933626 or myself at 35906333.

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam
P.P. Greg Lam



**Town Planning Application No. A/K9/287
(Further Information 1)**

Response-to-Comment Table (Departmental Comments)

Departmental Comments	Response
<p>Email dated 2 May 2024 refers: <u>Leisure and Cultural Services Department</u></p>	
<p>1. The submission stated that the new Hung Hom Urban Park leisure area will not be included as one of the crowd dispersal routing for the activities for the proposed uses at any time. The applicant should also noted that the walking access of nearby Hung Hom Promenade is narrow and not adequate for one of the crowd dispersal routing.</p>	<p>Please be clarified that the proposed exhibition hall/ shop and services are small in scale with estimated only tens of visitors and for those visitors going to the HK Island side will leave the Pier directly by ferries. The visitors will be in free movements in and out of the premises throughout the opening time of the exhibition hall without following a designated schedule. As such, a crowd dispersal routing may not be very relevant or suitable to this case.</p>
<p>3. Concerning the applicant will use the existing Public Transport Interchange at the nearby Kerry Hotel Hong Kong and the wide service lane along the Kerry Hotel and public walkway along the Hung Hom Promenade (HHP), the applicant should make the precautionary arrangement to ensure that no goods delivery should take the access inside HHP (LCSD) area.</p>	<p>The applicant will include a rule in its future tenancy agreement to prohibit any goods delivery taking the access inside HHP (LCSD) area as indicated in the plan.</p>

22/05/2024, 15:32

Gmail - [Reply to DeSpace] Re: Planning Application No. A/K9/287 - Portion of Upper Deck, Hung Hom (North) Ferry Pier, Hung ...



Cheng Endy [REDACTED]

[Reply to DeSpace] Re: Planning Application No. A/K9/287 - Portion of Upper Deck, Hung Hom (North) Ferry Pier, Hung Hom, Kowloon

Grace CH YUEN [REDACTED]

2024年5月20日 下午6:02

收件者: Cheng Endy [REDACTED]

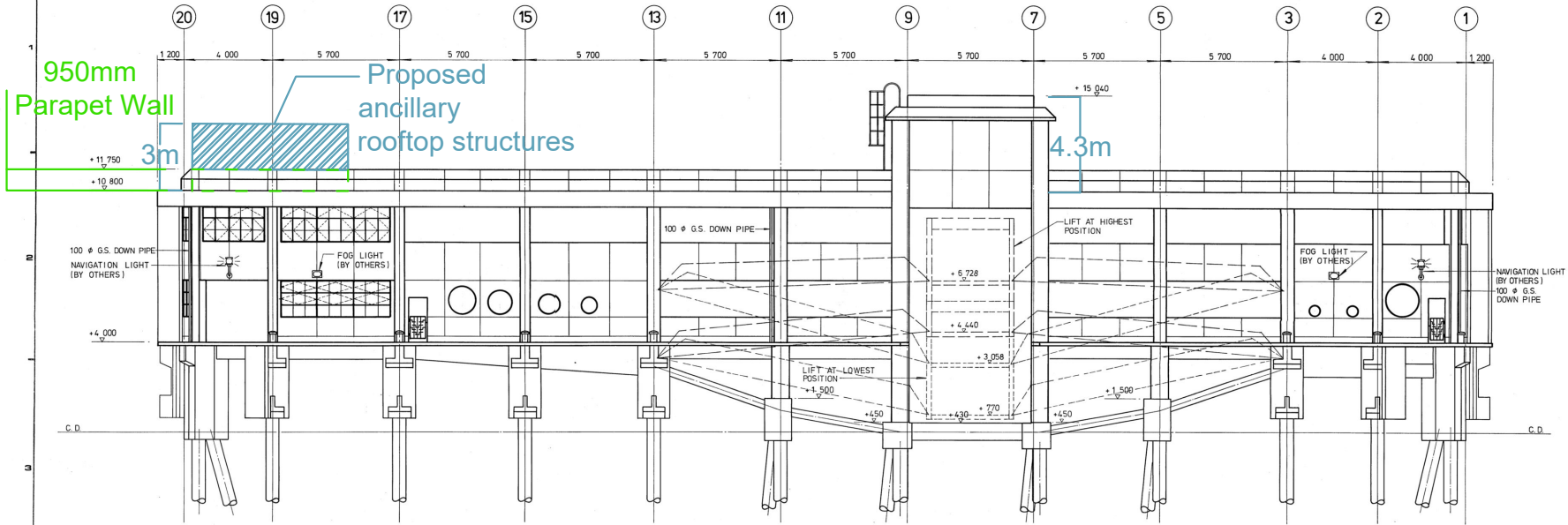
[REDACTED]

Dear Endy,

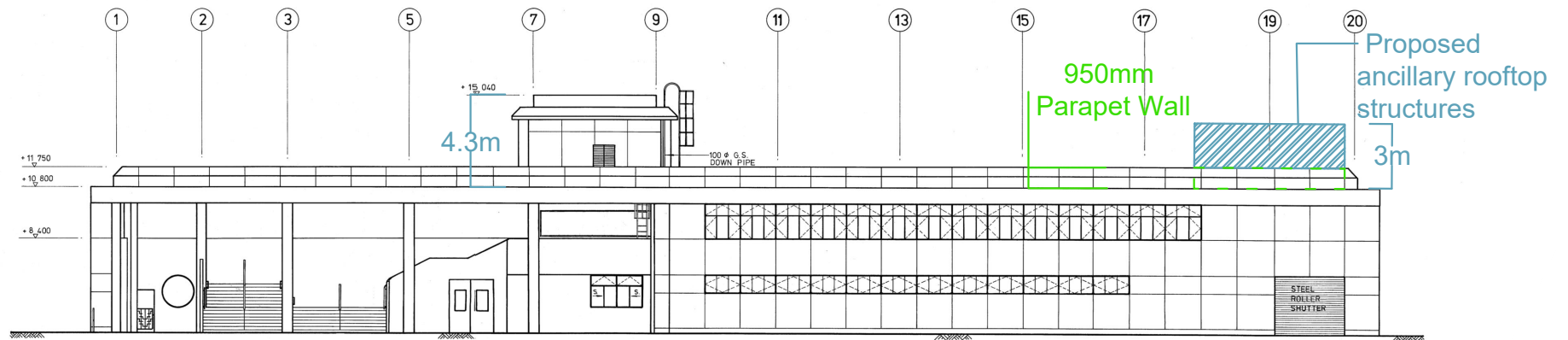
Please note that we have no further comment regarding your RtoC. Thanks.

Regards,
Grace YUEN
EO(Planning)12A / LCSD
Tel: 2601 8689
Fax: 2695 3886

----- Forwarded by Grace CH YUEN/LCSD/HKSARG on 17/05/2024 14:54 -----



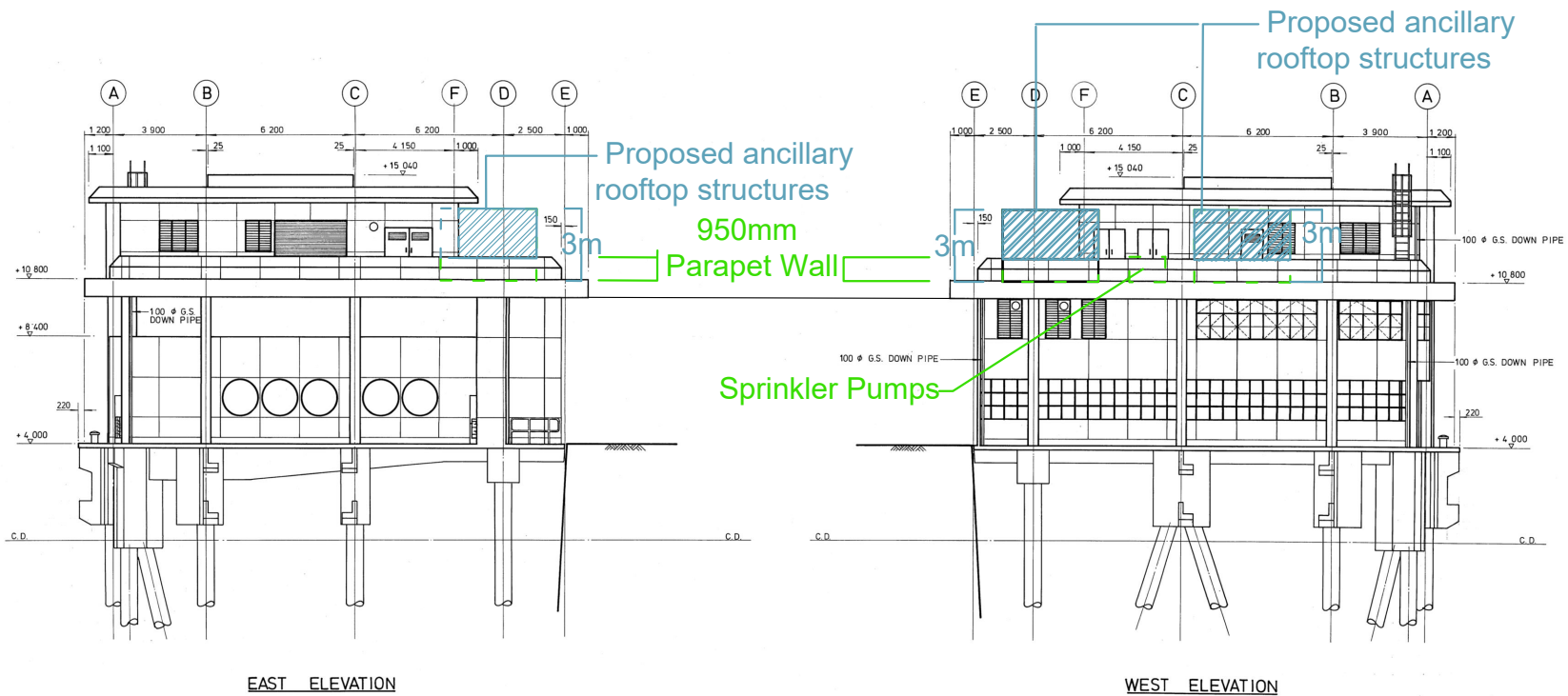
SOUTH ELEVATION



NORTH ELEVATION
(STEEL HANGER FOR SIGN BOARDS NOT SHOWN)



Title	Elevations (South & North)	Legend	Drawn By	EC	Figure No.	F11-1
			Date	May 2024	Scale	1:300 in A4



EAST ELEVATION

WEST ELEVATION



Title Elevations (East & West)	Legend	Drawn By EC	Figure No. F11-2
		Date May 2024	Scale 1:300 in A4