

2025年 5月 2 6日

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 26 MAY 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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 or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas**
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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	
	Date Received 收到日期	

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Chui Yee Ying

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)

Grandmax Surveyors Limited
(俊滙測量師行有限公司)

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)	G/F, No.3 David Lane, Sai Ying Pun, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 N/A sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 51.79 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) N/A 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 Sai Ying Pun & Sheung Wan Outline Zoning Plan (No. S/H3/34)
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community"
(f) Current use(s) 現時用途	Vacant (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	About 51.79 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Eating Place for a Period of 5 Years (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	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N/A sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 51.79 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 51.79 sq.m 平方米 <input checked="" 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

<p>(a) Operation involved 涉及工程</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 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</p> <p>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="511 1297 1492 1816"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 to 至
- ☐ 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

(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 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括.....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 mPD 米(主水平基準上) ☐ About 約
..... 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

☐ 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 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 (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]
.....
.....
.....
.....
.....

(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)

Sep 2025

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

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 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)) <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 checked="" 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 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 _____ 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) _____ _____ _____
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 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 _____ 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) _____ _____ _____

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</p> <p>No 否</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><input checked="" type="checkbox"/></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</p> <p>No 否</p>	<p><input 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 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</p> <p><input checked="" type="checkbox"/></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 type="checkbox"/></td> </tr> </table> <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>N/A</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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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 attached submission.

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



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

THOMAS LUK

N/A

Name in Block Letters
姓名（請以正楷填寫）

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

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

Date 日期

15/05/2025

(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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	G/F, No. 3 David Lane, Sai Ying Pun, Hong Kong 香港西營盤爹核里3號地下		
Site area 地盤面積	<div style="text-align: right;">51.79 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</div>		
Plan 圖則	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (No. S/H3/34) 西營盤及上環分區計劃大綱核准圖 (編號：S/H3/34)		
Zoning 地帶	"Government, Institution or Community" 「政府、機構或社區」		
Applied use/ development 申請用途／發展	Proposed Temporary Eating Place for a Period of 5 Years 擬議臨時食肆 (為期5年)		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	51.79 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	N/A % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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 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) _____ _____	N/A
	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 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) _____ _____	N/A

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Extract of Lot Index Plan, Extract of Outline Zoning Plan, Site Photos and Illustrations, General Building Plan</u>		
<u>Reports 報告書</u>		
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。

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Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, No. 3 David Lane, Sai Ying Pun, Hong Kong

Background

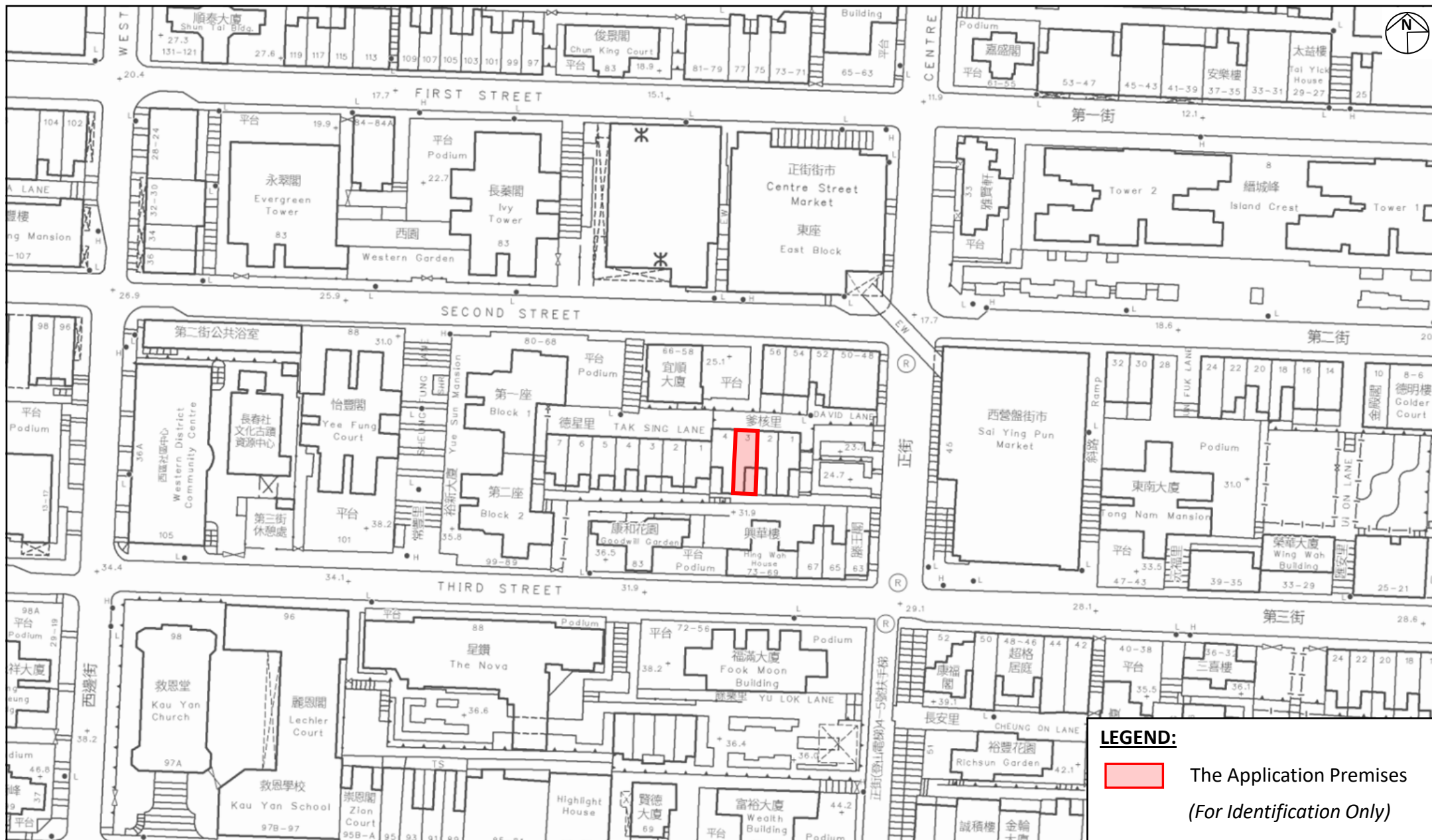
The application premises involves Ground Floor of No.3 David Lane in Sai Ying Pun (**Figures 1 and 2** refer), with a gross floor area of about 51.79m² (Please refer to the attached **Layout Plan** and the **General Building Plan**). The application premises is currently vacant, and it is intended to utilise the application premises for the proposed use (i.e. Proposed Temporary Eating Place for a Period of 5 Years).

Justifications

- The application premises is located in an area with low- to high-rise residential buildings, featuring commercial establishments like restaurants on the lower floors. The proposed eating place is similar in scale and nature to existing establishments, making it compatible with the local environment and unlikely to cause any issues for the neighbourhood.
- Individual unit on 1/F above the application premises is currently vacant and is accessible via a separate staircase connected to G/F directly at No.4 David Lane (**Illustration 1** refers). This would avoid nuisance to potential users on the upper floor of the subject buildings. The proposed use will operate indoors only, from 8:00 a.m. to 11:00 p.m. (Monday to Sunday, including Public Holidays). In order to minimise nuisance to the neighbourhood, there will be no outdoor seating accommodation nor any kind of outdoor activities. Customers will queue up in the designated indoor waiting areas inside the eating place, as shown in the layout plan. As it involves light meals and beverages, no significant noise or environmental impacts are expected for the residential neighborhood.
- The "G/IC" zone where the application premises is located currently has no designated use (**Figure 3** refers), making the proposed temporary use appropriate and flexible for future changes. Upon expiry of the planning approval, the Board can adjust the approval period to less than five years and has the authority to decide on any future applications. Therefore, the temporary nature of the proposed use will not jeopardise the long-term planning intentions for the "G/IC" zone.
- The application premises has no direct vehicular access but is well served by various public transport services. (**Figure 4** refers). Located just a minute's walk from Sai Ying Pun Station and close to several bus and minibus stops, customers will access the proposed eating place by public transport and by foot, resulting in no adverse vehicular traffic impact. Pedestrian access is via David Lane, a dead-end alley serving nearby buildings. The main entrances of adjacent buildings face Second Street, reducing traffic on David Lane. Given the small scale of the proposed use, the existing infrastructure is deemed adequate to handle any slight increase in foot traffic, with no adverse impacts anticipated.

- Loading and unloading activities are proposed to take place either on Second Street (near No. 52 Second Street) or on Third Street (near No. 67 Third Street), both of which are located within 50m distance from the application premises (**Figure 5** refers). The unloaded goods will be transported to the application premises via Centre Street and David Lane by foot. In view of the small-scale nature of the proposed use, loading/unloading activities will be carried out approximately 2-3 times a week which will be minimal and infrequent.
- The application premises is currently vacant and has an unattractive façade (**Illustration 1** refers). The proposed use presents an opportunity for refurbishment, including repainting and furnishing, which would enhance the street environment and create a pleasant gathering space for residents and visitors. The proposed eating place would bring vitality to the area and reinforce the district characteristic.
- The application premises in downtown Sai Ying Pun is highly accessible and has development potential. Given Hong Kong's land shortage, leaving the site vacant would waste valuable resources. The proposed use would optimize this location by providing essential food and beverage facilities for residents and visitors, without requiring large-scale development or increased floor area. The proposed use will allow an effective and efficient use of the premises to serve the local community.
- Three similar applications (Nos. A/H3/431, A/H3/443 and A/H3/447) covering the same "G/IC" zone of the Current OZP for proposed temporary eating place for a period of 5 years was approved with conditions on a temporary basis by the MPC on 12.8.201, 09.07.2021 and 13.01.2023 respectively. Considering the current application carries a similar site context, scale and nature, and is situated between the premises of the approved applications, the approval of the current application would be in line with the previous decision of the MPC and would by no means set an undesirable precedent for other similar applications.
- The proposed use would be in line with the Town Planning Board Guidelines for Application for Development/ Redevelopment within "G/IC" zone for uses other than G/IC uses under Section 16 of the Town Planning Ordinance in the sense that: (a) considering that there is currently no designated G/IC use for the "G/IC" zone and that the proposed use is temporary in nature, it would not delay the implementation of any GIC facilities within the "G/IC" site; (b) the proposed use is compatible with the surrounding areas in terms of land use, scale and development intensity; (c) the proposed development would be sustainable in terms of the capacities of existing infrastructure; and (d) the proposed development is not susceptible to adverse environmental impacts.

In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 5 years.



Project:
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, No. 3 David Lane, Sai Ying Pun, Hong Kong

Title:
Location Plan

Figure:
1

Scale:
Not to Scale

Date:
May 2025


GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Ref.: ADCL/POT-10820/R001/F001



LEGEND:

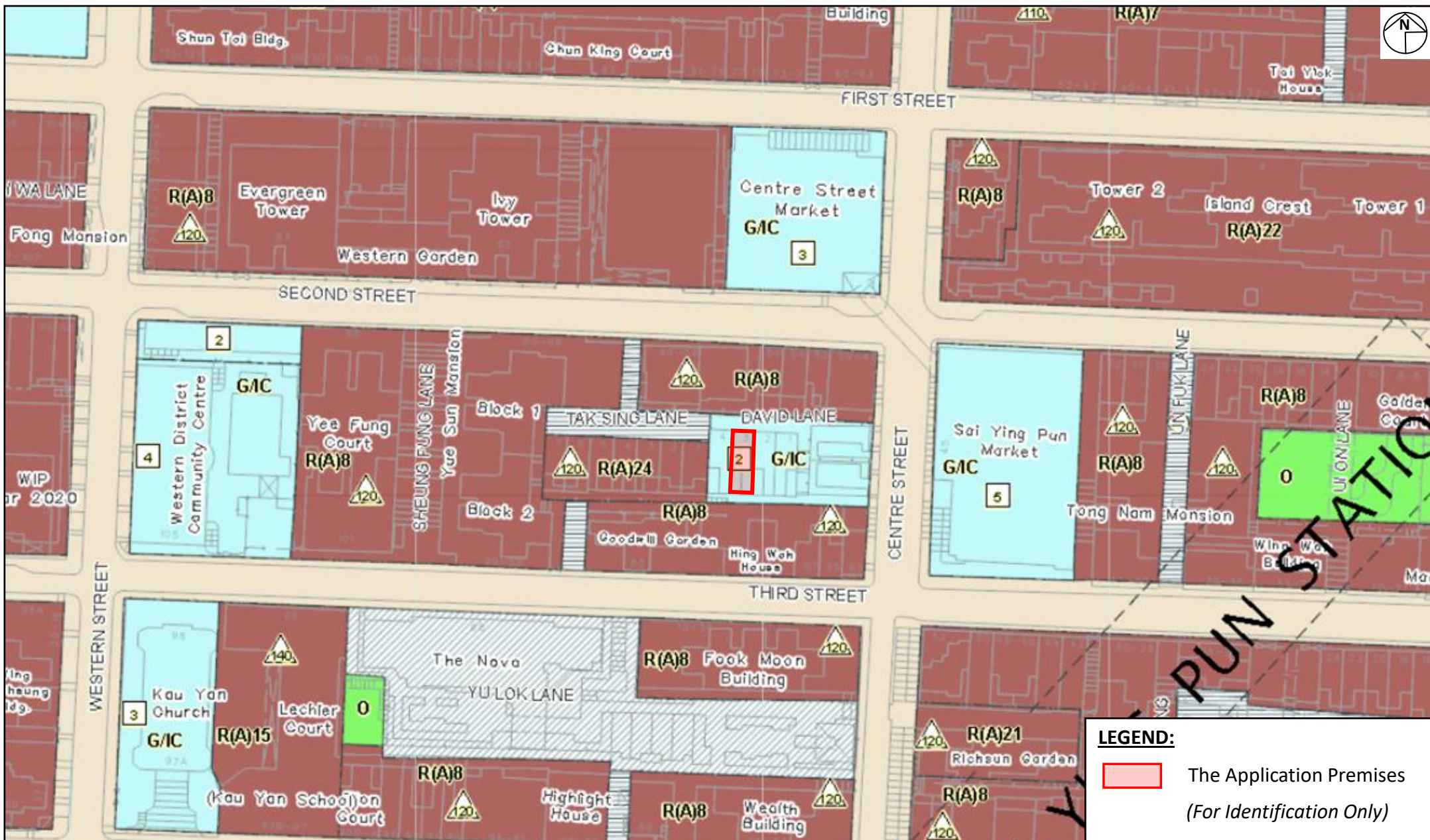
The Application Premises
(For Identification Only)

Project:
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, No. 3 David Lane, Sai Ying Pun, Hong Kong

Title:
Extract of Lot Index Plan
(No. ags_S00000101076_0001)

Figure:
2
Scale:
Not to Scale
Date:
May 2025


GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Project:

Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, No. 3 David Lane, Sai Ying Pun, Hong Kong

Title:

Extract of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34

Figure:

3

Scale:

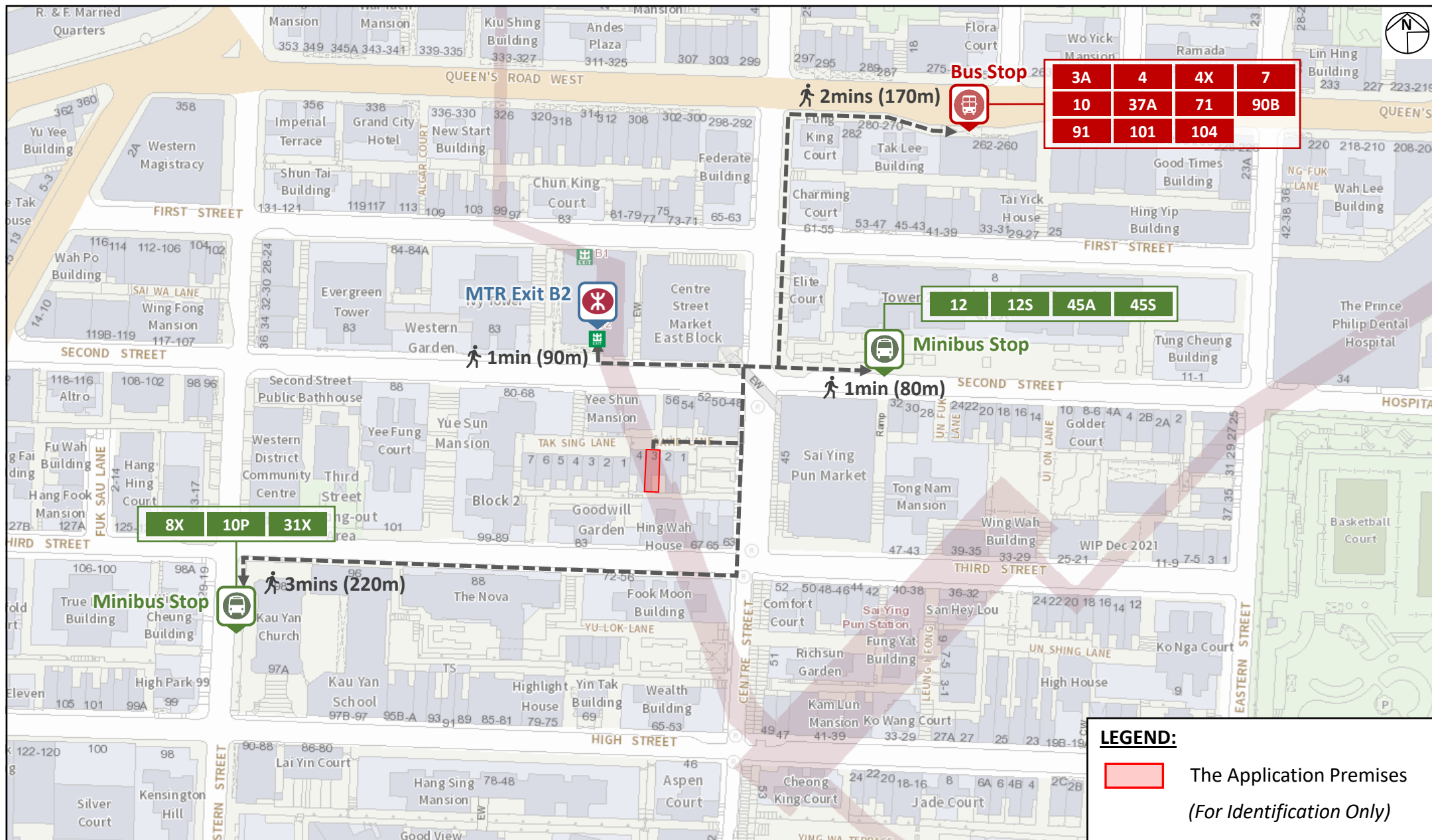
Not to Scale

Date:

May 2025



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Project:
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, No. 3 David Lane, Sai Ying Pun, Hong Kong

Title:
Public Transport Services in the Vicinity

Figure:
4

Scale:
Not to Scale

Date:
May 2025


GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Ref.: ADCL/POT-10820/R001/F004



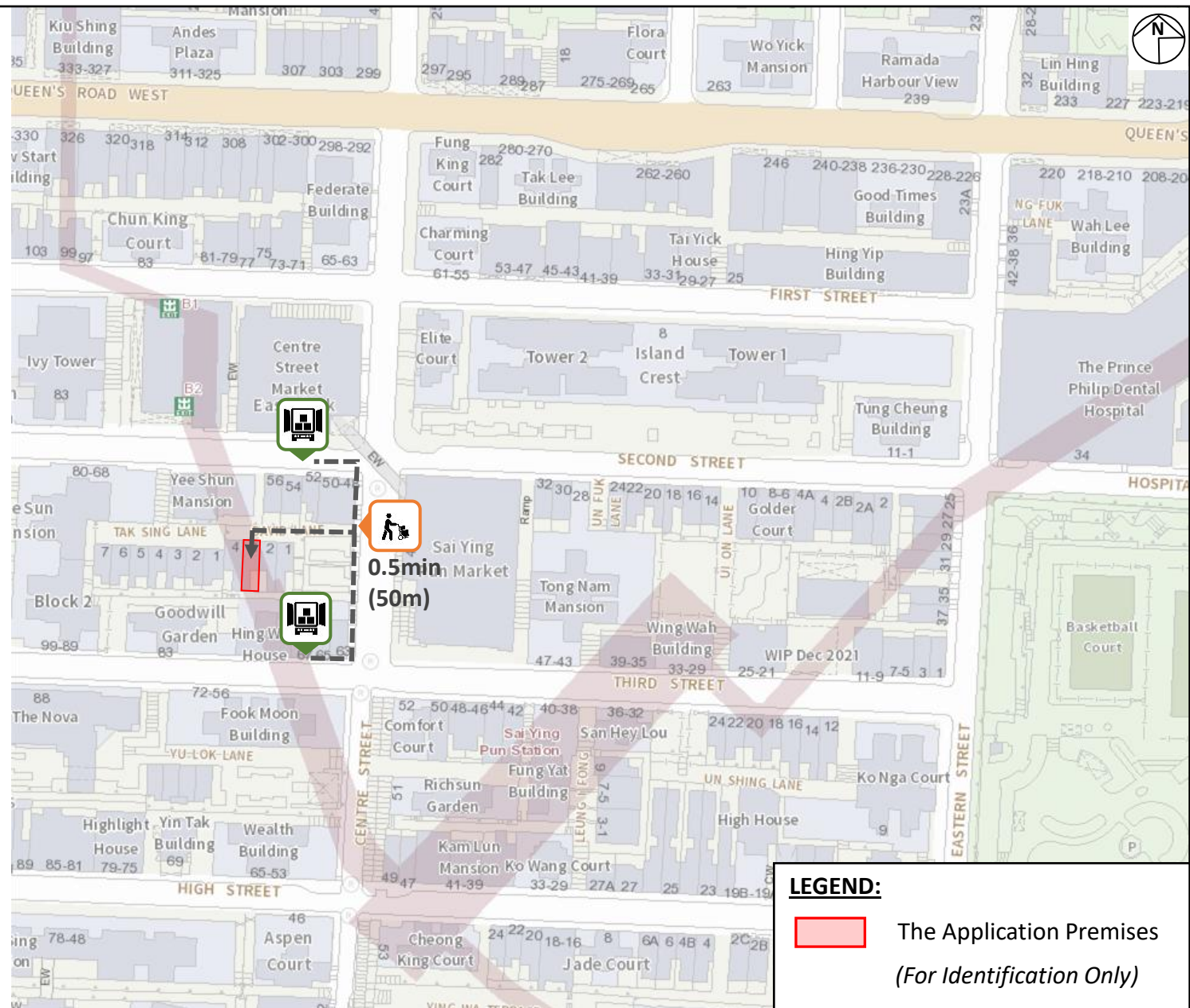
No. 52 Second Street



Near No. 67 Third Street



David Lane



Project:
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, No. 3 David Lane, Sai Ying Pun, Hong Kong

Title:
Loading and Unloading Activities for the Proposed Use

Figure:
5

Scale:
Not to Scale

Date:
May 2025


GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Ref.: ADCL/POT-10820/R001/F005

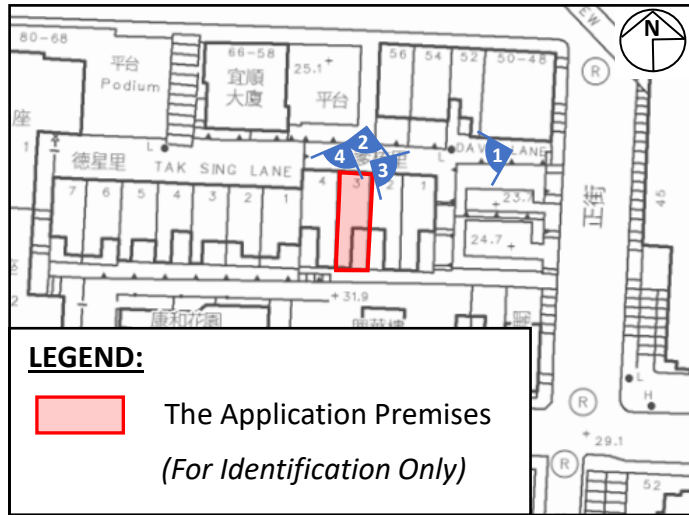


Photo 1



Photo 1: Approved Temporary Eating Place at No.1, 2 and 4 David Lane

Photo 2



Photo 2: Current Condition of the Application Premises

Photo 3



Photo 3: Current Access (David Lane)

Photo 4



Photo 4: Separate Staircase Connected Directly to 1/F above the Application Premises at No.4 David Lane

Project:

Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, No.3 David Lane, Sai Ying Pun, Hong Kong

Title:

Current Condition of the Application Premises and Surrounding Areas

Illustration:

1

Scale:
Not to Scale









Date:
May 2025



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Ref.: ADCL/POT-10820/R001/I001

LEGEND:

	FULL HEIGHT EXISTING WALL		FULL HEIGHT DRY WALL PARTITION		EXISTING FULL HEIGHT S.C. DOOR		FLOOR DRAIN
	FULL HEIGHT 1HR. F.R.R. PARTITION WALL		FULL HEIGHT 1 HR. F.R.R. S.C. DOOR		FULL HEIGHT S.C. DOOR		LICENSE PORTION

FLOOR CALCULATION:

GROSS FLOOR AREA: 51.79 M²

$$51.79 \text{ M}^2 \times 25\% = 12.95 \text{ M}^2$$

FOOD ROOM PROVIDED:

$$\text{KITCHEN} = 13.00 \text{ M}^2$$

$$\text{TOTAL} = 13.00 \text{ M}^2 > 12.95 \text{ M}^2$$

SEATING ACCOMMODATION:

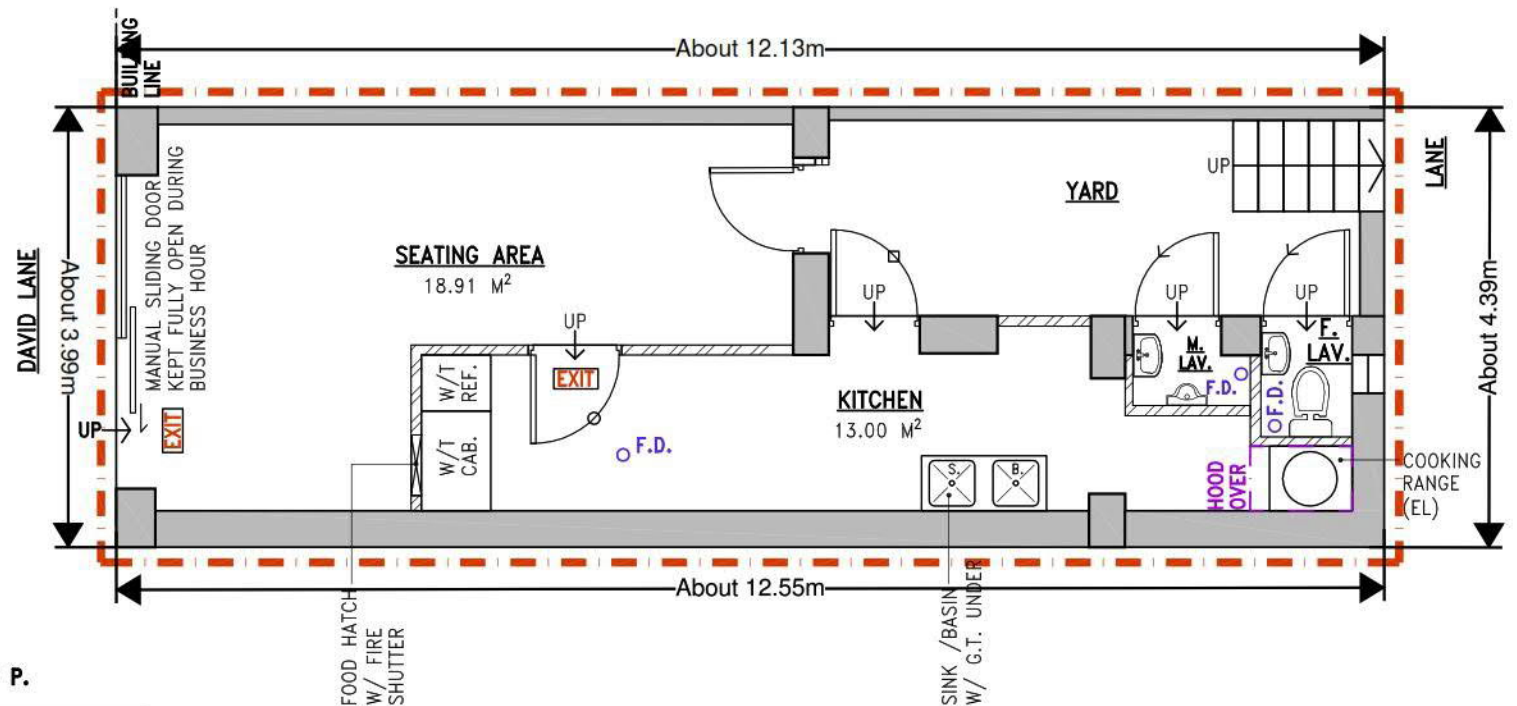
$$\text{SEATING AREA} = 18.91 \text{ M}^2$$

$$\text{TOTAL} = 18.91 \text{ M}^2$$

SANITARY FITMENT REQUIREMENT:

$$\text{TOTAL SEATING CAPACITY } 18.91 \text{ M}^2 / 1.5 = 13 \text{ P.}$$

NOS. OF CUSTOMER = 13 P.	BASIN		W.C.		URINAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE / FEMALE	1	1	1	1	1	1



NOTE:

1. NO FUEL OTHER THAN ELECTRICITY TO BE USED.

ADDRESS:		DRAWING TITLE:		<div>啟傑</div> <div>K & K Chartered Architect & Associates</div> <div>Unit E, 33/F., Legend Tower, 7 Shing Yip Street, Kwun Tong, Kowloon.</div>
GENERAL RESTAURANT AT		GENERAL LAYOUT PLAN		
G/F, 3 DAVID LANE,		DRAWING NO.:		
SAI YING PUN, HONG KONG.		GL 01 a		
		DRAWING TYPE SEQUENCE NO. REVISION CODE		
		OUR REF.: KOP-070-25		
		SCALE: 1 : 75		
		DATE: MAY, 2025		
		DRAWN BY: MATTHEW		
		A4 SIZE		



Date : 26th June, 2025
Our Ref. : ADCL/POT-10820/L003

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

By Email


Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F,
No. 3 David Lane, Sai Ying Pun, Hong Kong
(Planning Application No. A/H3/451)**

We refer to the latest comments from the Drainage Services Department (dated 25.6.2025) and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited



Thomas Luk
Planning Consultant

Encl.
c.c. Client

Planning Application No. A/H3/45

Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F,

No. 3 David Lane, Sai Ying Pun, Hong Kong

Responses to Comments Table

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department	25.6.2025	Please note that we basically have no objection to the application from drainage point of view. The applicant shall advise if there is any alternation to the existing stormwater drainage and sewerage discharge points from the proposed development. The applicant is required to demonstrate to this office with hydraulic calculations that the existing downstream public stormwater drainage and sewerage facilities have adequate capacity to accommodate the flow from the proposed development should there be any alterations.	Please note that there will be no alternation to the existing stormwater drainage and sewerage discharge points from the proposed development.

**Relevant Extract from the Town Planning Board Guidelines No. 16
for ‘Application for Development/Redevelopment within
“Government, Institution or Community” (“G/IC”) zone for uses other than G/IC uses’
(TPB PG-No. 16)**

TPB PG-No. 16 is relevant to this application and the relevant main planning criteria are summarised below:-

- (a) the proposed development should not adversely affect the normal operation of the existing government, institution or community (GIC) facilities nor delay the implementation of the planned GIC facilities, if any, within the “G/IC” site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the proposed development;
- (b) the proposed development should be compatible in land-use terms with the surrounding areas;
- (c) the scale and intensity of the proposed development should be in keeping with that of the adjacent area;
- (d) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure; and
- (e) the proposed development should not be susceptible to adverse environmental impacts.

**Similar s.16 Applications for Temporary Eating Place Use within “G/IC” zone
on the Sai Ying Pun & Sheung Wan Outline Zoning Plan**

Approved Applications

Application No.	Location	Proposed/Applied Use(s)	Date of Consideration (MPC)	Approval Condition(s)
A/H3/431	G/F, 4 David Lane, Sai Ying Pun, Hong Kong	Proposed Temporary Eating Place for a Period of 5 Years	12.8.2016	(1), (4)
A/H3/443	G/F, 4 David Lane, Sai Ying Pun, Hong Kong	Renewal of Planning Approval for Temporary Eating Place for a Period of 5 Years	9.7.2021	(2), (4)
A/H3/447	G/F, 1-2 David Lane, Sai Ying Pun, Hong Kong	Proposed Temporary Eating Place for a Period of 5 Years	13.1.2023	(3), (4)

Approval Condition(s)

- (1) The submission and implementation of fire service installations and water supplies for fire fighting.
- (2) The existing fire service installations implemented at the premises should be maintained at all times during the planning approval period.
- (3) The submission and implementation of a fire service installations proposal.
- (4) Revocation of planning approval if condition (1), (2) or (3) is not complied with during the planning approval period.

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/H3/451

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本法團(第二街52號)反對爹核里3號地下臨時食肆(為期5年)之申請(申請編號：A/H3/451)。鑑於有關區域為住宅區，如開設食肆，食肆煮食排放的油煙(黑煙及煤煙等)及氣味，影響鄰近居民的日常生活。此外，食肆的營運、僱員及食客等發出的噪音，亦會對該區居民的作息造成長期的影響及滋擾。再者，食肆充滿油脂的廢水、食物有關的垃圾及廢物等，會對鄰近造成嚴重的環境污染，影響居民的身心健康。更甚者，因消防車不能駛入鄰近區域，如發生火警，實難以實施救援，對居民的生命及財產造成威脅。因上述種種原因，本法團作為鄰近之大廈，反對在上址開設食肆。

敬請 貴署審慎考慮，以免對該區的居民造成不必要的滋擾及影響。

「提意見人」姓名/名稱 Name of person/company making this comment 第二街52號業主立案法團

簽署 Signature _____ 日期 Date 23/06/2025

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Hong Kong West and South, Lands Department (LandsD) that the application premises (the Premises) is not covered by any Offensive Trade Licence (“OTL”). For the proposed eating place use, the owner of the Premises has to apply to LandsD for an OTL to carry on the trades of sugar baker, oilman, butcher, victualler and tavern-keeper contained in the offensive trades clause. Pursuant to Lands Administration Office Practice Note Issue No. 3/2023 issued by LandsD on 31.3.2023 (“the Practice Note”), LandsD would relax the requirement of applying for an OTL for the operation of a business which requires one or more of the eleven types of licences granted by the Director of Food and Environmental Hygiene or the Liquor Licensing Board respectively (collectively “the Statutory Licences”). Upon the grant of any of the Statutory Licences to a lot or premises, an OTL would be deemed to be granted to the owner of the concerned lot or premises by LandsD. Upon the expiration or cancellation of all relevant Statutory Licences, the OTL deemed to be granted shall automatically terminate and cease to have effect. The owner of the Premises shall refer to the Practice Note which can be downloaded from LandsD’s website for details of the Statutory Licences and criteria for application of the OTL. The proposed eating place use for the Premises shall be covered by a valid OTL and/or the OTL deemed to be granted pursuant to the aforementioned Practice Note;
- (b) to note the comments of the Commissioner for Transport (C for T) that the section of Centre Street between Second Street and Third Street is designated as prohibited zone. Drivers of all motor vehicles, except those with permits issued by C for T, are prohibited from driving vehicles into the prohibited zone 24 hours daily. Loading/unloading shall be confined along kerbside without no-stopping restrictions. C for T has the rights to impose, alter or cancel any no-stopping restrictions to cope with changing traffic conditions and needs. The road space and kerbside would not be reserved for any exclusive uses of the subject development;
- (c) to note the comments of the Project Coordinator/Railway Development 2-3, Railway Development Office, Highways Department (HyD) that the Premises falls within the railway protection boundary of the existing MTR Island Line. With reference to Development Bureau Technical Circular (Works) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the applicant should consult MTR Corporation Limited in respect to the operation, maintenance, safety and any future works required for the existing Island Line;
- (d) to note the comments of Director of Environmental Protection that the applicant should comply with all relevant pollution control ordinances and follow the recommendations stipulated in Environmental Protection Department (EPD) Guideline “Control of Oily Fume and Cooking Odour from Restaurant and Food Business”;

- (e) to note the comments of the Director of Food and Environmental Hygiene that under the Food Business Regulation (Cap. 132X), any person intending to operate a food business involving the sale of meals or unbottled non-alcoholic beverages (excluding Chinese herb tea) for consumption on the premises must obtain a restaurant licence, except a factory canteen or any business carried on by a hawker who is the holder of a licence under the Hawker Regulation (Cap.132AI). Licensee of restaurant licences shall at all times comply with fire safety requirements issued by the Director of Fire Services. If the applicant plans to prepare and/or manufacture food for sale for human consumption off the premises, or sale of non-bottled drinks, frozen confections, milk, shell fish (hair crab) or other restricted foods at any premises, relevant food factory licence and / or permit relevant to the type of proposed business must be obtained from the Food and Environmental Hygiene Department before commencement of such business;
- (f) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD) that the applicant is required to demonstrate to DSD with hydraulic calculations that the existing downstream public stormwater drainage and sewerage facilities have adequate capacity to accommodate the flow from the proposed development should there be any alterations. Any proposed sewage connection(s) shall be submitted to EPD, which is the planning authority of sewerage infrastructure, for approval;
- (g) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department that adequate means of escape, means of access for firefighting and rescue, and fire resisting construction should be provided in accordance with the Building (Planning) Regulations (B(P)R), the Building (Construction) Regulation, and the Code of Practice for Fire Safety in Buildings 2011. Barrier free access and facilities should be provided in accordance with B(P)R and the Design Manual: Barrier Free Access 2008. The applicant should also observe the licensing requirements imposed by the relevant licensing authority; and
- (h) 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 or referral of application via relevant licensing authority, as appropriate.