

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; 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](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](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/H/96
	Date Received 收到日期	- 2 NOV 2021

- 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 )

Pokfulam Development Company Limited / 博富臨置業有限公司

## 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 )

Cheung Lai Ping

## 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)	Shop 2, Lower Ground Floor of Block I/J (A3), Scenic Villas, 2-28 Scenic Villa Drive, 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 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 49.9 ..... 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	S/H10/19
(e) Land use zone(s) involved 涉及的土地用途地帶	R(C)
(f) Current use(s) 現時用途	Frozen Meat Shop  (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 .....07/09/2021..... (DD/MM/YYYY), this application involves a total of .....1..... "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)

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Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註1：可在多於一個方格內加上「✓」號

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

註2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	49.9 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Eating Place (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 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... 49.9 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 ..... 49.9 ..... 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**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
	(b) Intended use/development 有意進行的用途/發展

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" data-bbox="555 1361 1465 1848"> <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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

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

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

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... 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

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (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)

3/2022

## 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 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)) <p style="text-align: center;">Scenic Villa Drive</p> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <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 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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

There is no eating place in walking distance in the neighborhood of Scenic Villas. The closest is in Kennedy Town and Cyberport, they are 2-3 km away.

The intended operation would be a coffee house, serving artisanal coffee made onsite, pre-prepared gourmet pastries, fresh baked breads, sandwiches & cakes delivered daily.

Scenic Villas residents are expected to make up a large part of the Customer base as well as residents of the surrounding residential buildings.

It would be of great benefit to the residents in the estate as well as the neighborhood as many of them are spending more time at home (home office & zoom classes) during the pandemic.

**11. Declaration 聲明**

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

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

Signature  
簽署

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

CHEUNG LAI PING

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ 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

8 / Sept / 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

To: Town Planning Board  
15/F., North Point Government Office,  
333 Java Road, North Point,  
Hong Kong.  
Attn: Ms. Lee

Date: 5/Nov/2021

A/H10/96

Ref: Application for Permission Under Section 16 of The Town Planning Ordinance at Shop 2, Lower Ground Floor of Block I/J (A3), Scenic Villas, 2-28 Scenic Villa Drive, Hong Kong.

Addition information for the eating place:

- (1) Food Licence type : Light refreshment Restaurant Licence
- (2) Food & Beverage: Serve Coffee, Drinks, Cakes & Sandwiches.
- (3) Business hour: 07:00 to 22:00
- (4) Max. people in the shop  
Staff : 4 persons  
Customer : 17 persons

Attach the propose layout plan for your reference.

Thank you for your attention.



Regards,

  
Cheung Lai Ping



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



[Possible SPAM] Ref: TPB/A/H10/96  
14/12/2021 16:24

From:

To:

FileRef:

tpbpd@pland.gov.hk

1 attachment



feedback to public comment (pdf).pdf

RECEIVED

14 DEC 2021

Town Planning  
Board

Dear Ms. Lee,

Referring to our application, the applicant would like to have some feedback to public comment, please find the attached file for your reference.

Any questions, please feel free to contact me anytime.

Thank you for your attention,

Regards,

LP Cheung

Re: Application No.: A/H10/96 - Applicant's feedback to public comment

We are given to understand that majority of the public comment received are in support of the eating place application with only few residents in Scenic Villas have raised their concern over the possible impact from traffic, safety, hygiene and noise. In response to their concern, we would like to point out the following:

The intended business would be a coffee shop to be operated under light refreshment license. As the licensing authority, the Food and Environmental Hygiene Department (FEHD) will ensure the premises is suitable for the proposed purpose and can meet requirements on health, building safety, fire safety, lease conditions and statutory plan restrictions before granting a licence. The licensee's operation is also controlled by relevant food business regulation/guidelines.

The size of the Premises could support operation in relatively small scale which serves the needs of the neighborhood only, majority by foot traffic, there will be barely impact from vehicle traffic. The pre-prepared gourmet pastries, fresh baked breads, sandwiches and cakes are delivered daily. The pre-prepared food is ready to eat or otherwise to be warmed or reheated by electricity. As such, we expect no unpleasant smells and noise pollution and with minimal waste.

The forthcoming resurfacing to the road is necessary maintenance works (part of the road was resurfaced 24 years ago and the remaining was the originally built) and is scheduled to start in early January 2022 and last for about 6 months. The daily delivery for the operation in small van (limited to 1-2 deliveries daily, one scheduled at before 8 a.m.) will have little impact on the traffic and the environment.



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211124-213224-23400

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

24/11/2021 21:32:24

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/96

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Annabelle Singaram

意見詳情

Details of the Comment :

I have lived in Scenic Villas for 7 years and believe this cafe will be a valuable addition to our community.

Given the reasonable opening and early closing times, the cafe should not cause noise or disturbance of any kind.

Congestion and parking requirements will not be increased, as the cafe will mainly serve Scenic Villa residents or people like me i.e. already visiting the building daily for their shopping / school run / nearby sport.

As well as freshly brewed coffee onsite, the availability of organic juices and artisanal non-alcoholic drinks will be fantastic for me / my kids.

What I am most looking forward to is high quality easy to collect, freshly baked bread, sourdough, baguettes, cakes, pastries and pre-made sandwiches. Can't get any of this currently nearby.

The fact there will be no cooking onsite means no unpleasant smells and minimal waste (no vermin attracted)

I have special dietary requirements and the fact there will be plant based milks, gluten free items and other non-allergenic good will be a welcome addition.

As a Scenic resident, I believe a truly top quality cafe will only add to the desirability of properties in our area

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211126-101131-19146

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 10:11:31

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/96

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Lorna Wilson

意見詳情

Details of the Comment :

Hello,

I am writing to submit support for the Planning Application for the Eating Place at Scenic Villa. We have lived here for over a year now, and think this is such a wonderful idea. The Scenic Community can really benefit from having a good quality cafe on premises, and really adds to the appeal of living here, in turn increasing the desirability of properties in this area. It works well with Wellcome and the florist right there. As it will mainly service the Scenic Residents, I don't believe there will be an increase in congestion or cause parking issues. Being a day time cafe with no liquor served, reasonable open and close, and no cooking onsite, noise, odour and waste should be at a minimum (if any at all). The availability of products - from those with dietary requirements, to a range of beverages (coffee, juices), baked goods and other food is fantastic, and not available nearby. A dedicated WhatsApp line is a fantastic idea to enable pre order and easy collection. Our community will be stronger as it gives us an opportunity to meet our neighbours. I will never have to leave home again!

Thank you for your time,

Lorna

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

211203-115451-88885

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

03/12/2021 11:54:51

Date and time of submission:

有關的規劃申請編號

A/H10/96

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Susie Staunton

Name of person making this comment:

意見詳情

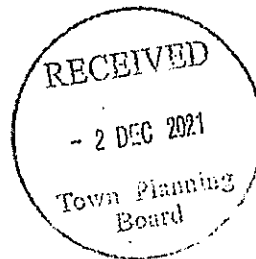
Details of the Comment :

Our family would be delighted to see a cafe downstairs. I believe it would be a huge benefit to the community. I don't think it would affect traffic any more than the welcome already affects traffic. I believe it would primarily be of use to the families of scenic. We have lived here for three years now and have lately bemoaned the fact that that particular space is being under-utilised and wasted. I really hope this project comes to fruition. Additionally it would be great to see a small local business thrive in the area as opposed to another large commercial enterprise like Starbucks. These small businesses are the businesses which keep community alive.

The Chairman and Members  
Town Planning Board

Date: 2ND December 2021

To Whom It May Concern,



Objection to the Planning Application No. A/H10/96

We are the owner and resident of an apartment [REDACTED] in Scenic Villas.

We have enjoyed the peaceful and quiet environment of this small development on Victoria Road and don't particularly want our living environment to be negatively affected by the creation of a light refreshments restaurant on the ground floor of IJ block.

We understand that Scenic Villas site is zoned R(C) in the Pokfulam Outline Zoning Plan, the planning intent being that this is to be kept as a low/medium density residential area, not meant for commercial activities that might disturb the quiet enjoyment of our residents. That was a major reason why we have invested in this property.

We would like the Town Planning Board, and Metro Planning Committee, to consider the following factors:

1. In Scenic Villas, we have 210 apartments -- each with a flat size of about 200 square metres or more in net letting area. Though served by the HR88 residential bus service operated by AMS, many of the families living here operate one or two private cars. Unfortunately, we have very few (less than 10) visitor parking spaces but nevertheless we have a Wellcome supermarket which serves not only Scenic Villas but the surrounding neighbourhood (e.g. Bisney). The supermarket brings in a lot of outside visitor traffic, together with trucks (up to 20 tonnes) and other delivery vehicles; doing loading and unloading along the road during day time. The turning circle at the end of the cul de sac is often so full of parked cars that school buses serving our children often have problems turning around and making a U-turn to exit. Indeed, the traffic on our cul de sac can be very congested during the busy hours during the morning and early evening. The opening of a restaurant risks further aggravating the existing traffic situation.
2. Because of age and the increased heavy traffic brought by commercial vehicles, which might not have been planned for in the beginning, our access road has to be overhauled. The Incorporated Owners of Scenic Villas had, just three weeks ago, passed a resolution to spend over \$12 million to reconstruct the road. Each of our apartment owners have to pay their fair share of the cost, however it appears that the owner and landlord of the shops (including Wellcome and the proposed eating place), being heavy users of the road, will not be making a contribution; since under the DMC (Deed of Mutual Covenant), the shop owner

- (the original developer) is not allocated any undivided share. Thus they are not required to pay any share of the road's reconstruction!
3. Moreover, during the road re-construction period, sections of our access road will have to be closed, in turn, for the work to be completed; so there will only be one-lane (single way) traffic for a majority part of next year. Therefore, the internal road traffic will be particularly challenging for Scenic Villas in 2022/3. We definitely cannot tolerate any additional traffic burden imposed by any restaurant during this period when road capacity is severely limited.
  4. With only 210 families living in Scenic Villas, a light refreshment restaurant may not survive if dependent solely on business from within our complex. A lot of the restaurant's customers may need to come from other areas in Pokfulam. The restaurant operator may eventually have to consider targeting takeaway services, and use Scenic Villas as a base to serve the whole area. Thus there could be a risk of many food delivery vehicles, with their scooters and motorbikes (e.g. Food Panda, Deliveroo etc) running in and out -- especially in the evenings until late.
  5. Apart from aggravating the traffic problem, the light refreshments restaurant might also cause additional noise nuisance to the quiet living that residents here enjoy. We believe this was surely not the intention of the Town Planning Board when the Scenic Villas site was zoned R(C) many years back.
  6. Depending on the type of food that will be sold in the proposed light refreshment restaurant (which can easily be changed from time to time), there may also be some smoke and unpleasant smells coming out from food preparation (e.g. from aromatic beverages like coffee), causing an additional persistent nuisance to the residents living nearby. The installation of any large exhaust fans and ventilation systems to meet with government regulations may also create noise and smoke problems to the residents living immediately above or adjacent to the restaurant in Block IJ.
  7. Additionally, depending on how the restaurant operator will run the business, residents could face the added risk of having rodents and insects (e.g. termites) with potentially extra burdens on the drainage and garbage disposal facilities given any generated grease or overnight food waste.
  8. With external visitors to Scenic Villas, we could also face extra security risks. Other risks could potentially include fire risk, together with additional insurance costs, and so on.

In summary, we do not agree that the setting up of an eating place or light refreshment restaurant is compatible with the current R(C) zoning.

It will seriously disrupt the quiet living environment of Scenic Villas.

We therefore want to raise our strongest objection to this application and request the distinguished members of the Town Planning Board and officers in the Planning Department will look at the well-being of the community at large, take a fair view of the case and reject the said application.

Thanks very much!

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211202-164530-68495

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

02/12/2021 16:45:30

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/96

「提意見人」姓名/名稱

Name of person making this comment:

Weatherland Investments Limited

意見詳情

Details of the Comment :

The Chairman and Members  
Town planning Board  
333 Java Road, North Point.

2 December 2021

Dear Sir

Planning Application No. A/H10/96

We are the owner of an apartment of Scenic Villas. We have bought it as an investment about 10 years ago, because we liked the environment of the property, peaceful and quiet and that it was zoned as R(C) in the Pokfulam Outline Zoning Plan, giving us an assurance that the serenity of the property will be protected.

We are therefore writing to you to raise strong objection to the proposal submitted by the applicant of A/H10/96 to convert Shop 2 in Block IJ of Scenic Villas as an eating place (light refreshment restaurant). We would like the Town Planning Board and Metro Planning Committee to consider the following factors:

1. We have in Scenic Villas 210 apartments each with a flat size of about 200 square metres or more in net letting area. About 1/3 of the units are retained by the original Developer and their family members or subsidiaries. These include the shop leased to Wellcome supermarket and the shop proposed for the light refreshment restaurant. The developer still have the biggest say in the Owners' Committee. Almost all of the families living here have one or two cars. Yet we have very few (less than 10) visitors parking spaces but we have a Wellcome supermarket which serves not only Scenic Villas but the whole neighbourhood. It brings in a lot of outside customers traffic plus large trucks (up to 20 tonnes) and delivery vehicles doing loading and unloading along the road during day time. The circle at the end of the cul de sac is often so much loaded with cars that large school buses serving our children often had problem turning round and making a U-turn. The traffic on our cul de sac can be very congested indeed during busy hours. The opening of a restaurant will further aggravate the situation.
2. Because of age and the increased heavy traffic brought by commercial vehicles which might not have been planned for in the beginning, our access road has to be overhauled. The Incorporated Owners of Scenic Villas had recently passed a resolution to spend over \$12 million to re-construct the road. Each of the apartment and carpark owners will have to pay a fair share of the cost, but the owner of the shops (including Wellcome and the proposed eating place), being heavy use

rs of the road, will not be making a contribution since under the DMC, the shop owner (the original developer) is not allocated any undivided share. They are not required and they are not prepared to pay a share of the road reconstruction cost. During the road re-construction period, sections of our access road will have to be closed by turns for the work and there will only be one-lane (single way) traffic for a majority part of next year. Internal road traffic will be a great problem for Scenic Villas. We definitely cannot tolerate any additional traffic imposed by the restaurant especially during this period.

3. A light refreshment restaurant surely will not survive with only 210 families living in quite large size units of Scenic Villas. A lot of their customers will come from other areas in Pokfulam. Inevitably the restaurant operator will be targeting takeaway services and may use the restaurant as a base to serve the whole area. There could be lots of delivery vehicles and motor-bikes (Food Panda, Deliveroo etc) running in and out especially in the evenings until late hours. Apart from aggravating the traffic problem this will also cause serious noise nuisance to the quiet living environment of the residents. We believe this was surely not the intention of the Town Planning Board when the Scenic Villas site was zoned R(C) many years back.

4. Depending on the type of food that will be sold in the proposed light refreshment restaurant" (which can be changed from time to time), there may also be lots of smokes and unpleasant smell coming out from food and beverage (like coffee) preparations, causing additional nuisance to the residents. The installation of large exhaust fans and ventilation system to meet with government regulations may also create noise and smoke problems to the residents living immediately above the restaurant.

5. Additionally, depending on how the restaurant operator will run the business, we could face the risk of having rodents and insects (including white ants) problems which we got rid of a few years ago, extra burden on the drainage and garbage disposal facilities because of grease and food wastes. We could also face extra security risk, fire risk, additional costs on insurance and so on.

In summary, we do not agree that the setting up of an eating place or light refreshment restaurant is compatible with the current R(C) zoning. It will seriously disrupt the quiet living environment of Scenic Villas. We therefore want to raise our strongest objection to this application. We request the distinguished members of the Town Planning Board and officers in the Planning Department to look at the well-being of the community at large, take a fair view of the case and reject the said application.

Thanks very much!

Peter To  
For and on behalf of Weatherland Investments Limited  
Owner of [REDACTED]  
Tel: [REDACTED] Email: [REDACTED]

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年11月19日星期五 9:33  
收件者: tpbpd@pland.gov.hk  
主旨: Application No: A/H10/96  
附件: Letter to PD-page 1.jpg; Letter to PD-page 2.jpg; Letter to PD-page 3.jpg

Dear sirs,

Attached please find my views objecting the above application for your attention. Thanks.

Regards,  
Roderick WOO, JP



Planning Department  
17/F, North Point Government Offices  
333 Java Road, North Point, HK

19 November 2021

Dear sirs,

**Re: Objection to Planning Application No. a/H10/96**

I refer to the above Application to lift the restriction of the premises concerned (i.e. a shop located on the Ground Floor of the Scenic Villas right below Blocks LJ of Scenic Villas) to allow it to be used as eating place.

I am the owner and occupier of an apartment in Scenic Villas and I object the above application on the following grounds :

1. The proposed change will gravely affect the peaceful enjoyment of the low density of the residential estate:

Scenic Villas is a lowly populated estate with 7 blocks of buildings (i.e. 2 apartments per floor on each block) with average apartment sizes in excess of 2,000 sq. ft. The residents enjoy the serenity of the vicinity which has been undisturbed over the past 45 plus years.

The only shops that are found there are (i) a small size Welcome supermarket which provides basic amenities and convenience to the residents; and (ii) a small floral shop which again has been there for many years and its presence enhances the environment. Both businesses are either necessities or are environmental friendly. These shops only open for business during day time and close in the evenings. They do not affect the quietude of the neighbourhood. Both shops have good reasons to be allowed operation in Scenic Villas.

A catering business, on the other hand, will change dramatically the status quo enjoyed by the residents. The management of Scenic Villas does not inform the residents the nature of the eatery shop. In any case, an eatery shop is not needed given the popular use of online food delivery service.

2. The proposed eating place will create health and hygiene problems to the residents:

A catering business will bring with it inevitable emission of polluted air and hygiene problems. The proposed eatery is to be located on the Ground Floor of residential blocks I&J. It will emit obnoxious and polluted air and create pest problems. Both will gravely affect the public health of the residents in general. Have you conducted a site visit to conduct an impact assessment? If not, I invited you to do so.

3. The change in user will have an adverse impact on the overall security and management of the estate:

A catering business brings with it increased number of "outsiders" patronizing the place. I presume that the operation hours of the business will include the evenings. If so the noise pollution and the security issues are potent. If the business sells fast foods, more patrons of different walks of life (such as decoration workers and students) are anticipated. This will add risks to trespassers and even burglaries.

The management of Scenic Villa does not appear to have sufficient security resources to enhance the security measures of each block of flats. The residents will likely suffer an increase in management fees for enhanced security measures as a result of the creating of a catering business.

4. The increased traffic flow (created by both patrons and cars) will pose traffic risks and overload the narrow drive way from Victoria Road to Scenic Villa Drive and also the visitors car parking spaces :

A site visit by you will reveal the fact that the driveway from Victoria Road to Scenic Villa Drive is narrow and aged and could not afford the increase in traffic flow caused by the patrons to the catering place. The residents of Scenic Villas have just been asked to contribute a hefty sum to maintain the road. It is most undesirable to create increased traffic flow in such situation.

The number of visitors car parks are small in number and insufficient and they are to be used by the visitors to the residents. The use of the car parks by the patrons of the eatery will make the residents find it more difficult to invite friends and guests to visit.

There is a shuttle bus operating from Scenic Villas to Central on basically a half hourly or hourly schedule. The increased numbers of patrons who

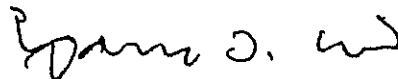
may use the shuttle bus services will prejudice the enjoyment of the service by the residents. It will also become harder for the residents to fetch a taxi at the estate who will have to compete with these "outsiders".

5. No eatery is found in similar estates in the neighbourhood

Your attention is drawn to the fact that such bigger residential estates such as Baugio Villa (comprising of 1515 residential units in 33 blocks) and Residence Bel-Air (comprising of 32 blocks and houses) both do not have an eating place within the residential zone. I opine that the same causes of concerns mentioned above are shared by these residents.

In view of the fact that the burden of proving the merits of the captioned application for change of use rests with the applicant, I trust your Department will give due consideration to the serious concerns submitted above to decline the application in question. Thank you for your attention.

Yours sincerely,



Roderick B WOO, JP

Advisory Clauses

- (a) to apply to Lands Department for an offensive trades licence for the proposed eating place, unless the applicant is able to demonstrate full compliance with Lands Department Lands Administration Office Practice Note Issue No. 3/2021 issued on 5.11.2021; and
- (b) to note the comments of the Commissioner of Police that the proposal should not cause adverse traffic obstruction in or beyond the site and each temporary traffic arrangement involving works on public carriageway and/or footpath, if any, has to be submitted to Road Management Office of Police and other stakeholders for detailed comment prior to its implementation.