

2024年 5月 21日
此文件在 2024年 5月 21日 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 21 MAY 2024
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	A/H17/142
	Date Received 收到日期	21 MAY 2024

- 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)

The Repulse Bay Company, Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Unit 203, 1/F of The Repulse Bay Arcade, No. 109 Repulse Bay Road, 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 checked="" type="checkbox"/> Site area 地盤面積 366.81 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 366.81 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 Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)"
(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 10/05/2024 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 10/05/2024 年 05 月 10 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

☐ has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 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 366.81 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and Services / 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	N/A	Number of units involved 涉及單位數目	N/A
(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 ... 366.81 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 366.81 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="507 1355 1465 1854"> <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

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 (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)

政府、機構或社區設施

.....

.....

.....

☐ 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)

N/A

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)) Repulse Bay Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>79 nos.</u> 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 checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>4 nos.</u> Medium Goods Vehicle Spaces 中型貨車車位 / HGV <u>2 nos.</u> 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 checked="" 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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

Please refer to the attached Supporting Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署


.....
WONG PUI SAI KITTY

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 324)

Others 其他

on behalf of
代表

..... KTA Planning Limited

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

Date 日期

..... 17/05/2024 (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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Unit 203, 1/F The Repulse Bay Arcade, No. 109 Repulse Bay Road, Hong Kong		
Site area 地盤面積	366.81	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/13		
Zoning 地帶	"Residential (Group B)"		
Applied use/ development 申請用途／發展	Shop and Services / Eating Place		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	366.81sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 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) <hr/> <hr/>	79 nos.
	Total no. of vehicle loading/unloading bays/lays 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 中型貨車位 / HGV Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	4 nos. 2 nos.

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input 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"/>
<hr/>		
<hr/>		

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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S16 PLANNING APPLICATION

Approved Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/13

Proposed Shop and Services / Eating Place in “Residential (Group B)”

Unit 203, 1/F of The Repulse Bay Arcade

No. 109 Repulse Bay Road, Hong Kong

SUPPORTING PLANNING STATEMENT

May 2024

Applicant:

The Repulse Bay Company, Limited

Consultancy Team:

KTA Planning Ltd.



PLANNING LIMITED

規 劃 顧 問 有 限 公 司



Executive Summary

The Applicant, The Repulse Bay Company, Limited is seeking approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed Shop and Services/Eating Place at Unit 203, 1/F of The Repulse Bay Arcade (“The Arcade”), No. 109 Repulse Bay Road, Hong Kong (“the Subject Premises”). The Subject Premises falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Shouson Hill & Repulse Bay Outline Zoning Plan (“Approved OZP”) No. S/H17/13.

The Arcade with general commercial uses (i.e. shops and restaurants) was in existence before the gazettal of the first Outline Zoning Plan. The reason for this Planning Application is that the Subject Premises was used as a Club since The Arcade was in operation between 1986 and 1989 and a set of General Building Plan for conversion into a Kindergarten was approved by the Building Authority in May 2009. The premises has never been used as a shop or restaurant. The proposed Shop and Services/Eating Place use would complement with other shops and restaurants at The Arcade.

The proposal is fully justified based on the following reasons:

- The proposal will continue to meet the planning intention of the “R(B)” zone.
- The proposed Shop and Services/Eating Place are very much in-need to continue to serve the Repulse Bay neighbourhood with an adequate range and scale of facilities.
- Together with the other existing tourist attractions, The Arcade will provide more opportunity for visitors to enrich their experience in the Repulse Bay area upon the refurbishment works.
- The approval of this Planning Application will be consistent with TPB’s previous decisions.
- The alteration and addition works for the proposed Shop and Services/Eating Place will be confined within the Subject Premises and no increase in GFA will be involved. Thus there will not be any increase in building bulk.
- No adverse impact due to the proposed Shop and Services/Eating Place onto the surrounding neighbourhood is anticipated.

With the justifications presented above, we sincerely request the TPB to give favourable consideration to this Planning Application.

行政摘要

申請人淺水灣有限公司，擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請在香港淺水灣道 109 號淺水灣影灣園購物商場 1 樓 203 號單位的申請處所作商店及服務行業/食肆用途。申請處所位於壽臣山分區計劃大綱核准圖(下稱核准圖)編號 S/H17/13 的「住宅(乙類)」地帶內。

包含一般商業用途(即商店及食肆)的淺水灣影灣園購物商場在首份法定圖則公布之前已存在。提出是次規劃申請的原因是自購物商場在 1986 至 1989 年投入運作以來，該申請處所只曾用作會所，而建築事務監督於 2009 年 5 月批准處所改建為幼兒園的建築圖則，因此該處所從未用作商店或食肆。擬議的商店行業/食肆用途將能與購物商場的其他商店及食肆相輔相成。

擬議商店及服務行業/食肆理據充份如下：

- 擬議商店及服務行業/食肆將繼續符合「住宅(乙類)」地帶的規劃意向。
- 商店及服務行業/食肆需求殷切，擬議發展能繼續為淺水灣一帶提供足夠及具規模的設施。
- 加上其他現有的旅遊景點，購物商場在翻新工程後將為遊客提供更多機會以豐富他們在淺水灣的旅遊體驗。
- 同類型規劃申請先前亦獲城規會批准。
- 擬議商店及服務行業/食肆的改動及加建工程將僅限於處所內，不涉及樓面面積的增加。因此，建築物體積不會有所增加。
- 擬議商店及服務行業/食肆不會對周邊環境帶來不良影響。

基於上述理據，希望是次申請能獲得城規會支持。

Executive Summary

行政摘要

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S16 Planning Application
Approved Shouson Hill & Repulse Bay OZP No. S/H17/13

Proposed Shop and Services/Eating Place
in “Residential (Group B)” Zone
Unit 203, 1/F of The Repulse Bay Arcade
No. 109 Repulse Bay Road, Hong Kong

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of The Repulse Bay Company, Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed Shop and Services/Eating Place at Unit 203, 1/F of The Repulse Bay Arcade (“The Arcade”), No. 109 Repulse Bay Road, Hong Kong (“the Subject Premises”). The Subject Premises falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Shouson Hill & Repulse Bay Outline Zoning Plan (“Approved OZP”) No. S/H17/13. This Supporting Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The proposed development layout will be described in Section 3. The planning merits and justifications of the Proposed Development are included in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location

- 2.1.1 The Subject Premises is located at Unit 203, 1/F of The Arcade, No. 109 Repulse Bay Road, Hong Kong (**Figure 2.1 refers**). The Subject Premises has a total floor area of about 366.81 sq.m and was previously occupied by a kindergarten.

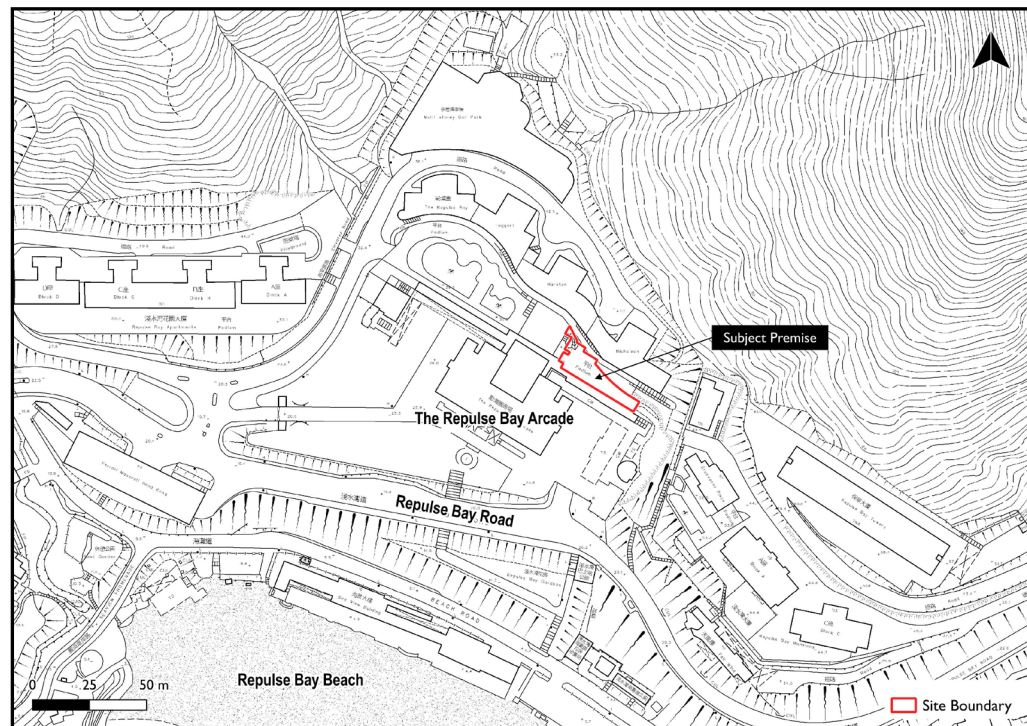


Figure 2.1 Site Location Plan

2.2 Existing Condition of The Repulse Bay Arcade

- 2.2.1 The Arcade is the ancillary commercial complex of the residential developments “The Repulse Bay” at No. 109 Repulse Bay and “The Repulse Bay Apartment” at No. 101 Repulse Bay Road. The existing Arcade has a non-domestic GFA of about 5,845 sq.m.
- 2.2.2 The Subject Premises is currently vacant. Photos showing the existing condition can be found in **Figure 2.2**.



Figure 2.2 Photo of the Subject Premises

2.3 History of Site

- 2.3.1 The Repulse Bay Arcade was built on the ground of the famous Repulse Bay Hotel (built and demolished in 1920 and 1982 respectively). The Arcade was completed between 1986 and 1989 with a variety of upscale shops and restaurants that serve the residents as well as visitors/ tourists.

2.4 Statutory Planning Context

- 2.4.1 The Subject Premises falls within area zoned “R(B)” on the Approved OZP (**Figure 2.2** refers). According to the Statutory Notes of the Approved OZP, the “R(B)” zone is intended primarily *“for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the TPB”*. It is also prescribed that no new development, or addition, alternation and/or modification to or redevelopment in excess of the maximum plot ratio of 3 and site coverage of 15 percent (for building with 20 or more domestic storeys), or the plot ratio and site coverage of the existing building, whichever is the greater. Provision for ‘Shop and Services’ and ‘Eating Place’ are included under column 2 of the Statutory Notes of the “R(B)” zone which require permission from the TPB.

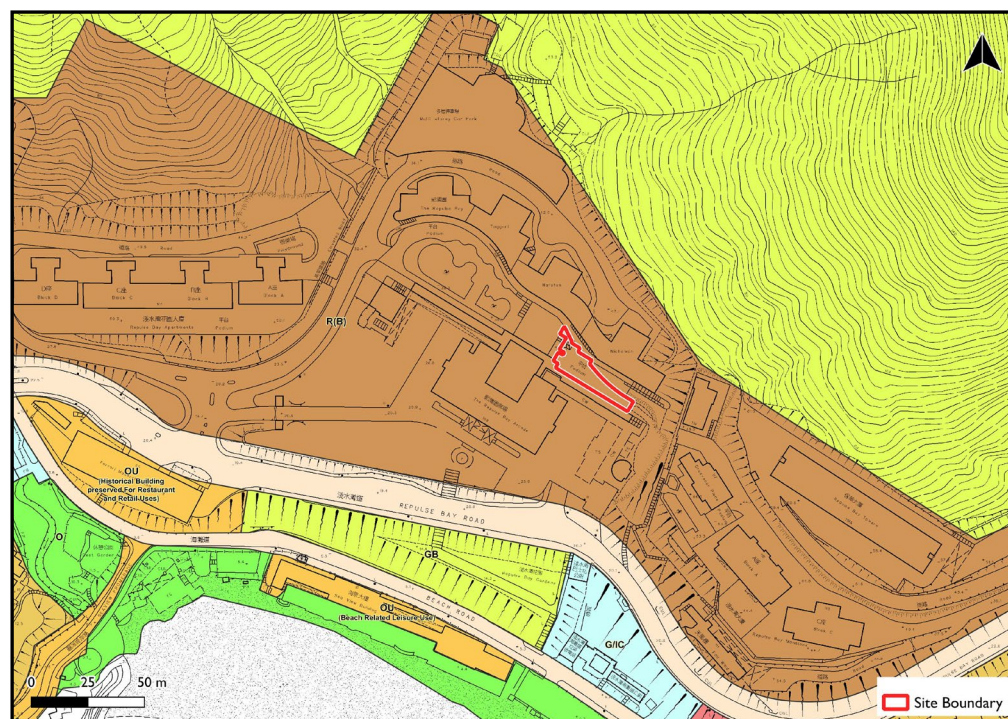


Figure 2.3 Zoning Context Plan (Extracted from OZP No. S/H17/13)

2.5 Planning History of the Application Site

2.5.1 The Arcade (mainly comprising retail shops and restaurants) was already in place before the gazettal of the first OZP on 18 September 1987. According to the Covering Notes of the Approved OZP, it is stated that “*no action is required to make the existing use of any land or building confirms to his plan until there is a material change of use or the building is redeveloped*”. Hence, there was no planning permission for the commercial complex as built. However, any modifications or additional uses would require a planning permission under section 16 of the Town Planning Ordinance. According to the records of the Town Planning Board (“TPB”), several Planning Applications were submitted and approved by the TPB since 1987 for column 2 uses and/or addition of GFA as detailed in **Table 2.1** below.

Table 2.1 Previously Approved Planning Applications within the Arcade

Location	Nature of Planning Application and Planning Application No.	Approval Date by the TPB
Function Room of Residents Club at Level 29.5mPD (Level 2)	Proposed School (Kindergarten) (Planning Application No. A/H17/66)	28 Jan 2000
Shop G106A	Beauty Parlour (with ancillary retail and massage service) (Planning Application No. A/H17/72)	22 Sep 2000
Shop G106	Beauty Parlour Extension with Ancillary Massage Service and Associated Products Display and Sale Area	10 May 2002

Location	Nature of Planning Application and Planning Application No.	Approval Date by the TPB
	(Planning Application No. A/H17/91)	
Shop G107	Proposed Social Welfare Facility (Child Care Centre) (Planning Application No. A/H17/95)	8 Nov 2002
101 & 109 Repulse Bay Road	Eating Place, Shop & Services, School & Place of Entertainment (Cinema) (Proposed Alteration and Addition to the Existing Commercial Portion at 109 Repulse Bay Road involving GFA of about 8,158.7 sq m) (Planning Application No. A/H17/118)	26 Oct 2007 (upon S17 Review)
Shop G209	Proposed School (Tutorial School) (Planning Application No. A/H17/122)	23 Apr 2010
Shops G106A & G107A	Proposed School (Tutorial School) (Planning Application No. A/H17/137)	7 Apr 2017
Shops G106A & G107A	Proposed Social Welfare Facility (Child Care Centre) (Planning Application No. A/H17/139)	5 Oct 2018

2.6 Surrounding Land Use Pattern

2.6.1 The surrounding area is characterized by mainly residential uses. Within the same "R(B)" zone, there are various residential developments including The Repulse Bay, Repulse Bay Apartments, Repulse Bay Garden, Grosvenor Place, Repulse Bay Towers and Repulse Bay Mansions. The "R(B)" zone is adjacent to a number of "Residential (Group C)" "R(C)" zones, occupied by various low rise residential developments. In the south, between the Repulse Bay Road and Beach Road, there are various uses including "Other Specified Uses" annotated "Historical Building Preserved for Restaurant and Retail Uses" zone which is currently occupied by a car-showroom; a Government, Institutions and Community ("G/IC") zone occupied by a public toilet and a refuse collection point; and a "Commercial" ("C") zone where Beach Centre and another neighbourhood commercial centre are located. Further to the south is the Repulse Bay Beach within an "Open Space" ("O") zone. A large "Green Belt" ("GB") zone forms a backdrop to the north of the subject "R(B)" zone.

3. PROPOSED LAYOUT FOR THE PREMISES

3.1 The Need for the On-going Refurbishment of The Repulse Bay Arcade

- 3.1.1 Aiming to enhance residents' and visitors' experience, addition and alteration ("A&A") works will be carried out by the Applicant to enliven The Arcade by introducing new and unique retail offerings, revitalizing existing and introduce new Food and Beverage ("F&B") outlets and improving the overall landscaping. The refurbishment works would involve reshuffling of retail shops to F&B outlets or vice versa with the support of ancillary back-of-house and toilet facilities. No additional non-domestic GFA will be resulted upon the A&A works.

3.2 The Proposed Use and Layout of the Premises

- 3.2.1 The Subject Premises was previously used as a Club since The Arcade was completed for operation between 1986 and 1989, with a set of General Building Plan ("GBP") later approved by the Building Authority for conversion into a kindergarten in May 2009. As there is still uncertainty on the future tenancy of the Premises, the Applicant intends to apply for Shop and Services / Eating Place use to allow flexibility. The location of the premises and the Schematic layout plan is presented in **Appendix 1** of this Supporting Planning Statement. Fire services installations will be implemented within the Subject Premises in efficient working order at all times.

3.3 Internal Transportation Provision

- 3.3.1 There are existing 79 nos. of carparking spaces at The Arcade (as per lease requirements) to meet the parking demand of visitors. In accordance with the latest Hong Kong Planning Standards and Guidelines ("HKPSG") requirements, the number of loading and unloading ("L/UL") bays required for The Arcade is 5 to 8 nos. There are existing 5 nos. of L/UL bays in the carpark. The Applicant has exerted the best effort to provide 1 no. of additional L/UL bays amidst the already very congested carpark layout (**Appendix 2** refers). The total of 6 nos. of L/UL would meet the demand for loading and unloading activities.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Continue to Meet the Planning Intention of the “Residential (Group B)”

4.1.1 The Subject Premises is located in area zoned “R(B)” on the Approved OZP. The planning intention of the zoning is primarily for “*medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the TPB*”. Although The Arcade with general commercial uses was in existence before the gazettal of the first OZP, the reason for this Planning Application is that the Subject Premises was previously used as a Club since The Arcade was completed for operation between 1986 and 1989. A set of GBP was approved by the Building Authority for conversion into kindergarten (approved under Planning Application No. A/H17/118) in May 2009. The proposed Shop and Services/Eating Place use would complement with other shops and restaurants at the commercial complex. Hence, the proposed use would continue to conform to the planning intention of the “R(B)” zone.

4.2 Serving the Need of the Population in the Area

4.2.1 The Arcade has always been serving the local residents in the neighbourhood for nearly four decades. It offers a comprehensive range of facilities ranging from daily grocery, eatery to lifestyle and health related needs for the residents living in the two residential developments at Nos. 101 and 109 Repulse Bay Road. As there is no other major shopping facilities in the nearby area, The Arcade plays an important role in supporting the wider residential neighbourhood. It serves as the district centre for the Repulse Bay area with clientele from the adjacent residential developments.

4.2.2 To enhance the experience of residents and visitors, refurbishment works at The Arcade is required to meet the changing shopping habits and dining preference. To continue to serve the Repulse Bay neighbourhood with an adequate range and scale of facilities, the proposed Shop and Services/Eating Place is very much in-need. The availability of the wide range of services will further meet the lifestyle and daily needs of the customers.

4.3 Proximity to Existing and Potential Tourist Attractions

4.3.1 The varieties of shops with great settings have made The Arcade a popular tourist attraction for both local and foreign visitors. Repulse Bay has been a popular tourist spot for many local and overseas visitors. The famous white sand Repulse Bay Bathing Beach, which is also the longest beach on Hong Kong Island, is one of the popular attractions for many tourists. At weekends, the Beach area is packed with visitors with different purposes. The towering twin statues of Kwun Yum and Tin Hau at the Life Guard Club

built in traditional Chinese style are landmarks in Repulse Bay. The commercial complex, The Pulse offers a varieties of dining facilities along the seaside setting. The existing seaview promenade linking Deep Water Bay and Repulse Bay along the coast offers an enjoyable and relaxing walk for tourists. Together with the other existing tourist attractions, The Arcade will provide more opportunity for visitors to enrich their experience in the Repulse Bay area upon the refurbishment works.

4.4 The Approval of Planning Application Would Be Consistent with Previous Decisions of the Town Planning Board

4.4.1 Similar Planning Applications for ‘Shop and Services’ / ‘Eating Place in “R(B)” zones were approved or approved with conditions by the TPB in previous years. Details of these precedent cases are provided in **Table 4.1** below:

Table 4.1 Similar Planning Applications Previously Approved by the Town Planning Board

Address	Nature of Application & Application No.	Date of Approval
Shop No. 2 on Basement 2, Grand Pacific Views, Palatial Coast, Tuen Mun, New Territories (TMTL 400)	Proposed Shop and Services (Retail Shop) (Planning Application No. A/TM-SKW/85)	27/06/2014
Shops No. 3 and 4 in Commercial Accommodation of RIVA, Lot 2099 in D.D.109, 1 Ying Ho Road, Kam Tin, Yuen Long	Proposed Eating Place and Shop and Services (Planning Application No. A/YL-KTN/526)	15/07/2016
Garage No. 6, Kennedy Heights, 10, 12, 14, 16 and 18 Kennedy Road, Hong Kong	Shop and Services (Fast Food Shop) (Planning Application No. A/H11/106)	28/10/2016
Ground Floor (Part), 17 Yuk Sau Street, Happy Valley, Hong Kong	Proposed Shop and Services/Eating Place (Planning Application No. A/H7/174)	05/04/2018
Shop 16, G/F, Tak Cheung Building, No.1 Hung Shui Kiu Main Street, Yuen Long, New Territories	Proposed Shop and Services (Fast Food Shop) (Planning Application No. A/HSK/287)	26/02/2021
Shop 33, G/F, Tak Cheung Building, No. 1 Hung Shui Kiu Main Street, Yuen Long, New Territories	Proposed Eating Place (Planning Application No. A/HSK/459)	14/07/2023

4.4.2 Hence, the approval of this Planning Application will be consistent with TPB's previous decisions.

4.5 No Increase in Building Bulk

4.5.1 The A&A works for the proposed Shop and Services/Eating Place will be confined within the Subject Premises and no increase in GFA will be involved. Thus there will not be any increase in building bulk.

4.6 No Adverse Impact

Traffic

4.6.1 Carparking spaces and various transportation facilities including loading and unloading bays for goods vehicles are provided in accordance with both the lease and HKPSG requirements. As compared with the previous kindergarten use, the proposed Shop and Services/Eating Place will incur less traffic generation (i.e. due to less pick-up/drop-off activities related to both school buses and private cars). No adverse traffic impact will be anticipated.

Sewerage

4.6.2 The Repulse Bay Arcade was planned for general commercial use in the late 1980s and the sewerage discharge for the general commercial use (i.e. shop and restaurants) would have already been catered for in the early planning stages. Hence, no adverse sewerage impact due the proposed Shop and Service/Eating Place is anticipated.

Fire Safety

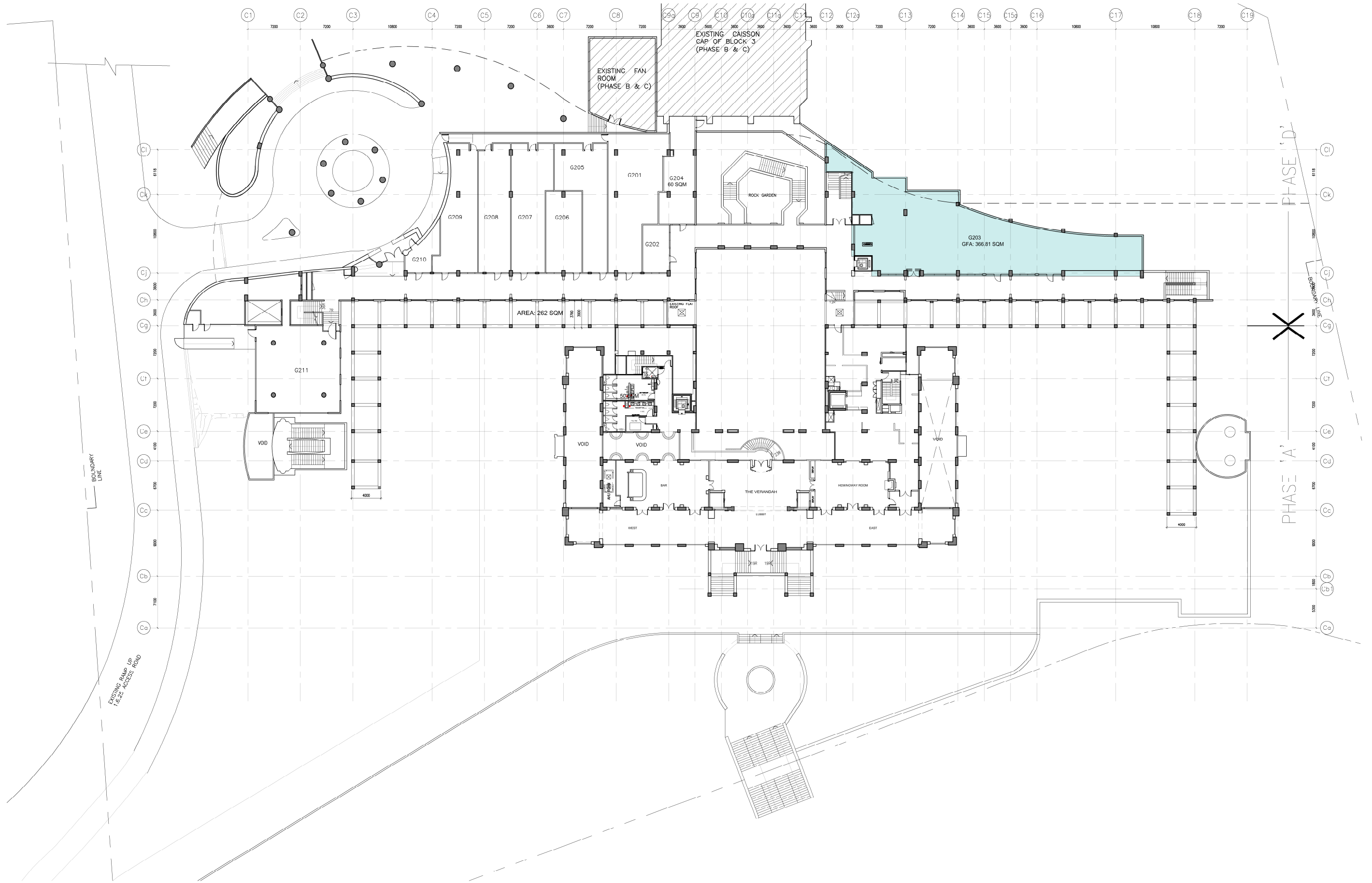
4.6.3 Fire services installations will be implemented within the Subject Premises in efficient working order at all times. No fire safety hazards will be posed to the users of the Premises.

5. SUMMARY AND CONCLUSION

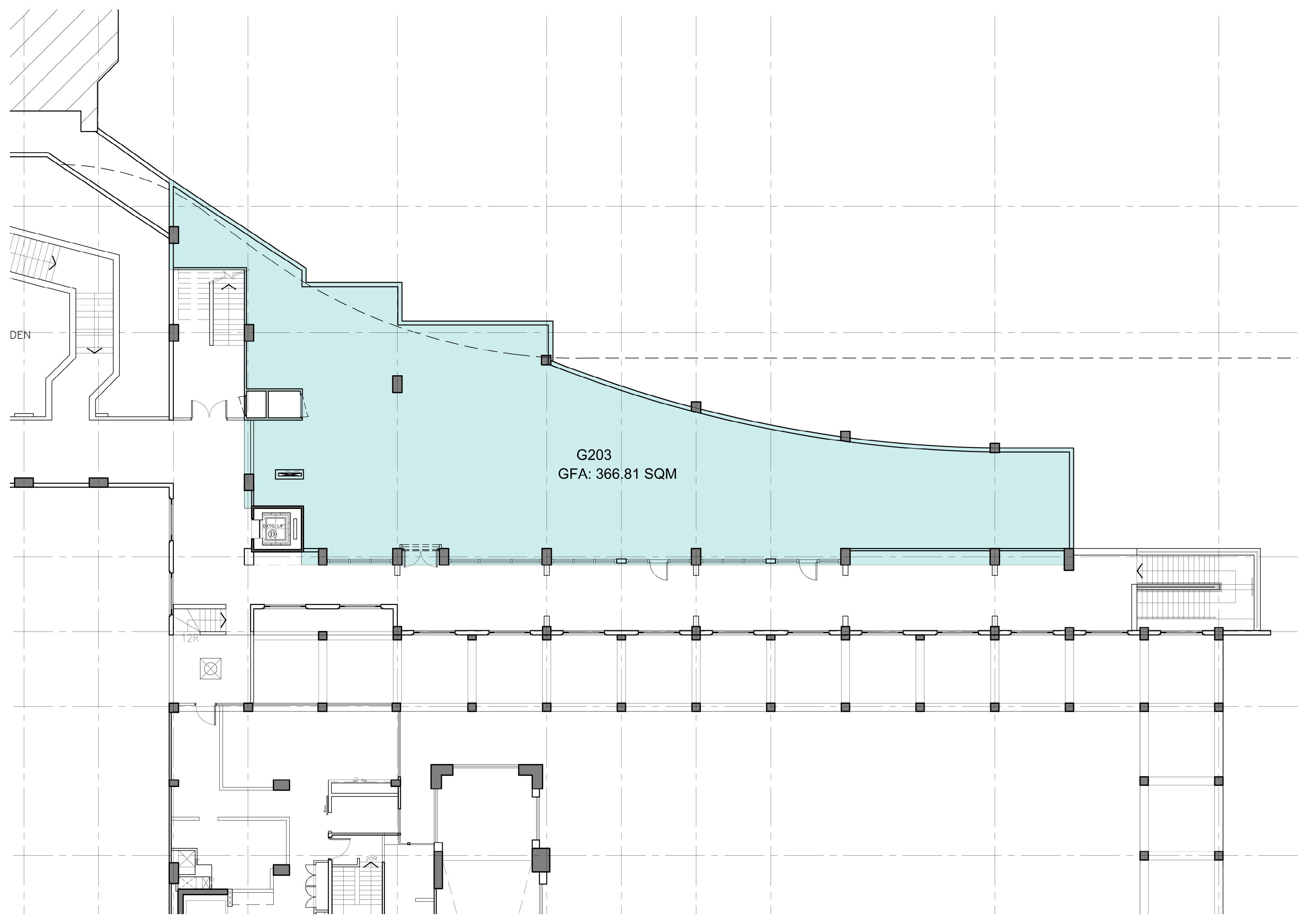
- 5.1 In light of the above, it is evident that the proposed Shop and Services/Eating Place at the Subject Premises should be favourably considered by the TPB from land use planning perspective.
- 5.2 The Planning Department is respectfully requested to give favourable consideration to support the Planning Application in planning context based on the following:
- a) The Applicant is seeking approval from the TPB under Section 16 of the Town Planning Ordinance for the proposed Shop and Services/Eating Place at the Subject Premises.
 - b) The proposal will continue to meet the planning intention of the "R(B)" zone.
 - c) To continue to serve the Repulse Bay neighbourhood with an adequate range and scale of facilities, the proposed Shop and Services/Eating Place is very much in-need.
 - d) Together with the other existing tourist attractions, The Arcade will provide more opportunity for visitors to enrich their experience in the Repulse Bay area upon the refurbishment works.
 - e) The approval of this Planning Application will be consistent with TPB's previous decisions.
 - f) The A&A works for the proposed Shop and Services/Eating Place will be confined within the Subject Premises and no increase in GFA will be involved. Thus there will not be any increase in building bulk.
 - g) No adverse impact due to the proposed Shop and Services/Eating Place onto the surrounding neighbourhood is anticipated.

Appendix 1

Layout of Subject Premises



1 1/F MASTER LAYOUT PLAN
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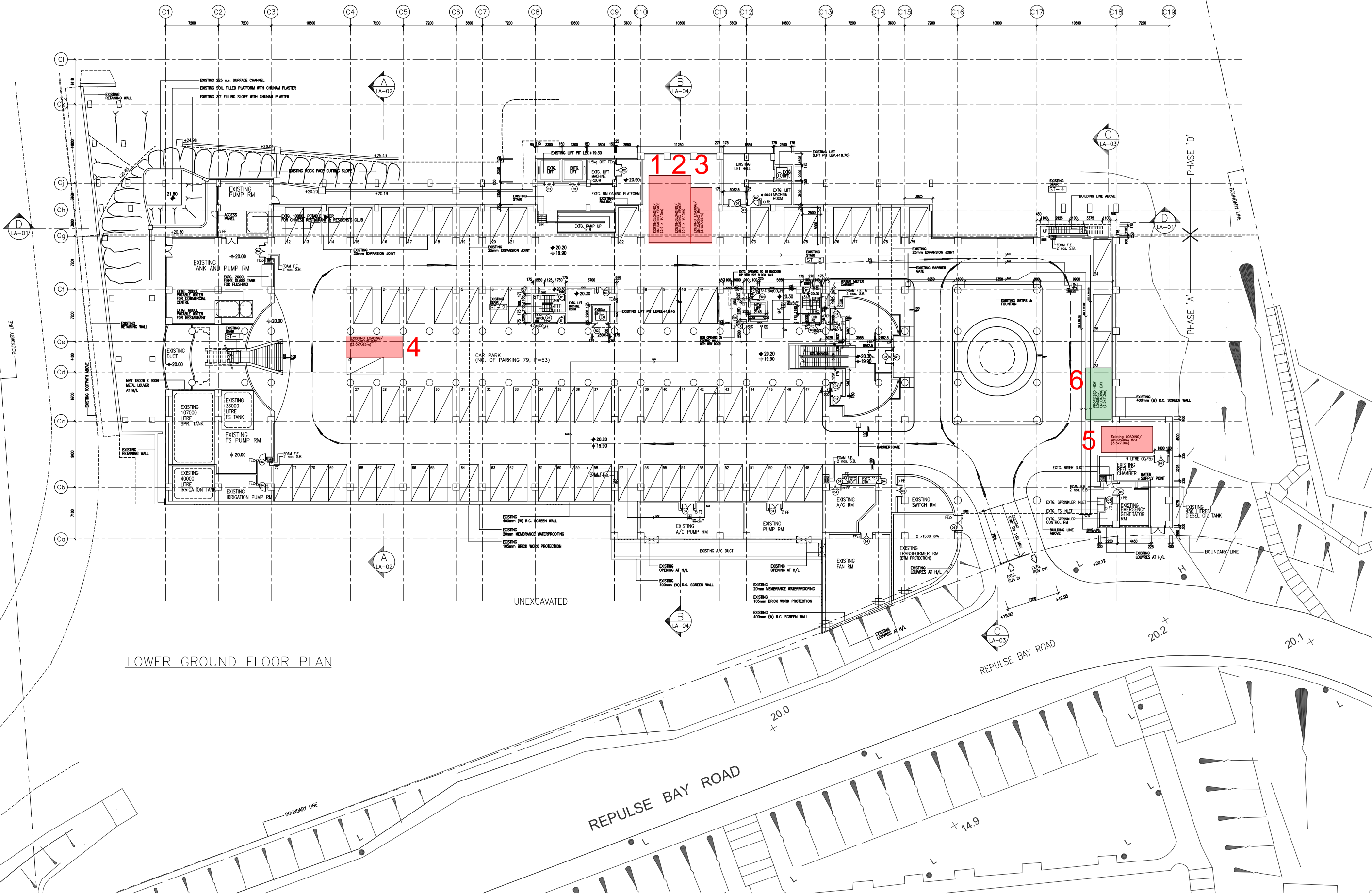
G203
GFA: 366.81 SQM

Appendix 2

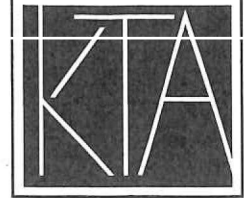
Carpark Layout

CARPARK LAYOUT PLAN

- EXISTING LOADING/ UNLOADING BAY
- PROPOSED NEW LOADING/ UNLOADING BAY



LOWER GROUND FLOOR PLAN



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
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KOWLOON, HONG KONG

九龍觀塘海濱道133號
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電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3111/Repulse Bay/24/003Lg

3 July 2024

Secretary of Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point

Dear Sir/Madam,

**Proposed Shop and Services / Eating Place
in "Residential (Group B)"
Unit 203, 1/F of The Repulse Bay Arcade
No. 109 Repulse Bay Road, Hong Kong
Planning Application No. A/H17/142
Further Information No. 1**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board at its meeting on 16 July 2024 and the comments from Transport Department and Lands Department conveyed by Hong Kong District Planning Office.

To address the comments received, a responses-to-comments table has been prepared together with the updated carpark layout (**Annex A** refers) and the replacement page of the Supporting Planning Statement regarding loading and unloading bay provision at the Site (**Annex B** refers) for the consideration of relevant Government Departments.

Should you have any queries in relation to the attached, please do not hesitate to contact [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Kitty Wong

Encl. Responses-to-comments table with Annexes A and B

cc. HKDPO – Ms Maggie Wu / Mr Harvey Law (by Email)
HSH – Ms Kim Kwan / Mr Kenneth Chow (by Email)
BSM – Mr John Theofilidis / Ms Mandy Tsang (by Email)

PL/KW/vy



**Proposed Shop and Services/Eating Place
Unit 203, 1/F, The Repulse Bay, 109 Repulse Bay Road, Repulse Bay, Hong Kong
(Planning Application No. A/H17/142)**

Comments Forwarded from Hong Kong District Planning Office

Comments	Responses
Comments from Assistant Commissioner for Transport/Urban, Transport Department (Contact Person: Mr Vincent Tam, Tel.: 2829 5407)	
The applicant shall provide the swept path analysis to demonstrate that vehicles can maneuver smoothly into the existing parking space 23 and 25; and the proposed loading/unloading space.	Upon further review, the existing 5 nos. of loading/unloading spaces at the basement carpark will also meet the requirements of Hong Kong Planning Standards and Guidelines. The updated carpark layout plan is enclosed at Annex A .
Comments from District Land Officer/Hong Kong West & South (Contact Person: Ms Irene LI; Tel.: 2835 1552)	
If the proposed additional L/UL bay as mentioned in paragraph 3.3.1 of the Supporting Planning Statement (May 2024) exceeds the requirements under the Lease as mentioned in para. 2 above, it will be taken into account for the purpose of calculating the total GFA and SC under the Lease. The applicant should demonstrate under the above circumstance that the total GFA and SC restrictions under the Lease are still complied with. Otherwise, if the S.16 planning application is approved, the registered owner has to apply to Lands Department ("LandsD") for a lease modification to cater for the above scenario. If the application for lease modification is approved by LandsD in the capacity as the Landlord, it will be subject to such terms and conditions, including payment of premium as considered appropriate by LandsD at its sole discretion. In addition, as the proposed 'eat place' is restricted by the offensive trades clause under the Lease, the registered owner shall refer to Lands Administration Office Practice Note Issue No. 3/2023 promulgated in the webpage of LandsD for the necessary arrangement.	<p>Upon further review, the existing 5 nos. of loading/unloading spaces at the basement carpark will also meet the requirements of Hong Kong Planning Standards and Guidelines. Hence, no exceedance of the requirements under Lease will be incurred.</p> <p>The comment relating to offensive trade clause under Lease is noted. The Applicant will refer to Practice Note Issue No. 3/2023 for necessary arrangement.</p>

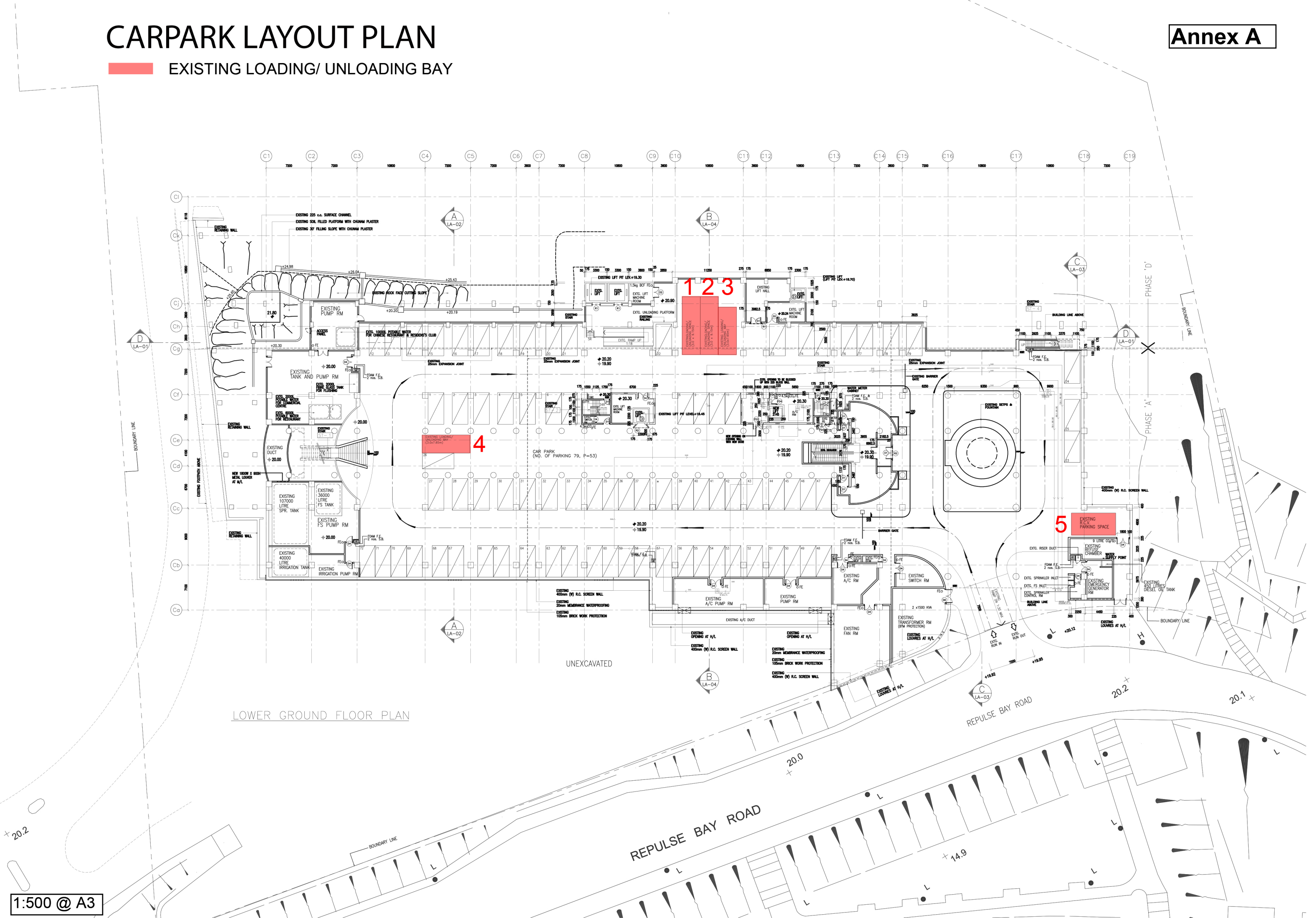
Compiled by: KTA

Date: 3 July 2024

File Ref.: 20240703_A_H17_142_FI1_V01

CARPARK LAYOUT PLAN

EXISTING LOADING/ UNLOADING BAY



LOWER GROUND FLOOR PLAN

3. PROPOSED LAYOUT FOR THE PREMISES

3.1 The Need for the On-going Refurbishment of The Repulse Bay Arcade

- 3.1.1 Aiming to enhance residents’ and visitors’ experience, addition and alteration (“A&A”) works will be carried out by the Applicant to enliven The Arcade by introducing new and unique retail offerings, revitalizing existing and introduce new Food and Beverage (“F&B”) outlets and improving the overall landscaping. The refurbishment works would involve reshuffling of retail shops to F&B outlets or vice versa with the support of ancillary back-of-house and toilet facilities. No additional non-domestic GFA will be resulted upon the A&A works.

3.2 The Proposed Use and Layout of the Premises

- 3.2.1 The Subject Premises was previously used as a Club since The Arcade was completed for operation between 1986 and 1989, with a set of General Building Plan (“GBP”) later approved by the Building Authority for conversion into a kindergarten in May 2009. As there is still uncertainty on the future tenancy of the Premises, the Applicant intends to apply for Shop and Services / Eating Place use to allow flexibility. The location of the premises and the Schematic layout plan is presented in **Appendix 1** of this Supporting Planning Statement. Fire services installations will be implemented within the Subject Premises in efficient working order at all times.

3.3 Internal Transportation Provision

- 3.3.1 There are existing 79 nos. of carparking spaces at The Arcade (as per lease requirements) to meet the parking demand of visitors. In accordance with the latest Hong Kong Planning Standards and Guidelines (“HKPSG”) requirements, the number of loading and unloading (“L/UL”) bays required for The Arcade is 5 to 8 nos. There are existing 5 nos. of L/UL bays in the carpark (**Appendix 2** refers). The total of **5 nos.** of L/UL would meet the demand for loading and unloading activities.

Previous Applications Covering the Premises

Approved Applications

Application No.	Address	Proposed Use(s)	Date of Consideration	Approval Condition(s)
A/H17/66	109 Repulse Bay Road	School	28.1.2000	(a)
A/H17/118	101 and 109 Repulse Bay Road	Eating Place, Shop and Services, School and Place of Entertainment (Cinema) (Proposed Alteration and Addition to the Existing Commercial Portion)	26.10.2007 (Review)	(b) to (e)

Approval Conditions

- (a) The provision of picking-up and setting-down arrangement should be restricted to the turnaround within the subject site to the satisfaction of the Commissioner for Transport (C for T) or of the Town Planning Board (the Board).
- (b) The design and provision of the internal transport facilities of the proposed development to the satisfaction of the C for T or of the Board.
- (c) The design and provision of water supply for firefighting and fire safety installations to the satisfaction of the Director of Fire Services or of the Board.
- (d) The submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board.
- (e) The submission and implementation of a tree preservation scheme and a landscape proposal to the satisfaction of the Director of Planning or of the Board.

**Similar Planning Application within the same “Residential (Group B)” Zone of
the Approved Shouson Hill & Repulse Bay Outline Zoning Plan**

Approved Application

Application No.	Location	Proposed Use(s)	Date of Consideration	Approval Condition
A/17/5	Shop at the western part of 1/F at the Repulse Bay Shopping Centre at 109 Repulse Bay	Restaurant	23.6.1989	(a)

Approval Condition

- (a) Provision of adequate parking spaces to the satisfaction of the Commission for Transport or of the Town Planning Board.

Detailed Comments from Government Department

Detailed Comments from the Chief Building Surveyor/Hong Kong West, Building Department

- (a) the proposal should in all aspects comply with the Buildings Ordinance (BO);
- (b) adequate means of escape together with discharge value should be provided in accordance with Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011;
- (c) adequate loading capacity should be provided in accordance with Schedule of Building (Construction) Regulation;
- (d) barrier free access and facilities should be provided in accordance with B(P)R 72 and the Design Manual: Barrier Free Access 2008; and
- (e) detailed comments under the BO will be provided upon building plan submission.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Hong Kong West and South, Lands Department (DLO/HKW&S, LandsD) that:
 - (i) if the total loading/unloading (L/UL) bay for non-residential area on site exceeds those permitted numbers that could be exempted from the calculation of Gross Floor Area (GFA) and Site Coverage (SC) under the Lease, it shall be taken into account for the purpose of calculating the total GFA and SC. The applicant should demonstrate under the above circumstance that the total GFA and SC restrictions under the Lease are complied with. Otherwise, the registered owner has to apply to LandsD for a lease modification to cater for the above scenario. If the application for lease modification is approved by LandsD in the capacity as the Landlord, it will be subject to such terms and conditions, including payment of premium as considered appropriate by LandsD at its sole discretion; and
 - (ii) the proposed ‘eating place’ is restricted by the offensive trades clause under the Lease. The register owner shall refer to Lands Administrative Office Practice Note Issue No. 3/2023 promulgated in the webpage of LandsD for the necessary arrangement;
- (b) to note the comments of the Chief Building Surveyor/Hong Kong West, Building Department (CBS/HKW, BD) that:
 - (i) the proposal should in all aspects comply with the Buildings Ordinance (BO);
 - (ii) adequate means of escape together with discharge value should be provided in accordance with Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011;
 - (iii) adequate loading capacity should be provided in accordance with Schedule of Building (Construction) Regulation;
 - (iv) barrier free access and facilities should be provided in accordance with B(P)R 72 and the Design Manual: Barrier Free Access 2008; and
 - (v) detailed comments under the BO will be provided upon building plan submission;
- (c) to note the comments of the Director of Environmental Protection that the applicant should properly modify the Premises and incorporate mitigation measures appropriately to suit the changes and to control potential pollution/environmental impact;
- (d) to note the comments of the Director of Food and Environmental Hygiene that:
 - (i) the operation of any eating place should be under a food licence issued by the Food and Environmental Hygiene Department (FEHD). If the applicant intends to operate a food business, a relevant food licence (such as a general restaurant/light refreshment restaurant licence) should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). The application for restaurant licence, if acceptable by FEHD, will be

referred to relevant government departments, including but not limited to BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and

- (ii) the applicant is responsible for disposal of waste generated from the Premises at his own cost; and
- (e) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral from the licensing authority.