

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

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

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

2200937 1/4 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H21/157
	Date Received 收到日期	- 1 JUN 2022

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Full Land Development Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Fairmile Consultants 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)	992-998 King's Road and 2-16 Mount Parker Road and Adjoining Government Land (Inland Lots No. 7372 (Part), 7743, 7756 & EXT. and 7856)
(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 4,467 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 40,483 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)	1,394 sq.m 平方米 <input checked="" 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 Quarry Bay Outline Zoning Plan No. S/H21/28
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

☒ is the sole "current land owner"^{***} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{***} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{***} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{***} (請夾附業權證明文件)。

☐ is not a "current land owner"^{***}.
並不是「現行土地擁有人」^{***}。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{***}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{***}。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"^{***}.
已取得 名「現行土地擁有人」^{***}的同意。

Details of consent of "current land owner(s)" ^{***} obtained 取得「現行土地擁有人」 ^{***} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"*
已通知 名「現行土地擁有人」*。

Details of the "current land owner(s)"* notified 已獲通知「現行土地擁有人」*的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)*
於 (日/月/年)向每一名「現行土地擁有人」*郵遞要求同意書*

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)*
於 (日/月/年)在指定報章就申請刊登一次通知*
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)*
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知*
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)*
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one '✓'.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 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	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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		Number of units involved 涉及單位數目	
(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		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input 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 <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>
(b) Intended use/development 有意進行的用途/發展	

(ii) For Type (ii) application 供第(ii)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 <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"> <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 120 mPD 米 (主水平基準上) to 至 142.5 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

Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Use

(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 40,483 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 9.063 ☒ About 約
- Proposed site coverage 擬議上蓋面積 35 % ☒ About 約
- Proposed no. of blocks 擬議座數 2
- Proposed no. of storeys of each block 每座建築物的擬議層數 Tower 1: 28; Tower 2: 35 storeys 層
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 5 storeys of basements 層地庫
and 5 storeys of lift core, clubhouse, retail and elderly centre uses
- Proposed building height of each block 每座建築物的擬議高度 142.5 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

39,783 sq. m 平方米 ☒ About 約

number of Units 單位數目

600

average unit size 單位平均面積

66.305 sq. m 平方米 ☒ About 約

estimated number of residents 估計住客數目

1,860

☒ 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

Retail: 150;

Nursery/Elderly Centre: 550

Total: 700

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)

Exempted GFA for Clubhouse: About 1,790 sq.m

☒ 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1,861 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]
1	1-28	Flats
2	1-35	Flats
Podium: King's Road	G/F-3/F	Clubhouse; Nursery/Retails/Elderly Centre
Podium: Mount Parker Road	U/GF-2/F	Clubhouse
Ground Floor at Mount Parker Road	G/F	Loading/Unloading, Carpark
Basement	B1 - B5	Carpark

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Private Open Space

(Detail please refer to Planning Statement)

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)

December 2026

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

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)) Mount Parker 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 209 Motorcycle Parking Spaces 電單車車位 7 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) <input type="checkbox"/>
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 / Medium Goods Vehicle Spaces 中型貨車車位 / Heavy Goods Vehicle Spaces 重型貨車車位 4 Others (Please Specify) 其他 (請列明) <input type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
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	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
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	<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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 2,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 18 m 米 <input checked="" type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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) Detail please refer to Appendices of the Planning Statement for the technical assessment reports																																	

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。

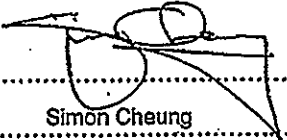
Please refer the Planning Statement submitted under cover of this form No. S16-I

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


.....
Simon Cheung

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

Name in Block Letters
姓名（請以正楷填寫）

Managing Director

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

Fairmile Consultants Limited



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

Date 日期

01/04/2022

(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

- 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。
- 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。
- 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	992-998 King's Road and 2-16 Mount Parker Road and Adjoining Government Land 英皇道992-998號及柏架山道2-16號毗連政府土地 (Inland Lots No. 7372 (Part), 7743, 7756 & EXT. and 7856) (內地段IL 7372(部份), 7743, 7756 & EXT. 及 7856)		
Site area 地盤面積	4,467 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,394 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Quarry Bay Outline Zoning Plan No. S/H21/28 鯪魚涌分區計劃大綱核准圖編號 S/H21/28		
Zoning 地帶	Residential (Group A) 住宅(甲類)		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Use 擬議略為放寬建築物高度限制, 以作准許住宅用途		
(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	39,783 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	8.906 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	700 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.157 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	2	
	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)	
		Tower 1: 142.5 Tower 2: 142.5	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Tower 1: 28 Tower 2: 35	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		39.55	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		10 (including 1 level of Lift Core)	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" 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	35 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	600		
(vi) Open space 休憩用地	Private 私人	1,861	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	216
	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)	209 7 / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	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)	/ / / / 4 /

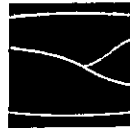
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



章地
Fairmile

Property Development Services
Town Planning Land Consultancy Project Management

15 July 2022

Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road, North Point
By Hand

TPB Reference No.: TPB/A/H21/157

Dear Sir,

Request of Deferment for
Application under Section 16 of the Town Planning Ordinance for
Proposed Minor Relaxation of Building Height Restriction for
Permitted Residential Development at
at Inland Lots No. 7372 (Part), 7743, 7756 & EXT. and 7856 and
Adjoining Government Land
at 992-998 King's Road and 2-16 Mount Parker Road, Quarry Bay, Hong Kong

We, Fairmile Consultants Limited on behalf the applicant, would like to request for two months deferment for the captioned Section 16 Planning Application as to have sufficient time to revise the assessment reports and response to the departmental comments.

If there are any questions regarding this application, please feel free to contact Mr. Simon Cheung at +862 3575 6006 or sc@fairmile.com.hk or Mr. Ken Ho at +852 3575 6006 or kh@fairmile.com.hk.

Yours Faithfully,

P.P. 

Simon Cheung
Managing Director
For and on behalf of
Fairmile Consultants Limited



cc. Full Land Development Limited

Comments of the Chief Estate Surveyor/Land Supply, Lands Department

- (a) the Site is considered a Class B site. Comments from Buildings Department should be sought.
- (b) the applicant proposed to widen the pavement along King's Road and Mount Parker Road near IL 7856 and IL 7756 & Ext. to a minimum of 3m and 3.5m through the setback arrangement so as to ease the existing pedestrian circulation problems. The applicant further supplemented that he would form the setback areas during the construction, and proposed to subsequently surrender the same to the Government upon its completion for forming part of public pavement. The relevant departments should be consulted in this regard whether they will take up the public pavement at setback areas for management and/or maintenance.
- (c) on assumption that the public enhancement works would be carried out by the applicant, the applicant is advised to liaise with relevant departments (i) the agreement on the extent of the public pavement enhancement works; (ii) the future management and maintenance of the completed works; and (iii) whether public pavement enhancement works should be gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). If affirmative, sufficient time should be allowed in the implementation programme for preparation of scheme/plan, gazetting and handling statutory objections if any. In this connection, he reserves his comment in this regard.
- (d) noting that one of the proposed setback areas adjoins an as-built highway structure, the applicant is reminded to work with Highways Department to ascertain whether there is any below-ground footing/foundation of the concerned highway structures.

**Comments of the Chief Building Surveyor/Hong Kong East and Heritage,
Buildings Department**

- (a) for the Site to be considered as a Class B site for the purpose of regulations 20 and 21 of the B(P)R, it should be a corner site abutting on two specified streets of not less than 4.5m wide. Where there is a physical separation of a site from a street by an intervening strip of land, whether the site can be considered as abutting on that street for the purpose of site classification will depend upon the function, status and ownership of the intervening land. The applicant's attention is drawn to PNAP APP-124.
- (b) For the purpose of PR and SC calculations, the site area should not include any part of any street or service land under regulation 23(2)(a) of the B(P)R.
- (c) GFA concessions (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or SC calculation) under PNAP APP-151 will only be considered when the pre-requisites in paragraph 6 of PNAP APP-151 have been complied with.
- (d) If any part of the lot is to be acquired by Government for the purpose of street widening, bonus PR and/or SC will only be considered when relevant requirements under regulation 22(2) of the B(P)R and PNAP APP-20 or PNAP APP-108 have been complied with.
- (e) GFA concession for carparking spaces or loading/unloading areas may be considered when the relevant requirements as laid down in PNAP APP-2 have been complied with.
- (f) The recreational facilities may be considered for exclusion from GFA calculation by modification of regulation 23(3)(a) of B(P)R on a case-by-case basis, subject to the limitation as stipulated in PNAP APP-104. Excessive provision will be included in GFA calculation.
- (g) All areas under building footprint will be included in GFA calculation unless exempted.
- (h) Justification on high headroom of the mechanical floor should be provided for consideration of disregarding from GFA calculation.
- (i) Open space should be provided in accordance with regulation 25 of the B(P)R.
- (j) For any building to be considered as "detached building" under the B(P)R, it should not be connected to any other building and has a clear and unobstructed open space as stipulated in regulation 2 of the B(P)R.
- (k) Detailed comments on compliance with the BO will be given upon formal building plans submission.

Comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD:

- (a) It is noted in the landscape drawings that, some proposed landscape treatments are located outside the planning application site boundary. The applicant should seek comment/agreement from relevant parties regarding the proposed development in areas outside the Site.
- (b) The applicant is reminded to provide adequate maintenance access and proper long-term maintenance schedule is given due consideration for sustainable development of the proposed proprietary vertical greening.
- (c) The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Tree removal applications should be submitted direct to relevant authority for approval.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220629-145826-58765

提交限期**Deadline for submission:**

02/07/2022

提交日期及時間**Date and time of submission:**

29/06/2022 14:58:26

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/157

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. ANDY POON

意見詳情**Details of the Comment :**

- Support of the S16 submission.
- Appreciate the merits of proposed scheme
- Improvement of the existing pedestrian arrangement with more direct and safe access to Mount Parker Road and Mount Parker Trail
- Widening of paving along King's Road and connection to Mount Parker Road
- Improve pedestrian safety and connectivity
- Towers number reduced from three to two.
- Eliminate the wall effect.
- Wider gap between the towers with better vista to the green mount behind
- Wider gap between the towers improve the air ventilation.
- Green of podium improves the pedestrian environment.



致城市規劃委員會

甯漢豪女士, J.P., 發展局常任秘書長 (規劃及地政) (主席):

十分關注英皇道 992-998 號及柏架山道 2-16 號和毗連政府土地

建築再次申請放寬高度至 142.5 米反映民意(申請編號: A/H21/157)

繼去年 7 月 9 日收到 貴會通知指該建築申請增高至 156 米(申請編號: A/H21/154)後,本辦事處立即於柏架山區內收集居民的意見,統計後有超過九成的居民表示反對該建築增高,於是 2021 年 8 月 2 日本辦事處代表區內居民向 貴會反映民意,最後根據 貴署網項顯示該承辦商撤回相關的申請。

今年 6 月 10 日本辦事處又再次收到 貴會通知,指該建築再次申請增高,由 120 米申請增至 142.5 米高(申請編號: A/H21/157),於是本辦事處隨即於柏架山區內開設多個街站讓市民了解該擬議發展計劃,並以宣傳單張及網上問卷、FACEBOOK、微信等社交媒體收集市民的意見。截至 2022 年 6 月 30 日止,收集到數百份市民的反對簽名及網上問卷約超過百分之九十市民的反對意見,大部份市民仍然對計劃的社區配套、停車位增加及環境問題表示擔憂,以下詳情:

一、根據 貴會提供的申請資料顯示,該擬議發展計劃帶來接近 600 伙的住戶及私家車泊車位 209 個和 7 個電單車泊車位,另有 8 個貨車泊位,合共 224 個泊車位,比上一次申請還要多出約 80 多個車位,無疑將會為區內帶來大量人口及車輛。同時有部份居民表示柏架山道出英皇道西行線路口右邊約 20 米處,現時設有 21 條巴士線及 1 條專線小巴的車站,由於英皇道是 1 條西行的行車線,假如有停定的車輛有機會阻擋由柏架山道駛出的駕駛者視線,從而增加發生交通意外的風險,亦出現因車輛未能駛出英皇道而被迫停在柏架山道路口的情況,容易發生人車爭路的情況,導致影響附近居民出入及行山人士的安全性。

加上,柏架山是東區一個十分受行山人士歡迎的其中一個山峰,部份行山人士表示柏架山道 2-16 號是行山人士的必經之路,特別在假日會有更多居民行山,增設一個停車場出入口於該路段中會增加發生交通意外或造成傷亡的機會,更何況有 200 多個停車位?





中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China



東區區議會 李清霞 議員

LEE Ching Har Eastern District Councillor

2021 選舉委員會
界別分組 一般選舉
Election Committee Subsector Ordinary Election

港九分區委員會、地區撲滅罪行委員會及地區防火委員會委員的代表
Representatives of members of Area Committees, District Fight Crime Committees,
and District Fire Safety Committees of Hong Kong and Kowloon

眾所週知香港交通擠塞嚴重，政府正研究在多條過海隧道繁忙時間內增收私家車費用，從而鼓勵市民多乘搭公共交通工具，但如果 貴會批出相關的停車位數量，是否表示贊同市民購買私家車，是否與政策背道而馳。再者由上述位置到鰂魚涌地鐵站只需要5-6分鐘就到達，十分方便，一條天橋的對面就是向東的巴士站，而樓盤的對下就有多條向西行及過海的巴士站，十分便利。

二、柏架山道左轉出英皇道約100米處(英皇道986號對出)，也設有11條巴士路線的巴士站。當有巴士埋站時從柏架山道駛出的車輛必然要向右切線，這亦會增加發生交通意外的風險。另外，位於英皇道989號新威園對出的巴士站，共有49條行車線和3條專線小巴站，因要疏導埋站的巴士(經常有巴士排隊埋站時停在行人過路線上)，行人已須等候較長的時間才能安全橫過英皇道；日後若要兼顧疏導由柏架山道駛出英皇道西行的車輛，變相行人或要等候更長的時間才能橫過馬路。此舉對一些行動不便的長者街坊都會做成影響，而這影響在翻風或下雨天氣時尤為嚴重。

再者，雖然更新後的住宅之間有較寬的空隙(約寬15米)，但該擬議發展計劃的樓宇垂直高度由120米增至142.5米。部份居民仍然擔心增高會對現時的採光及通風造成影響，長遠會直接影響身體健康。

基於上述原因，本辦事處謹代表各位街坊向 貴會作出反映，希望 貴會能體恤民意，重新慎重考慮該地段的設計及周邊環境的規劃，或其他可行性的替代方案，藉此彰顯政府以民為本，將市民大眾的福祉放於重要的位置。

承蒙 貴處接納柏架山區內居民的意見，本人謹代柏架山區內居民致以萬二分感謝！

如有任何查詢，歡迎致電 2590 6083 或 [REDACTED]

選舉委員會第四界別選委

東區柏架山區區議員

謹啟

李清霞

二零二二年六月三十日



電話Tel: (852) 2590 6083 傳真Fax: (852) 2590 0113

地址: 香港鰂魚涌英皇道1026號海景樓1字樓D6室 E-mail: [REDACTED]

Address: D6 1/F Oceanic Mansion 1026 King's Road, Quarry Bay, HK



民建聯 東區支部 **DAB** Eastern Branch

鯽魚涌居民協會

李清霞

東區區議員(柏架山區)

Tel: 2590 6083 / 2561 8063

Fax: 2590 0113 6993 2767

E-mail: annielee1479@yahoo.com.hk

李清霞 Annie Lee



梁熙

立法會議員



張國鈞

立法會議員

香港鯽魚涌英皇道1026號海景樓1/F D5-6室

十分關注 柏架山旁住宅再度申請增至142.5米高

(英皇道992-998號及柏架山道2-16號和毗連政府土地 (申請編號: A/H21/157))

去年7月份,該建築發展商向城規會申請放寬建築物高度由120米至156米[申請編號:A/H21/156],以作准許的住宅用途。本辦事處收到城規會的通知後立即開設街站、微信及google問卷等不同渠道,以諮詢柏架山區內居民的意見,經過統計後超過九成居民反對此項申請,所以本辦事處代表柏架山居民去信城規會反映該意見,因此該申請已被撤回。

近日本辦事處於2022年6月10日收到城規會的通知:位於英皇道992-998號及柏架山道2-16號和毗連政府土地擬議略為放寬建築物高度由120米至142.5米,以作准許的住宅用途的資訊。因此清霞希望收集大家對此新申請的意見,以便向城規會反映。

住宅地盤實景圖



清霞希望收集大家對上述問題的意見,以便向城規會反映!

請問對於放寬建築物高度142.5米的限制,您的意見?



反對



贊成



無意見

請在□中打上✓

其他意見

姓名:

李士光

電話:

大廈名稱:

☒男 ☐女 年齡: ☐18歲以下 ☐18至35歲 ☒36至64歲 ☐65歲以上

問卷完成,感謝您的寶貴意見!請在2022年6月27日或之前

將您的意見透過以下方式給清霞 whatsapp或微信

電郵 或交到:李清霞議員辦事處

閣下的資料會用作聯絡用途。如日後有任何問題,請聯絡本辦事處電話:25906083

網上意見收集箱



歡迎掃一掃

柏架山旁建築申請放寬高度至142.5米（申請編號：A/H21/157）

更多詳細資料請查詢：城市規劃委員會網頁

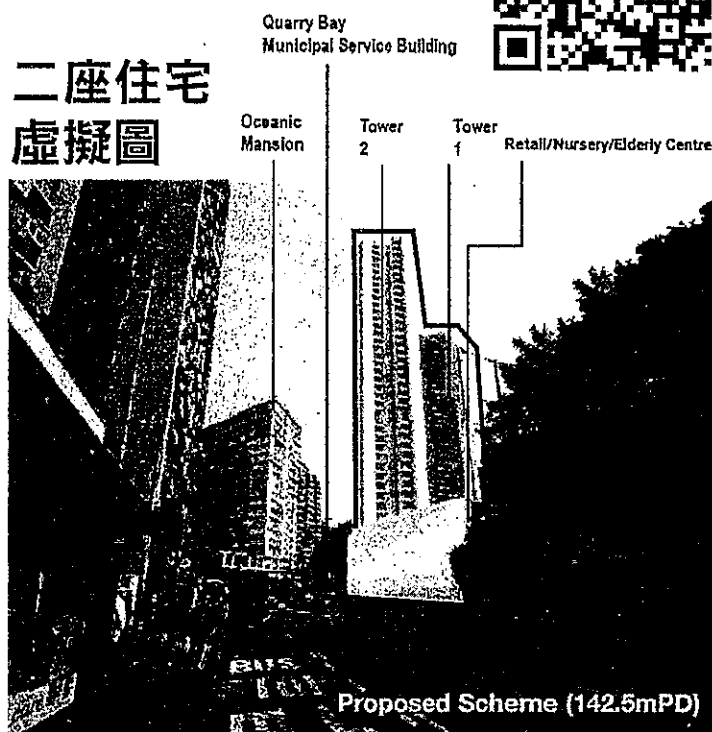
https://www.info.gov.hk/tpb/tc/plan_application/A_H21_157.html



三座住宅 虛擬圖

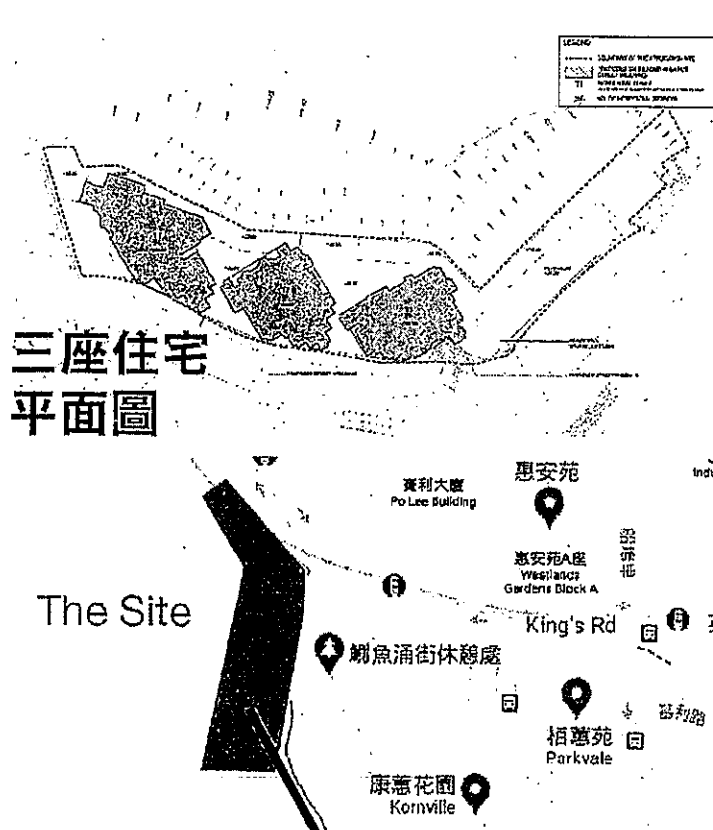


二座住宅 虛擬圖



Photomontage of the Proposed Development - Viewpoint 2 : Viewed from King's Road (West)

三座住宅 平面圖



二座住宅 平面圖



申請放寬建築物高度限制住宅位置：
英皇道992-998號及柏架山道2-16號和毗連政府土地

570

福昌樓業主立案法團管理委員會
THE INCORPORATED OWNERS OF FOK CHEONG BUILDING
MANAGEMENT COMMITTEE

香港鰂魚涌英皇道 1044 號
1044, KING'S ROAD, QUARRY BAY, HONG KONG
TEL : 2564 2103, 2564 0583 FAX : 2564 2120

致：香港北角渣華道 333 號
政府合署 15 樓
城市規劃委員會

關於：英皇道 992-998 號及柏架山道 2-16 號和毗連政府土地
再度申請建樓高度增至 142.5 米高(申請編號：A/H21/157)

福昌大廈業主立案管理委員會(下簡稱管委會)最近收到不少本廈業戶反影上述工程意見，表示十分關注和不贊成 貴會的決定。

根據 貴會網頁介紹，該大廈落成後將會有私家車泊車位 209 個和 7 個電單車泊車位，另有 8 個貨車泊位，即合共 224 個泊車位。本廈業戶十分關注：

- (i) : 柏架山道出英皇道西行線是該大廈唯一的車道，而該路口右邊約 20 米處設有約廿條巴士路線及 1 條專線小巴的車站，而車站位置剛好是英皇道由 4 條行車線收窄為 2 線，當有巴士埋站，英皇道便變成只有 1 條西行的行車線，停定的車輛會阻擋由柏架山道駛出的駕駛者視線，從而增加發生交通意外的風險；而亦因車輛未能直接駛出英皇道而須停在柏架山道路口，也容易出現人車爭路的情況，直接或間接嚴重影響附近居民出行的安全性。
- (ii) : 柏架山道左轉出英皇道約 100 米處(英皇道 986 號對出)，也設有約十條巴士路線的巴士站。當有巴士埋站時從柏架山道駛出的車輛必然要向右切線，這亦會增加發生交通意外的風險。
- (iii) : 英皇道 989 號新威園對出的巴士站，共有四十多條行車線和 3 條專線小巴站。經常有巴士排隊埋站時停在行人過路線上，行人須等候較長的時間才能安全橫過英皇道；日後若要兼顧疏導由柏架山道駛出英皇道西行的車輛，行人或要等候更長的時間才能橫過馬路。對一些行動不便的長者街坊都會做成影響，而在下雨天時尤為嚴重。

- (iv) : 若新建大廈增加了這麼多數量的車位，必然會嚴重影響該段英皇道的汽車流量，甚至有機會變成交通黑點。
- (v) : 街坊憂慮樓宇的新高度會直接影響周邊環境的採光和通風效應，增加悶熱通風不良，長遠會直接或間接影響身體健康。

基於上述原因，管委會有必要代表各位街坊，向 貴會反影，並希望貴會能體恤民意，重新慎重考慮該大廈的設計及周邊環境的規劃，藉以彰顯政府以民為本。



福昌樓業主立案法團
第二十屆管理委員會 謹啟

2022 年 6 月 29 日

致： 城市規劃委員會
香港北角渣華道 333 號
政府合署 15 樓

有關：英皇道 992 - 998 號及柏架山道 2 - 16 號和毗連政府土地
再度申請建樓高度增至 142.5 米高(申請編號：A/H21/157)

海景樓業主立案管理委員會(下簡稱管委會)最近收到不少本廈業戶就上述工程反映意見，表示十分關注和不贊成 貴會的決定。

根據 貴會網頁介紹，該大廈落成後將會有私家車泊車位 209 個和 7 個電單車泊車位，另有 8 個貨車泊位，即合共 224 個泊車位。本廈業戶十分關注：

- (i) : 該大廈落成後，汽車必然要駛經唯一的車道，即柏架山道出英皇道西行線，而該路口右邊約 20 米處，即英皇道 1018 號外，現時是設有 21 條巴士路線及 1 條專線小巴的車站，而車站位置剛好是英皇道由 4 條行車線收窄為 2 線，當有巴士埋站，英皇道便變成只有 1 條西行的行車線，停定的車輛會阻擋由柏架山道駛出的駕駛者視線，從而增加發生交通意外的風險；而亦因車輛未能直接駛出英皇道而須停在柏架山道路口，也容易出現人車爭路的情況，直接或間接嚴重影響附近居民出行的安全性，
- (ii) : 柏架山道左轉出英皇道約 100 米處(英皇道 986 號對出)，也設有 11 條巴士路線的巴士站。當有巴士埋站時從柏架山道駛出的車輛必然要向右切線，這亦會增加發生交通意外的風險，
- (iii) : 至於英皇道 989 號新威園對出的巴士站，共有 49 條行車線和 3 條專線小巴士。因要疏導埋站的巴士(經常有巴士排隊埋站時停在行人過路線上)，行人已須等候較長的時間才能安全橫過英皇道；日後若要兼顧疏導由柏架山道駛出英皇道西行的車輛，變相行人或要等候更長的時間才能橫過馬路。此舉，對一些行動不便的長者街坊都會做成影響，而這影響在翻風或下雨天氣時尤為嚴重，
- (iv) : 根據政府最近發布的資訊，私家車出行佔使用路面率約 80%，而載客量只佔約 6%。這比例反影出道路已嚴重超出負荷；若新建大廈增加了這麼多數量的車位，必然會嚴重影響該段英皇道的汽車流量，甚至有機會會變成交通黑點，
- (v) : 就樓宇的新高度，街坊均反影，擔心會直接影響周邊環境的採光和通風效應，長遠會直接或間接影響身體健康。

基於上述原因，管委會認為有必要代表各位街坊，向 貴會作出反映，希望 貴會能體恤民意，重新慎重考慮該大廈的設計及周邊環境的規劃，或其他可行性的替代方案，藉以彰顯政府確是以民為本，將市民大眾的福祉放於重要的位置。



致： 城市規劃委員會
香港北角渣華道333號
政府合署15樓

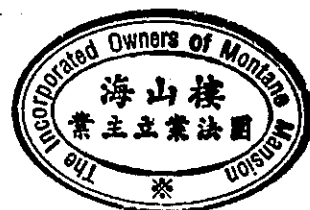
有關：英皇道992 - 998號及柏架山道2 - 16號和毗連政府土地
再度申請建樓高度增至142.5米高(申請編號：A/H21/157)

海山樓業主立案管理委員會(下簡稱管委會)最近收到不少本廈業戶就上述工程反映意見，表示十分關注和不贊成貴會的決定。

根據貴會網頁介紹，該大廈落成後將會有私家車泊車位209個和7個電單車泊車位，另有8個貨車泊位，即合共224個泊車位。本廈業戶十分關注：

- (i) : 該大廈落成後，汽車必然要駛經唯一的車道，即柏架山道出英皇道西行線，而該路口右邊約20米處，即英皇道1018號外，現時是設有21條巴士路線及1條專線小巴的車站，而車站位置剛好是英皇道由4條行車線收窄為2線，當有巴士埋站，英皇道便變成只有1條西行的行車線，停定的車輛會阻擋由柏架山道駛出的駕駛者視線，從而增加發生交通意外的風險；而亦因車輛未能直接駛出英皇道而須停在柏架山道路口，也容易出現人車爭路的情況，直接或間接嚴重影響附近居民出行的安全性，
- (ii) : 柏架山道左轉出英皇道約100米處(英皇道986號對出)，也設有11條巴士路線的巴士站。當有巴士埋站時從柏架山道駛出的車輛必然要向右切線，這亦會增加發生交通意外的風險，
- (iii) : 至於英皇道989號新威園對出的巴士站，共有49條行車線和3條專線小巴站。因要疏導埋站的巴士(經常有巴士排隊埋站時停在行人過路線上)，行人已須等候較長的時間才能安全橫過英皇道；日後若要兼顧疏導由柏架山道駛出英皇道西行的車輛，變相行人或要等候更長的時間才能橫過馬路。此舉，對一些行動不便的長者街坊都會做成影響，而這影響在翻風或下雨天氣時尤為嚴重，
- (iv) : 根據政府最近發布的資訊，私家車出行佔使用路面率約80%，而載客量只佔約6%。這比例反影出道路已嚴重超出負荷；若新建大廈增加了這麼多數量的車位，必然會嚴重影響該段英皇道的汽車流量，甚至有機會會變成交通黑點，
- (v) : 就樓宇的新高度，街坊均反影，擔心會直接影響周邊環境的採光和通風效應，長遠會直接或間接影響身體健康。

基於上述原因，管委會認為有必要代表各位街坊，向貴會作出反映，希望貴會能體恤民意，重新慎重考慮該大廈的設計及周邊環境的規劃，或其他可行性的替代方案，藉以彰顯政府確是以民為本，將市民大眾的福祉放於重要的位置。



香港鰂魚涌英皇道 1046 號地下

NO. 1046, KING'S ROAD, HONG KONG

電話 TEL: (日) 2562 1151 電話: (夜) 2904 0419 傳真(Fax)25169507

電郵

致：香港北角渣華道 333 號政府合署 15 樓,城市規劃委員會:

有關鰂魚涌英皇道 992-998 號及柏架山道 2-16 號和毗連政府土地

再度申請建樓高度增至 142.5 米高(申請編號:A/H21/157)

益昌大廈業主立案法團管理委員會收到大數業戶就上述工程反映
意見, 堅決反對貴會的決定。

根據貴會網頁介紹, 該大廈落成後將會有私家車泊車位 209 個和 7 電
單車泊位, 另有 8 個貨車泊位, 合共 224 個泊車位。本廈業戶十分
關注：

- (i): 該大廈落成後汽車必須經柏架山道出英皇道西行線, 而該路口左
右邊有 21 條巴士路線及 1 條專線小巴士站, 而車站位置剛好是英皇道由
4 條行車線收窄為 2 線, 當有巴士埋站英皇道變成只有 1 條西行的行車線, 停
定車輛會阻擋由柏架山道駛出的駕駛者視線, 增加發生交通意外的風險, 容易
出現人車爭路的情況, 嚴重影響附近居民出行安全性。
- (ii): 至於英皇道 989 號新威園對出巴士站共有 49 條行車線, 3 條專線小巴士站, 因
要疏導埋站的巴士, 經常有巴士排隊埋站停在行人過路線上, 日後若要兼顧
疏導由柏架山道駛出英皇道西行車輛, 行人要等更長時間才能橫過馬路, 對
一些行動不便長者影響更是嚴重。

益昌大廈業主立案法團管理委員會
THE INCORPORATED OWNERS OF YICK CHEONG BUILDING MANAGEMENT COMMITTEE

(iii): 就樓宇新高度, 業戶, 街坊均反映擔心影響周邊環境, 採光與通風

長遠會直接影響身體健康。

基於上述原因, 法團管理委員會有必要代表各位業戶, 街坊, 向貴會強力反映, 希望貴會能體恤民意, 重新慎重考慮該大廈的設計及周邊環境規劃, 或其他可行性替代方案, 藉以彰顯政府確是以民為本, 將市民大眾福祉放於重要位置。

益昌大廈業主立案法團管理委員會謹啟

二零二二年六月三十日

574

**THE INCORPORATED OWNERS OF
TAK LEE BUILDING, WAI LEE BUILDING AND PO LEE BUILDING
得利大廈惠利大廈及寶利大廈業主立案法團**

995-997, KING'S ROAD, NORTH POINT, HONG KONG.

香港北角英皇道九九三至九九七號

電話：2561 4308/2564 4038

致：香港北角渣華道 333 號
政府合署 15 樓
城市規劃委員會：

有關：英皇道 992-998 號及柏架山道 2-16 號和毗連
政府土地再度申請建樓高度增至 142.5 米高事宜

本法團近來收到不少業戶來電對上述工程表示極力反對和不贊成，貴會有關上述事項的決定，希望貴會切實關注本大廈居民的意見。

車輛途徑變窄易生意外，而且容易造成嚴重阻塞和空氣污染，並對市民出入構成人身安全的風險。而就樓宇的新高度，居民十分擔心會嚴重影響周邊環環的通風效應和光線不足的問題，長遠來說，都會對居民的身心健康產生不良的影響，萬望貴會切實考慮本法團的意見為盼。

此致
城市規劃委員會



利和寶利大廈
業主立案法團



2022 年 6 月 29 日

益發大廈業主立案法團管理委員會

THE INCORPORATED OWNERS' MANAGEMENT COMMITTEE OF YICK FAT BUILDING

香港鰂魚涌英皇道 1048 號**1048, KING'S ROAD, QUARRY BAY, HONG KONG**

電(Tel): 2561 6500 傳真(Fax): 2561 8558 電郵(E-mail) [REDACTED]

致：香港北角渣華道 333 號

政府合署 15 樓

城市規劃委員會

**有關：英皇道 992 - 998 號及柏架山道 2 - 16 號和毗連政府土地
再度申請建樓高度增至 142.5 米高(申請編號：A/H21/157)**

益發大廈業主立案管理委員會(下簡稱管委會)最近收到不少本廈業戶就上述工程反影意見，表示十分關注和不贊成 貴會的決定。

根據 貴會網頁介紹，該大廈落成後將會有私家車泊車位 209 個和 7 個電單車泊車位，另有 8 個貨車泊位，即合共 224 個泊車位。本廈業戶十分關注：

- (i) : 該大廈落成後，業戶在駕車外出時，汽車必然要駛經唯一的車道，即柏架山道出英皇道西行線，而該路口右邊約 20 米處，即英皇道 1018 號外，現時是設有 21 條巴士路線及 1 條專線小巴的車站，而車站位置剛好是英皇道由 4 條行車線收窄為 2 線。當有巴士埋站，英皇道便變成只有 1 條西行的行車線，停定的車輛會阻擋由柏架山道駛出的駕駛者視線，從而增加發生交通意外的風險，而亦因車輛未能直接駛出英皇道而須停在柏架山道路口，也容易出现人車爭路的情況，直接或間接嚴重影響附近居民出行的安全性；業戶回家時，也只能從英皇道西行左一線或爬頭用左二線左轉入柏架山道再右轉駛回大廈。這時，亦會相同地面對駕駛者在英皇道路段時視線被阻擋及人車在柏架山道路口爭路的情況；最終，也會直接影響進出鰂魚涌街一帶的道路使用者，
- (ii) : 柏架山道左轉出英皇道約 100 米處(英皇道 986 號對出)，也設有 11 條巴士路線的巴士站。當有巴士埋站時從柏架山道駛出的車輛必然要向右切線，這亦會增加發生交通意外的風險，
- (iii) : 至於英皇道 989 號新威園對出的巴士站，共有 49 條巴士行車線和 3 條專線小巴的車站。因要疏導埋站的巴士(經常有巴士排隊埋站時停在行人過路線上)，行人已須要等候較長的時間才能安全橫過英皇道；日後若要兼顧疏導由柏架山道駛出英皇道西行的車輛，變相行人或要等候更長的時間才能橫過馬路。此舉，對一些行動不便的長者街坊都會做成影響，而這影響在翻風或下雨天氣時尤為嚴重，

- (iv) : 根據政府最近發布的資訊，私家車出行佔用路面率約 80%，而載客量只佔約 6%。這比例反影出道路已嚴重超出負荷；若新建大廈增加了這麼多數量的車位，必然會嚴重影響該段英皇道的汽車流量，甚至有機會會變成交通黑點，
- (v) : 就樓宇的新高度，街坊均反影，擔心會直接影響周邊環境的採光和通風效應，長遠會直接或間接影響身體健康。

基於上述原因，管委會認為有必要代表各位街坊，向 貴會作出反影，希望 貴會能體恤民意，重新慎重考慮該大廈的設計及周邊環境的規劃，或研究其他可行性的替代方案，藉以彰顯政府確是以民為本，將市民大眾的福祉放於重要的位置。



益發大廈業主立案法團
第二十一屆管理委員會 謹啟
二零二二年六月三十日

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

參考編號

Reference Number:

220630-184816-49359

提交限期

Deadline for submission:

02/07/2022

提交日期及時間

Date and time of submission:

30/06/2022 18:48:16

有關的規劃申請編號

The application no. to which the comment relates: A/H21/157

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Roger Laine

意見詳情

Details of the Comment :

30 JUN 2022

Dear Honourable Chairman of Town Planning Board,

Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Use at 992-998 King's Road and 2-16, Mount Parker Road and Adjoining Government Land Section 16
Application Case No. A/H21/157

We would like to bring the Chairman's attention to our serious objection to the captioned proposal on ground as follows:

- 1). The said site is on an elevated site above all the surrounding buildings. Any relaxation of building height ceiling would have excessive negative impact on the daylight and ventilation for the residents and workers of the surrounding residential and commercial buildings;
- 2) The said site is on the very fringe of the popular Mount Parker Country Park as the major leisure space for the dense population of Eastern District. Any further relaxation of building height beyond the conversion of the originally low density site into high density would pose additional adverse effect on the vantage points on the northern part of the country park;
- 3). The Mount Parker Country Park houses a large number of various species of wild birds. Ever increasing number high rise buildings on the fringe of the said park has already hinder the wild birds' flying path and reduced their feeding catchment area.

For your kind consideration, please.

Sincerely yours,

Roger Laine

Mount Parker Environment Concern Group

Seq 739

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

參考編號

Reference Number:

220816-161024-84486

提交限期

Deadline for submission:

30/08/2022

提交日期及時間

Date and time of submission:

16/08/2022 16:10:24

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/157

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Xing Zheng

意見詳情

Details of the Comment :

I believe the new Planning Application will create good public spaces and an excellent pedestrian experience for citizens. In tropical and subtropical climates, building greenery systems are essential for minimizing the negative impact of the outdoor climate. The Green façade and podium greening in the new Planning Application will significantly reduce the radiative heat flux on the pedestrians, leading to a better thermal comfort level in summer. The 15 m gaps between buildings allow fresh and chilly air from mountains to penetrate the neighborhood.

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

參考編號

Reference Number:

220822-090743-31446

提交限期

Deadline for submission:

30/08/2022

提交日期及時間

Date and time of submission:

22/08/2022 09:07:43

有關的規劃申請編號

The application no. to which the comment relates: A/H21/157

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Qing Wang

意見詳情

Details of the Comment :

规划建议可为社区提供多种好处，因此非常支持。

A. 提供能安全地繞過現有行人天橋近英皇道及柏架山道交界的路線, 讓行人橫過英皇道及柏架山道交界時不受行人天橋的結構阻礙視線，能看見從柏架山道駛至的車輛。大大改善行人安全；

B. 沿著英皇道提供更寬闊和美化的行人路徑及消除現有鄰近行人天橋的瓶頸位置，更順暢地連接柏架山道以及郊野公園的入口；

C. 透過擬議方案採用兩座而非三座設計及擴闊大樓間的分隔，重大改善空氣、日光及視覺通透；

D. 透過減少大樓數目能改善行人環境及附近一帶的大廈的視覺形象，詳情請參閱景觀發展圖展；

E. 提供空間容納社區所需的社區設施。

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

參考編號

Reference Number:

220824-170022-51607

提交限期

Deadline for submission:

30/08/2022

提交日期及時間

Date and time of submission:

24/08/2022 17:00:22

有關的規劃申請編號

The application no. to which the comment relates: A/H21/157

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. John LAM

意見詳情

Details of the Comment:

我是建造業一分子,支持增加房屋供應,推動就業!

反對通知書



敬啟者

我們是居住於新威園第一座及第二座的居民。

我們看到貴會張貼在英皇道 992-998 及柏架山道 2-16 號和

毗連政府土地的放寬建築物高度限制，以作准許的住宅用途的規劃申請。

我們反對上述的申請

理由如下：

1. 該地盤毗鄰郊野公園，原來是低層的單幢政府合作社的住宅，
現在申請改建成高層超過 120 米高的住宅大樓，
對鰂魚涌區整體的景觀(Visual Impact)及空氣流通 (Air Ventilation Impact)有嚴重的不良影響；
2. 我們不能同意上述發展建議提供了足夠的理由和證據去辯解和合法化 (justify)
所申請的放寬高度限制；及申請的地盤，
無論對景觀，還是空氣流通的考慮來說，
位於關鍵的戰略位置，
放寬在法定分區規劃大綱圖上的高度限制，
會做成不良先例和累積效應，
對鰂魚涌和香港所有毗鄰郊野公園地區的景觀和空氣流通有深遠和地區上不能承受的影響。

姓名 鄭正雅

簽署

Fong

29.8.2022

請大家考慮過後

若同意上述的意見的話簽署同意向城市規劃委員會提出反對

簽署

Fong

姓名

鄭正雅

日期

29/8/2022

若你/妳有自己的其他意見可以在下述的地方寫上

本人強烈反對此申請，英皇道 992-998 雖為平地路段，但再往上走，已是斜坡，
此處住宅眾多，交通流量亦已飽和，再者，該地盤鄰近鰂魚涌柏架山，該山亦是鰂
魚涌居民休憩中之一處珍貴自然休閒環境，上述申請不但避談是否對自然環境，柏架
山，對山上自然，鳥類的居住環境有何影響，亦
避談對周边环境(如噪音，空氣，視覺等)
的影響，鰂魚涌的城市規劃本已不足以供
此處居民享用，所以本人就以上的申請提出強
烈反對，並希望有關部門能予以考慮。

簽署

Fong

姓名

鄭正雅

日期

29/8/2022

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

參考編號

Reference Number:

220825-185418-03940

提交限期

Deadline for submission:

30/08/2022

提交日期及時間

Date and time of submission:

25/08/2022 18:54:18

有關的規劃申請編號

The application no. to which the comment relates: A/H21/157

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Angus Wong

意見詳情

Details of the Comment :

I support this application with green elements which aligns with the ESG concept promoted in Hong Kong and let the residents nearby have a better environment. The design can also promote traffic safety in the area nearby which can be a role model for other property development projects to take reference to in the future. The area is lack of new green building of similar type, and I believe the height relaxation can improve the light and air penetration which benefits not only the new residents but also the existing residents in the nearby area. This is a win win proposal.

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

參考編號

Reference Number:

220829-004211-14037

提交限期

Deadline for submission:

30/08/2022

提交日期及時間

Date and time of submission:

29/08/2022 00:42:11

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/157

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lisa Ma

意見詳情

Details of the Comment :

Supportive. Since air ventilation and greening is vital to the social community, especially when it is what already lacking in Quarry bay. A more spacious and green design (in terms of visual and sustainability) will definitely outweigh the little sacrifice of height which basically affects no one.

After all, it would be a win win situation to build higher but less dense buildings, for the pedestrians as well as the people who actually lives in the house.

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

參考編號

Reference Number:

220829-141615-12732

提交限期

Deadline for submission:

30/08/2022

提交日期及時間

Date and time of submission:

29/08/2022 14:16:15

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/157

「提意見人」姓名/名稱

Name of person making this comment:

Hong Kong East Concern Group

意見詳情

Details of the Comment :

To: Town Planning Board

Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Use at 992-998 King's Road and 2-16 Mount Parker Road and Adjoining Government Land
Section 16 Application Case No. A/H21/157

Dear Sir/ Madam

In view of the recent Further information submitted by the Applicant on 1 August 2022, we still maintain our position to strongly OBJECT the captioned S16 application for proposed relaxation of building height up to 142.5 mPD (+18.75%) from the statutory permitted maximum height limit of 120 mPD as stipulated under the statutory OZP.

The reasons are as follows:

1. Proposed Height Relaxation totally not compatible with the Unique Sensitive Site Context

The Subject Site is located right next to the key entrance of the nature trail and Tai Tam Country Park. Majority of the Subject Site is facing the Tai Tam Country Park and is sandwiched by two GIC sites with building height limited to 3 storeys and 9 storeys. Given the sensitive site and surrounding context, the proposal to further relax the current building height cap at the Subject Site from 120 mPD to 142.5 MPD is totally not justifiable.

The claim that the proposed maximum building height of 142.5 mPD is comparable to the building height of existing developments is not justifiable given that most of these developments are located at a higher platform and also not located in a sensitive context as compared to this site.

2. Approval of this Height Relaxation application would likely trigger more height relaxation applications in the vicinity thereby inducing significant cumulative adverse Visual Impacts to the whole District, i.e. Undesirable Precedent

The approval of this application would serve as undesirable precedents for inducing further height relaxation applications of various other redevelopment projects in future, thereby significantly deteriorate the visual and environmental quality of the whole district.

The VIA submitted is not comprehensive enough to cover various sensitive vantage points along the nature trails and the Tai Tam Country Park.

Also, the approval of this height relaxation application would serve as undesirable precedents which encourage surrounding sites to apply for building height relaxation. The cumulative visual impact would be serious and also not assessed in the Visual Impact Assessment submitted.

1001

3. No strong reasons to justify height relaxation from the current building height restriction of 120 mPD to 142.5 mPD

It should be highlighted that only a small portion of the site near King's Road would encroach into the MTR tunnel protection zone. The remaining part of the Site would still be large enough to accommodate all the GFA with good design layout and other merits of offering more interesting stepping profile, wider ventilation corridors, greener and better interface with the surrounding context.

Even with a site area far smaller than that of the Subject Site, the new office building development (1001 King's Road) which is located just opposite to the Subject Site, has a far higher plot ratio of 15 but could still be redeveloped to a new building respecting the statutory height cap of 120 mPD.

We do not see why the subject residential proposal, with a far lower plot ratio of up to 9 but a far larger site area, could justify the relaxation of building height restriction of 120 mPD to 142.5 mPD while the opposite office tower, with a far higher plot ratio of 15 but a far smaller site area could be well developed to a decant office development respecting the same building height restriction of the same area of 120 mPD.

4. Proposed Height increase resulting from unreasonable assumptions

As compared to a typical floor-to-floor height of around 3m for typical residential units, the subject proposed scheme has adopted an excessive floor-to-floor height of up to 3.5m. Also the headroom allowed for lift core is even go up to 10m and 11m respectively for the 2 proposed towers. Coupled with the tricks of adding/ stacking various excessive levels of clubhouse/ retail and plant room floors below the residential towers, the whole proposed scheme boosts up the building height for all residential units, solely aiming to maximum the views of the future residential units to be sold.

5. No obvious planning gains/ design merits to justify the proposed height increase

It was stated in the submission that the proposed scheme with relaxation of building height from 120 mPD to 142.5 mPD would offer a number of "merits" and "planning gains" which could not be offered in the baseline scheme of 120 mPD.

The submitted indicative 3-tower baseline scheme for respecting 120 mPD with nil merit is purely formulated in order to justify the proposed 142.5 mPD scheme.

We would like to sincerely request relevant government department and the respectable TPB members to critically review if the height relaxation from 120 mPD to 142.5 mPD is really essential for this unique site, and the so-called design merits could only be accommodated ONLY IF the building height is relaxed by 18.75%.

Given the above reasons and justifications, we sincerely request the Town Planning Board and relevant departments to critically review the case in view of the unique site context of next to Tai Lam Country Park and the key entrance to relevant nature trails, and also the following material considerations:

- Whether there is a need to relax the building height restriction from 120 mPD to 142.5 mPD and the assumptions adopted in the proposed scheme, e.g. Floor-to-Floor height of residential floors, Floor-to-floor height and extent of E/M facilities, clubhouse, etc is excessive;
- Whether the splitting of various E/M, clubhouses are solely intended to boost up the building height, bearing in mind that the opposite office tower, with a far higher plot ratio of 15 but a far smaller site area could still be well developed to a decant office development respecting the same building height restriction of the same area of 120 mPD;
- Whether the said "merits" and "planning gains" could never be accommodated unless the building height restriction is relaxed from 120 mPD to 142.5 mPD; and
- Whether the approval of such case would serve as undesirable precedents inducing further height relaxation applications of various other redevelopment projects in future, thereby significantly deteriorate the visual and environmental quality of the whole district.

1076

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pi



Re: A/H21/157 992-998 King's Road and 2-16 Mount Parker Road
28/08/2022 02:41

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

History: This message has been forwarded.

Dear TPB Members,

The applicant provided comprehensive responses to departmental and **public comments.**

But no soft copy provided.

This is not a legitimate public consultation.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 2 July 2022 5:15 PM CST
Subject: A/H21/157 992-998 King's Road and 2-16 Mount Parker Road

A/H21/157

992-998 King's Road and 2-16 Mount Parker Road and Adjoining Government Land

Site area : About 4,467sq.m. Includes Government Land of about 1,394sq.m

Zoning : "Res (Group A)"

Applied development : 2 Towers / 600 Units / 142.5mPD (35 storeys) / PR 9.063 / OS 1,861sq.m / 213 Vehicle Parking / 300sq.m Shop / Nursery / Elderly Centre

Dear TPB Members,

The government should use its land for the benefit of the community by developing a standalone GIC facilities on the part of the site with restrictions due to MTR underneath.

We can see from Covid that when it comes to public health it is prudent to have facilities such as elderly care separate from other land uses as it allows better quarantine and containment measures.

This would reduce the size of the site and the residential GFA. The development would then be more modest and better suited to the district topography with a more limited impact on the ridgelines and public enjoyment of the green slopes behind.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 13 February 2022 1:47 AM CST
Subject: A/H21/156 992-998 King's Road and 2-16 Mount Parker Road

Dear TPB Members,

Application 154 was withdrawn and developer has come back with a reduction in the proposed height. But the number of floors has been increased from 34 to 35, figure that one out. And the parking has been increase from 133 to 211 even though the district has abundant public transport options.

An arduous design development process was undertaken where development height of 156mPD is considered optimal. However, given the concerns expressed by some parties regarding the proposed height during the previous Section 16 application, we have, after much deliberation, reduced the proposed height to 142.5mPD

Of course a reasonable person would point out that it is not legally binding that every developer builds to maximum dimensions as stipulated in the OZP.

Significantly improve air, light and visual penetration through the Proposed Scheme Simple, once again the solution would be to build a more modest development.

there is negligible impact since many of the surrounding buildings are already built beyond 120mPD prior to the imposition of the restriction under the OZP

Misleading, they are not right in front of the hillside and blocking the green panorama

Note that the Nursery and Elderly care facilities will be buried in the Basement with poor access to natural light and ventilation. This at a time when the need for both to ensure a healthy ambience for the most vulnerable members of society has been under lined. Being in 'B' they are excluded from GFA calculation I presume, so what does the community get in return for surrendering 1,500+sq.m. government land?

Previous objections upheld. The community must no longer tolerate that GIC

zoned land be privatized and 'compensated' by inferior quality facilities provided in the most inauspicious section of a development.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 6 August 2021 11:23 PM CST
Subject: A/H21/154 992-998 King's Road and 2-16 Mount Parker Road

A/H21/154
992-998 King's Road and 2-16 Mount Parker Road and Adjoining Government Land
Site area : About 4,642sq.m Includes Government Land of about 1,568sq.m
Zoning : "Res (Group A)"
Applied development : 2 Towers / 600 Units / 156mPD (34 storeys) / PR 9.03 / OS 1,871sq.m / 133 Vehicle Parking / 300sq.m Shop / Nursery
Minor Relaxation of BHR (120mPD)

Dear TPB Members,

Strong objections. The building height restriction was imposed in 2008 by the Board with the objective to preserve the views to the ridgelines of Tai Tam Country Park and Mount Parker from public vantage point at the **waterfront promenade of the Kai Tak Development** – does not stipulate the Cruise Terminal, in fact more people will gather near the sports stadium and the impact from that view point would certainly be greater.

The eastern boundary of the application site marks the entrance to the Mount Parker Road Green Trail so the tall towers are out of proportion to the location.

As for the statement 'bring the greenery to the neighborhood'. Seriously, it is quite clear from the images that the development will greatly reduce the green panorama.

*The design intent is to **create a development that is friendly to the environment** and the neighbourhood. In order to achieve this goal, the building height needs to be relaxed to 156mPD for one of the towers, hence allowing the following design principles to:*

- a. reduce the number of towers from three to two to minimize the "walled" effect;*
- b. reduce and slim the profile of the residential towers to increase vertical openings and remove "walled" effect;*
- c. step the two residential tower height to follow the profile of Parker Hill;*
- d. reduce building bulk along King's Road to improve on-street human scale;*
- e. improve pedestrian streetscape along King's Road and Mount Parker Road;*
- and*
- f. open horizontal separation above the podium.*

Clearly all the above would be better achieved with a low rise

development.

A large portion of the Site is above the tunnel where substantial foundation work is restricted to a low-rise structure

So why does the government not arrange a land swap for its 1,568sq.m and use this to provide low rise GIC facilities that are lacking in the district?

Improve and Increase Local Public Open Spaces

When developers make proposals for the public benefit it means that there are serious issues to be addressed and it is hoping to apply some Band Aid and 'bribe' the community.

*The Owner believes there are three pockets that can be created for public enjoyment and designed as places for social interaction and a respite for the weary travelers. The first is the area of land just outside the southern boundary of the Site is a good location **to create a local public open space** for the neighbourhood and a perfect location for hikers to and from the Mount Parker Road Green Trail to gather or cool down. **Such a park will also add much needed open space to the neighbourhood** and the Owner is agreeable to the creation of such a space.*

INDEED WHY IS THE ADMINISTRATION NOT PROVIDING THESE FACILITIES AS THERE IS A SUBSTANTIAL ELEMENT OF GOVERNMENT LAND INCLUDED IN THE SITE

The second proposed pocket space is located at the western landing point of the footbridge over King's Road at the junction of King's Road and Mount Parker Road.

ANOTHER 'BRIBE'

The third proposed pocket space is located below the footbridge on the eastern side of Mount Parker Road. To improve that area, the land owner proposes to re-plan and renovate it to feature series of seating areas separated by raised wooden platforms.....

THIS CAN ALSO BE IMPLEMENTED USING GOVT LAND

All trees on the site will be removed, including many on government land. This would greatly impoverish the community as the trees facilitate the enjoyment of the public on its way to and from the park. The images demonstrate the impact.

Members should reject this plan and government should retain the public land for community purposes and enhancement of the district.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note Chief Estate Surveyor/Land Supply, Lands Department's comment that the applicant will have to apply for lease modification/land exchange with necessary information to effect the redevelopment proposal. There is no guarantee that such application(s), with or without Government land involved, would be approved by the Government and proceeded to documentation. Such lease modification/land exchange, if eventually approved, would be subject to such terms and conditions including the payment of a premium and an administration fee as the Government considers appropriate at its sole discretion.
- (b) to note the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department's comments that:
 - (i) for the Site to be considered as a Class B site for the purpose of regulations 20 and 21 of the B(P)R, it should be a corner site abutting on two specified streets of not less than 4.5m wide. Where there is a physical separation of a site from a street by an intervening strip of land, whether the site can be considered as abutting on that street for the purpose of site classification will depend upon the function, status and ownership of the intervening land. The applicant's attention is drawn to PNAP APP-124.
 - (ii) For the purpose of PR and SC calculations, the site area should not include any part of any street or service land under regulation 23(2)(a) of the B(P)R.
 - (iii) GFA concessions (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or SC calculation) under PNAP APP-151 will only be considered when the pre-requisites in paragraph 6 of PNAP APP-151 have been complied with.
 - (iv) If any part of the lot is to be acquired by Government for the purpose of street widening, bonus PR and/or SC will only be considered when relevant requirements under regulation 22(2) of the B(P)R and PNAP APP-20 have been complied with.
 - (v) GFA concession for carparking spaces or loading/unloading areas may be considered when the relevant requirements as laid down in PNAP APP-2 have been complied with.
 - (vi) The recreational facilities may be considered for exclusion from GFA calculation by modification of regulation 23(3)(a) of B(P)R on a case-by-case basis, subject to the limitation as stipulated in PNAP APP-104. Excessive provision will be included in GFA calculation.
 - (vii) All areas under building footprint will be included in GFA calculation unless exempted.

- (viii) Justification on high headroom of the mechanical floor should be provided for consideration of disregarding from GFA calculation.
 - (ix) Open space should be provided in accordance with regulation 25 of the B(P)R.
 - (x) Service lane should be provided in accordance with regulation 28 of the B(P)R.
- (c) to note Chief Town Planner/Urban Design and Landscape, PlanD's comment that:
- (i) Some proposed landscape treatments are located outside the planning application site boundary. The applicant should seek comment/agreement from relevant parties regarding the proposed development in areas outside the Site.
 - (ii) The applicant is reminded to provide adequate maintenance access and proper long-term maintenance schedule is given due consideration for sustainable development of the proposed proprietary vertical greening.
 - (iii) The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Tree removal applications should be submitted direct to relevant authority for approval.
- (d) to note Director of Leisure and Cultural Services' comment that:
- (i) The applicant is reminded to observe the Street Tree Selection Guide and Proper Planting Practices promulgated by the Greening, Landscape and Tree Management Section of the Development Bureau.
 - (ii) Should the trees be intended to handover to LCSD for subsequent maintenance, the applicant should observe the LCSD's "General Standard and Maintenance Requirement for Landscape Works to be Handed Over to LCSD for Horticultural Maintenance" for compliance.
 - (iii) Subject to the agreement from HyD on taking up the planter wall or tree surrounds of the new trees on pavement, LCSD will consider taking up the maintenance responsibility of these trees in accordance with DevB TC(W) No. 6/3025. However, this is not intended nor should it be construed to create any consent from LCSD to take up the tree maintenance responsibility.
- (e) to note Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Offices' comment that the Former Quarry Bay School, a Grade 3 historic building, is in close vicinity of the Site. The works arising from the proposed redevelopment should not cause any adverse impact on the Grade 3 historic building.