

2022年 2月 17日

此文件在
只有收到所有必要的資料及文件
申請的日期。

This document is received on 17 FEB 2022
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; 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/124/28
	Date Received 收到日期	17 FEB 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 樓及新界沙田上禾輋路 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)

富裕小輪有限公司 (Fortune Ferry 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)

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)	香港中環8號碼頭上層部分區域
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 479.40 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)	479.40 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	S/H24/9
(e) Land use zone(s) involved 涉及的土地用途地帶	其他指定用途(碼頭及有關設施)
(f) Current use(s) 現時用途	空置 (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，或有關係的鄉事委員會*

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	479.40 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	食肆, 商店及服務行業 (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	I	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 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 479.40 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 479.40 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
	上層	空置	食肆, 商店及服務行業

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

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

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ 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

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約	
number of Units 單位數目		
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目		
<input type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> 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)	
<input type="checkbox"/> 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)	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	sq. m 平方米	<input type="checkbox"/> 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)

2022 年 4 月

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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 type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" 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 type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" 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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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 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 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>.....</p> <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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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"/>																													

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。

为附近乘客及居民提供便利店及食肆服務
營業時間為星期一至星期日上午九時至午夜十二時正
預計可提供座位 112 個。

11. Declaration 聲明

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

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

Signature
簽署



 Name in Block Letters 米
 姓名（請以正楷填寫）

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

副總經理

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

富裕小輪有限公司

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

Date 日期

04 / 01 / 2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

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

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

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

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

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

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^⑥

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

⑥ 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	香港中環8號碼頭上層部分區域		
Site area 地盤面積	479.40	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	S/H24/9		
Zoning 地帶	其他指定用途 (碼頭及有關設施)		
Applied use/ development 申請用途/發展	食肆, 商店及服務行業		
(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	479.40 <input type="checkbox"/> About 約 <input checked="" 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/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

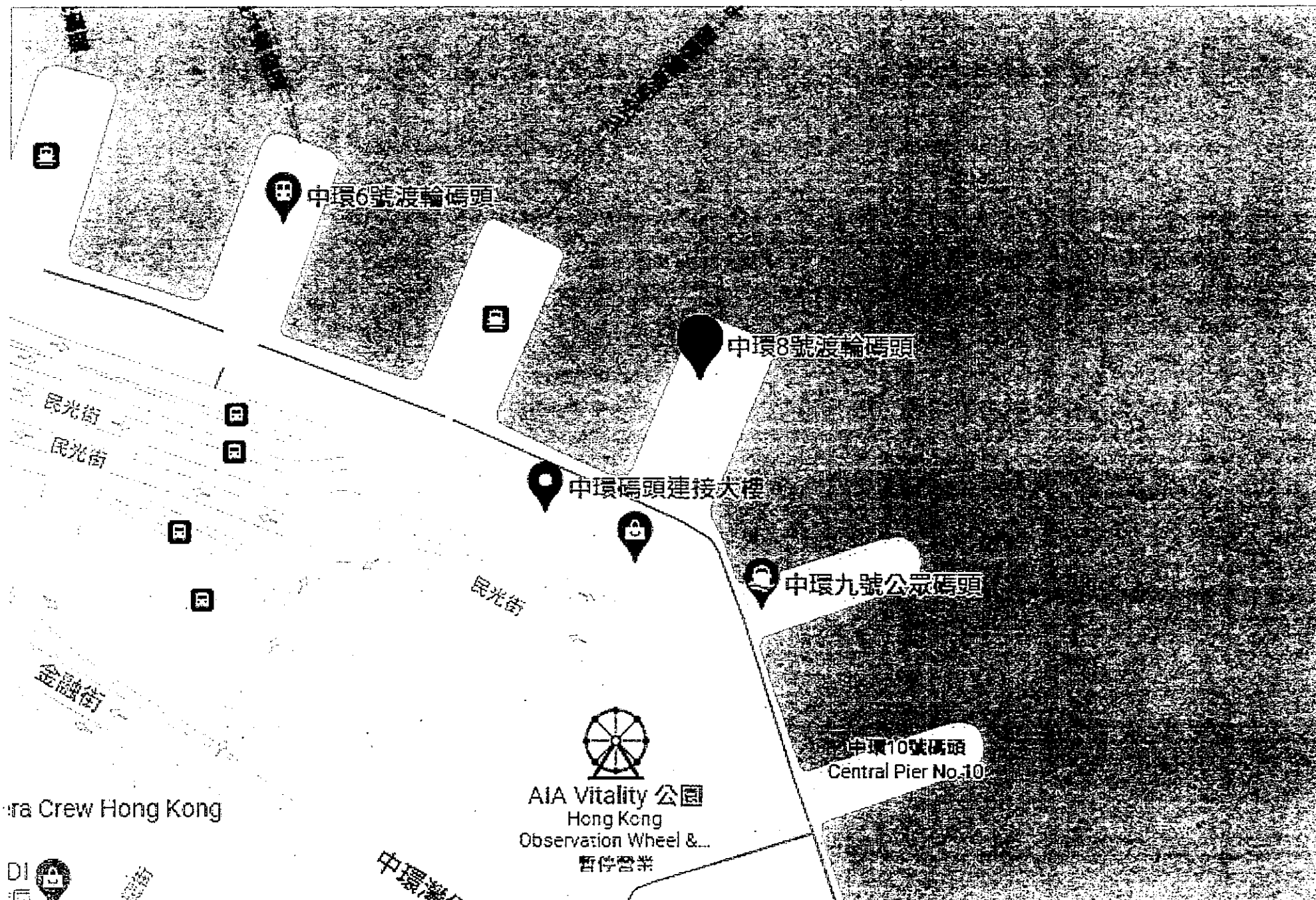
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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/>		

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。



中環6號渡輪碼頭

中環8號渡輪碼頭

中環碼頭連接大樓

中環九號公眾碼頭

中環10號碼頭
Central Pier No.10

AIA Vitality 公園
Hong Kong
Observation Wheel &...
暫停營業

民光街

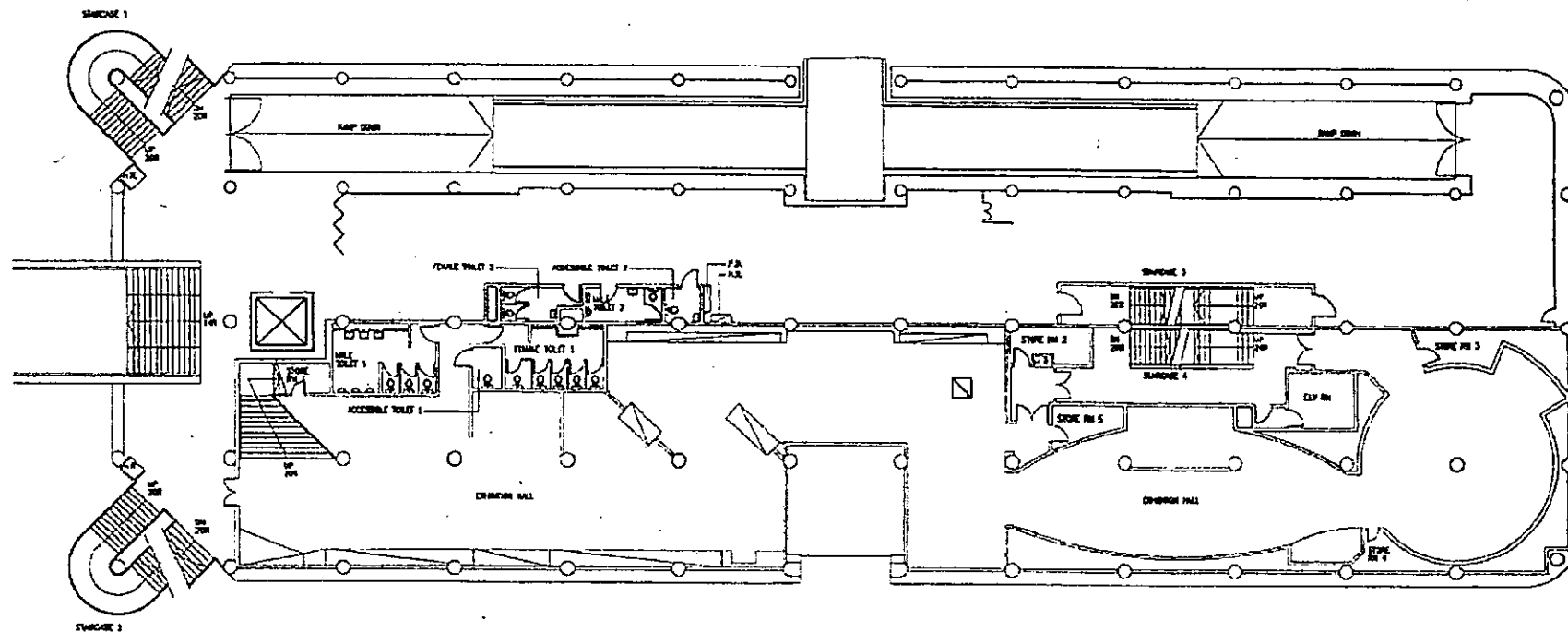
民光街

金融街

ara Crew Hong Kong



中環灣仔



LAYOUT PLAN OF UPPER DECK FLOOR

tpbpd@pland.gov.hk

寄件者: 金珠船務 (行政部) <admin-jz@cks.com.hk>
寄件日期: 2022年03月23日星期三 16:06
收件者: tpbpd
副本: vyau; leolee
主旨: 城規會申請編號A/H24/28: 資料補充
附件: 預計設備用電資料.pdf; 中環8號碼頭上層設計平面圖.pdf

城規會秘書署:

我司就 A/H24/28 申請提供以下補充說明及資料:

- 1) 請見附件「中環 8 號碼頭上層設計平面圖」商店區域位置約佔面積 170 平方米, 其餘區域餐廳部分面積約為 300 平方米。
- 2) 商店為無人商店計劃用機械人售賣品牌貨品, 由客人下單到收取貨物都全自動化, 售賣產品包括但不限於蛋糕、飲料、湯包、朱古力、咖啡...等, 空間牆壁計劃於不同時間用作展示藝術展品, 如畫作、攝影作品...等可作售賣用途。
- 3) 餐廳將以會員制經營, 對外開放, 供應中西式融合菜餚, 餐廳將申請酒牌提供酒精類飲品。
- 4) 廚房以電爐具作烹調。
- 5) 餐廳及商店約需用共 200A 三相電 (請見附件「預計設備用電資料」)。
- 6) 商戶的晚上營業時間比較渡輪營運時間長, 主要由於餐廳將提供晚市餐飲服務。但商戶營業地點是在中環 8 號碼頭上層, 商戶位置獨立於現時渡輪服務的下層, 不影響渡輪服務的運作。

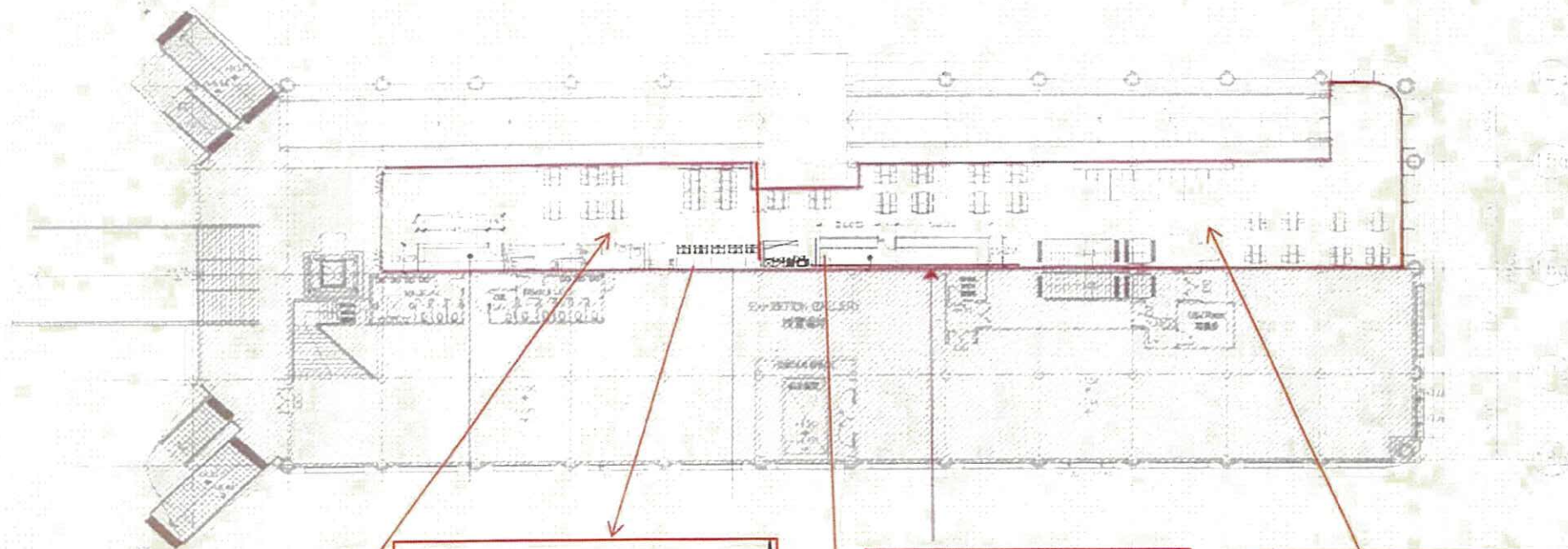
相關工程不會影響碼頭結構。

期望貴處協調相關部門盡早批覆

謝謝!

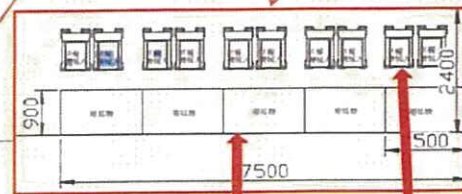
Comprehensive Department
Fortune Ferry Company Limited
Cotai Chu Kong Shipping Management Services Co., Ltd.
(852) 2859 1690

Please consider the environment before printing this email.



1

LAYOUT PLAN
SCALE: 1:2500A3

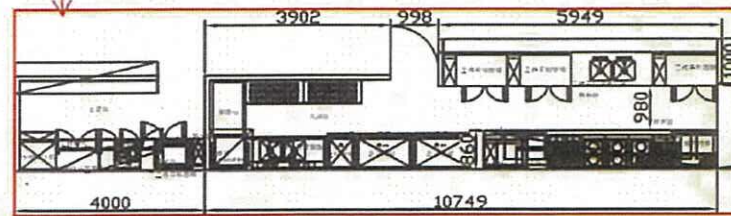


商店區域(入口前面部分)
(佔面積約170平方米)

無人售賣機 機械人

紅色區域內為租賃範圍
(中環8號碼頭上層)

餐廳(後面部分)
(佔面積約300平方米)



廚房區域

Central Pier 8 - Equipment List

No.	Quantity	Product English Brief Description	Brand Name	Product Code	Length	Width	Height	Electric W
1	1	S/S Grease Filter Exhaust Hood	S/S ITEM	SSO-GFEH	1,350	1,100	400	-
2	2	16 Trays Stainless Steel Trolley	FLOWERY	MY74121	600	460	1,730	-
3	1	S/S Worktop Table with 2 Undershelves	S/S ITEM	SST-WT2S	1,670	700	850	-
4	1	Steambox Evolution Electric Combi Oven	GIORIK	SEHE061W	860	795	835	11,400
5	2	Water Filter with Head	WODER	WD-S-Q12-JG-3/8	93	90	390	-
6	1	Stacking Kit for Giorik Electric Ovens	GIORIK	2025108	0	0	0	-
7	1	S/S Grease Filter Exhaust Hood	S/S ITEM	SSO-GFEH	900	1,100	400	-
8	1	S/S Double Sink Cabinet (Hinged Door)	S/S ITEM	SSK-DSC-HD	1,350	700	850	-
9	2	Grease Trap	S/S ITEM	SSK-GT	300	300	300	-
10	1	10" Swing Nozzle	T&S	061X	0	0	0	-
11	2	8" Deck Mount Mixing Faucet	T&S	5F-8DLX00	0	0	0	-
12	1	Deck Mounted Shower Faucet (Pre-Rinse Unit)	T&S	B-0113-B08	188	357	1,067	-
13	1	Add-on Faucet	T&S	B-0155-LN	0	0	0	-
14	2	Electric Water Heater	STIEBEL	DHM6	190	82	143	6,000
15	1	S/S Double Sink Cabinet (Hinged Door)	S/S ITEM	SSK-DSC-HD	1,650	750	850	-
16	1	S/S Clean Dish Table	S/S ITEM	SST-CDT	1,150	750	850	-
17	1	S/S Grease Filter Exhaust Hood	S/S ITEM	SSO-GFEH	700	700	400	-
18	1	2 Half Doors GN 2/1 Upright Freezer	PRECISIO	LPT601DR	720	820	2,025	597
19	1	4 Doors GN 2/1 Upright Chiller	PRECISIO	MPT1401D	1,440	820	2,025	665
20	1	4 Doors GN 2/1 Upright Chiller	PRECISIO	MPT1401D	1,440	820	2,025	665
21	1	4 Drawers Under Broiler Counter Chiller	PRECISIO	HUBC411HHU	1,345	760	600	644
22	1	Electric Salamander	GIORIK	SRE1210	650	480	570	3,900
23	1	17L Single Tank Electric Fryer	GIORIK	FE7117M	400	700	900	16,500
24	1	S/S Wall Mounted Slatted Shelf	S/S ITEM	SSS-SS	2,545	300	300	-
25	1	Electric Pasta Cooker (With 3 Baskets)	MAJESTY	M-TSF4N-E	400	750	290	7,500
26	1	4 Drawers Under Broiler Counter Chiller	PRECISIO	HUBC411HHU	1,345	760	600	644
27	1	S/S Grease Filter Exhaust Hood	S/S ITEM	SSO-GFEH	5,200	1,100	400	-

Central Pier 8 – Equipment List

No.	Quantity	Product English Brief Description	Brand Name	Product Code	Length	Width	Height	Electric W
28	1	2 Doors GN 1/1 Worktop Chiller	PRECISIO	MCU211UDD	1,345	700	850	560
29	1	S/S Double Sink Cabinet (Hinged Door)	S/S ITEM	SSK-DSC-HD	1,650	750	850	-
30	2	Grease Trap	S/S ITEM	SSK-GT	300	300	300	-
31	2	8" Swing Nozzle	T&S	060X	0	0	0	-
32	2	8" Deck Mount Mixing Faucet	T&S	5F-8DLX00	0	0	0	-
33	1	Electric Water Heater	STIEBEL	DHM6	190	82	143	6,000
34	1	2 Doors GN 1/1 Worktop Chiller	PRECISIO	MCU211UDD	1,345	700	850	644
35	1	2 Doors GN 1/1 Worktop Chiller	PRECISIO	MCU211UDD	1,345	700	850	644
36	4	Air-conditioner	Toshiba	MHP1204HT8-1	-	-	-	68,640
37	250	Seating Area ceiling lighting (LED)	Philips	LEDspots-5-50W	-	-	-	1,250
38	3	iCHEF POS system (Cashier)	ICHEF	ichef pos + mPOP	-	-	-	2,400
39	4	Automatic Vending machine	HaloBunny	SG01				3,200
40	4	Food Delivery Robot	Keenon	W3				160
								132,013
								200A

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



城規會申請編號A/H24/28：資料補充
28/03/2022 13:18

From: 金珠船務（行政部） <admin-jz@cks.com.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vyyau <vyyau@pland.gov.hk>, leolee <leolee@cks.com.hk>

1 attachment



Central Pier Upper Deck-layout plan v3.pdf

城規會秘書署：

我司就A/H24/28申請提供以下補充說明及資料：

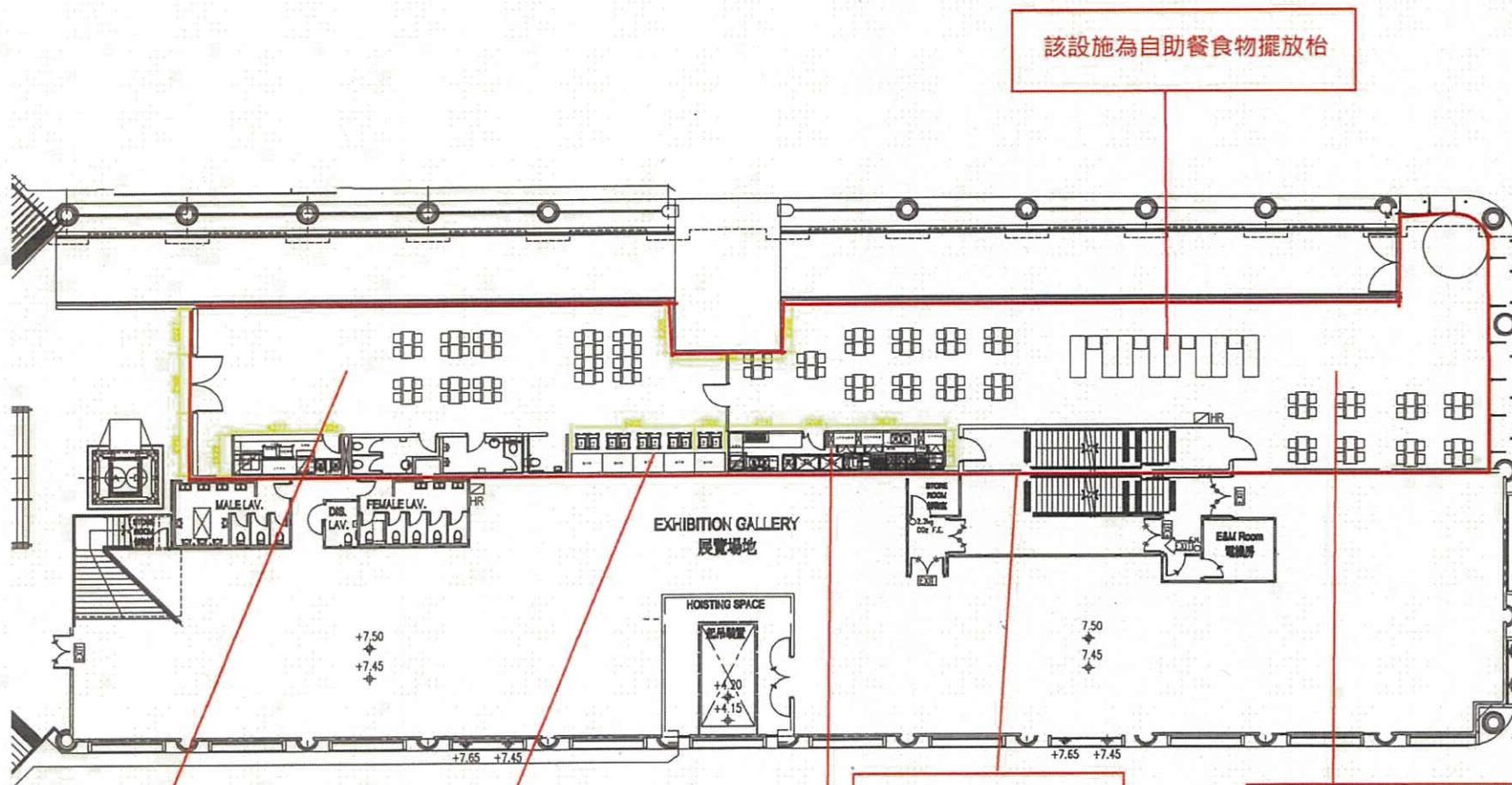
1.該餐廳及商店只用上層入口供客人出入。

附件為碼頭上層更新的樓層平面圖。

謝謝

Comprehensive Department
Fortune Ferry Company Limited
Cotai Chu Kong Shipping Management Services Co., Ltd.
(852) 2859 1690

🌱 Please consider the environment before printing this email.



YOUT PLAN
LE: 1:250@A3

該設施為自助餐食物擺放枱

商店區域
(入口位置在前面部份
(佔面積約170平方米))

紅色區域內為租賃範圍
(中環8號碼頭上層)

餐廳(後面部份)
(佔面積約300平方米)

無人售賣機 機械人

廚房區域

Overview:

DESCRIPTION	DATE

General Notes
1. All designs are sole property of Pacific Foodservice Equipment
2. Do not scale drawings
3. All dimensions are to be checked and verified prior to construction
4. The contractor is to verify the dimensions immediately and obtain necessary clarification
5. The consultant drawings are issued for design intent and where required are to be developed by the contractor accordingly into shop/ fabrication drawings
6. This drawing is a suggested method of construction and shall not be used to obtain any form of permitting.

Project:

Pier 8 restaurant

Project no.:

Version 3

Description:

KITCHEN EQUIPMENT LAYOUT

Scale	none
Drawn By	Erik
Check By	-
Date	25/03/2021
Revision	1
Drawing No.	XXXXXX KL

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Re: Planning application No. A/H24/28

28/04/2022 20:38

From: "mavis.tsang@cks.com.hk" <mavis.tsang@cks.com.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vyyau <vyyau@pland.gov.hk>, ktong <ktong@pland.gov.hk>, hug <hug@cks.com.hk>, leolee <leolee@cks.com.hk>
File Ref:

致城規會秘書署:

我司就各政府部門對城規會編號A/H24/28的申請反饋，作出以下回覆及補充，有關中環八號碼頭上層規劃中的餐廳申請酒牌事宜，收到香港警務處對餐廳申請酒牌的關注。

租戶(一番科技(國際)有限公司)亦對香港警務處的關注給予承諾及在此能詳有關規劃餐廳營運模式給予香港警務處知悉。

1) 規劃中的餐廳申請酒牌只是餐廳的輔助性營運，餐廳營運主要是給予客人享用規劃中餐廳的特色美食，及欣賞香港美譽世界的維港景緻，和給予客人體驗本店另一部份以創新科技機械人及自動化商店的營運模式。

2) 另外規劃中的餐廳是以中高檔路線吸引客人為願，及不會以純品酒的模式運作的餐飲服務。

3) 規劃中的餐廳正視香港警務處的關注，會嚴格遵守及承諾不會給予客人將酒精類飲品帶走在餐廳以外地方享用，或以零售方式予客人帶走享用。

4) 規劃中的餐廳及商店並不會有音樂表演不會對附近環境造成音樂滋擾。

5) 現時中環-紅磡渡輪航線的渡輪乘客只是使用碼頭的地下位置進出碼頭，上層位置並沒有渡輪乘客進出設施。餐廳和商店是設在中環8號碼頭上層並不影響渡輪乘客和市民使用渡輪碼頭設施。

6) 而且客人能輕鬆使用連接中環地鐵及各商務大樓的天橋到中環碼頭連接大樓直接到達中環8號碼頭上層位置，對路面行人交通不會造成任何影響。

7) 碼頭位置遠離民居，相關餐廳及商店對居民不會造成影響。而且亦能給予市民一個不一樣的選擇和體驗。

對於有意見認為中環8號碼頭上層應保留作為公共用途，附近亦有不同的食肆供選擇。希望貴署能理解，作為輔助交通運輸服務的渡輪航線的經營環境是極之困難，渡輪航線的運營單靠船票收入並不足以讓渡輪航線能達至財務上可持續的經營狀態，非票務收入（主要是碼頭租務、廣告和其他業務商機）是對渡輪營辦商能否持續營運航線佔非常重要的因素。沒有這些非票務收益渡輪線難以持續營運！而現時的租戶亦帶來些創新自動化商店模式給予市民新鮮體驗，而且亦給予市民多個選擇。

謝謝！

啟麗瑩 Mavis Tsang

金珠船務管理服務有限公司 | Cotai Chu Kong Shipping Management Services Co., Ltd.

富裕小輪有限公司 | Fortune Ferry Co., Ltd.

mavis.tsang@cks.com.hk

(852) 2859 1690

From: vyyau

**Appendix Ic of
MPC Paper No. A/H24/28**

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



Re[2]: Fwd: Re: 轉發: 城規會申請編號A/H24/28: 資料補充
27/05/2022 10:55

From: 李志剛 <leolee@cks.com.hk>
To: tpbpd@pland.gov.hk
Cc: tpbpd@pland.gov.hk, 金珠船務 (行政部) <admin-jz@cks.com.hk>
File Ref:

城規會秘書署:

我司就A/H24/28申請提供以下補充說明及資料:

有關警方關注上述商店及餐廳送貨或車輛會造成鄰近交通問題:

1) 有關中環8號碼頭上層商店餐廳送貨安排, 供應商送貨將會使用中環8號碼頭對出的上落貨位置, 商店及餐廳會安排供應商在非繁忙時間內送貨, 貨車上落貨時間亦短, 相信不會對附近交通造成影響。

2) 有關警方關注上述商店及餐廳可能引致交通或違例泊車問題。現時上述商店及餐廳設在中環8號碼頭上層位置, 客人可經由地鐵、巴士、渡輪、徒步前往, 公共交通十分方便, 而且經中環碼頭連接橋前往商店及餐廳亦十分安全和方便, 相信不會對碼頭做成交通及違例泊車問題。

期望貴處協調相關部門盡早批覆。

謝謝!

Comprehensive Department

Fortune Ferry Company Limited

Cotai Chu Kong Shipping Management Services Co., Ltd.

(852) 2859 1690

Please consider the environment before printing this email.

發件人: 金珠船務 (行政部)
發送時間: 2022-03-23 16:06
收件人: tpbpd
抄送: wvwau; leolee
主題: 城規會申請編號A/H24/28: 資料補充
城規會秘書署:

我司就A/H24/28申請提供以下補充說明及資料:

1) 請見附件「中環8號碼頭上層設計平面圖」商店區域位置約佔面積170平方

米，其餘區域餐廳部分面積約為300平方米。

- 2) 商店為無人商店計劃用機械人售賣品牌貨品，由客人下單到收取貨物都全自動化，售賣產品包括但不限於雪糕、飲料、湯包、朱古力、咖啡...等，空間牆壁計劃於不同時間用作展示藝術展品，如畫作、攝影作品...等可作售賣用途。
- 3) 餐廳將以會員制經營，對外開放，供應中西式融合菜餚，餐廳將申請酒牌提供酒精類飲品。
- 4) 廚房以電爐具作烹調。
- 5) 餐廳及商店約需用共200A三相電（請見附件「預計設備用電資料」）。
- 6) 商戶的晚上營業時間比較渡輪營運時間長，主要由於餐廳將提供晚市餐飲服務。但商戶營業地點是在中環8號碼頭上層，商戶位置獨立於現時渡輪服務的下層，不影響渡輪服務的運作。

相關工程不會影響碼頭結構。

期望貴處協調相關部門盡早批覆

謝謝！

Comprehensive Department

Fortune Ferry Company Limited

Cotai Chu Kong Shipping Management Services Co., Ltd.

(852) 2859 1690

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**Similar s.16 Applications
within the “Other Specified Uses” annotated “Pier and Associated Facilities” Zone
on the Central District (Extension) Outline Zoning Plan**

Approved Applications

Application No.	Applied Uses	Location	Date of Consideration	Approval Conditions
A/H24/7	Proposed Restaurant and Retail Facilities	Existing Pier 7, Future Pier 8 and Associated Elevated Walkway in Central	13.9.2002	(1)
A/H24/11	Proposed Bank (Automatic Teller Machine)	Upper Deck, Central Pier 7, Hong Kong	1.2.2008	N/A
A/H24/15	Proposed Shop and Services (Bank, Retail Shop, Fast Food Shop, Service Trades), Eating Place (Restaurant)	Shops A, B, C of Lower Deck of Central Pier No. 7; Shops D, E, F of Upper Deck of Central Pier No. 7; Shops H, I, J, K & P of 1/F, Central Terminal Building; and Shop U of Lower Deck of Central Pier No. 8	17.4.2009	(2), (3), (5) and (6)
A/H24/17	Proposed Bank, Retail Shop, Fast Food Shop, Restaurant and Service Trades	Shop Q on 1/F of Central Terminal Building, Central Piers 7 and 8	18.12.2009	(2) and (7)
A/H24/20	Proposed Shop and Services (Bank, Retail Shop, Fast Food Shop, Service Trades, Restaurant)	Shops 1, 2 and 3 of 1/F, Central Terminal Building, Central Pier 7 and 8, Central, Hong Kong	15.10.2010	(2), (4), (5) and (7)
A/H24/26	Proposed Shop and Services (Retail Shop)	Shop B, Lower Deck, Central Pier No. 8, Hong Kong	6.11.2020	(2)
A/H24/27	Proposed Shop and Services (Retail Shop)	Shop A, Lower Deck, Central Pier No. 8, Hong Kong	12.3.2021	(2)

Remarks

Approval Conditions

- (1) The design and implementation of open space and landscaping proposals for the public viewing decks of the piers to the satisfaction of the Director of Planning or of the Town Planning Board (TPB).
- (2) The provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

- (3) The submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB.
- (4) The submission of an assessment to demonstrate that the existing public sewerage facilities would not be adversely affected by the proposed uses to the satisfaction of the Director of Environmental Protection or of the TPB.
- (5) The implementation of the sewerage upgrading/connection works as identified under approval condition (3)/(4) to the satisfaction of the Director of Drainage Services or of the TPB.
- (6) The future tenants/operators should carry out loading/unloading activities outside peak hours at the Man Kwong Street cul-de-sac to the satisfaction of Commissioner for Transport or of the TPB.
- (7) The loading/unloading activities should be carried out outside peak hours to the satisfaction of Commissioner for Transport or of the TPB.

Detailed Comments of Government Department

Comments of the Director of Food and Environmental Hygiene (DFEH):

From Liquor Licence point of view

- (a) The implementation of the Dutiable Commodities Ordinance (Cap. 109) and the Dutiable Commodities (Liquor) Regulations (Cap. 109B) involves various departments, such as the Police, the Customs and Excise Department, the Tobacco and Alcohol Control Office of the Department of Health and the Liquor Licensing Board ("the Licensing Board");
- (b) Under regulation 25A of Dutiable Commodities (Liquor) Regulations, Cap. 109B, the sale of liquor is prohibited except on the authority of a liquor licence or a temporary liquor licence:
 - (i) at any premises for consumption on those premises; or
 - (ii) at a place of public entertainment or a public occasion for consumption at the place of occasion.
- (c) Under regulation 26 of Dutiable Commodities (Liquor) Regulations, Cap. 109B, no liquor shall be supplied at any premises used by any club for the purposes of the club to any member of the club except under and in accordance with a club liquor licence; and
- (d) Therefore, according to the law, a liquor licence issued by the Licensing Board (or a temporary liquor licence issued by the Commissioner of Police) is required as appropriate if a proposed business involves selling or providing alcoholic beverages for consumption on the premises.

From Food Licence point of view

- (e) In accordance with the Food Business Regulation (Cap.132X), any person who intends to conduct any food business which involves the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea, for consumption on premises must obtain a restaurant licence, except a factory canteen or any business carried on by a hawker who is the holder of a licence under the Hawker Regulation (Cap. 132AI). If the applicant intends to prepare and/or manufacture food for sale for human consumption off the premises, or sale of non-bottled drinks, frozen confections, milk, shell fish (hairy crab) or other restricted foods at any premises, relevant food factory licence and/or permit relevant to the type of proposed business must be obtained from the Food and Environmental Hygiene Department before commencement of such business.

5-1

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



A/H24/28 Central Pier 8
15/03/2022 02:00

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

A/H24/28

Portions of Upper Deck, Central Pier No.8, Hong Kong

Site area : About 479.4sq.m Government Land

Zoning : "Other Specified Uses" annotated "Pier and Associated Facilities"

Applied use : Eating Place and Shop and Services

Dear TPB Members,

Object. This is part of the Maritime Museum. There is already a F&B outlet, Café 8, on the roof floor run by a charitable organization.

Moving to Pier 8 followed a public tender process initiated by the Hong Kong Government, which was awarded to the Museum in 2009. The Government, a principal contributor, provided funding to support the cost of relocation and new construction and has committed to an operational subsidy for the first five years of operations.

This museum like all others has seen a reduction in visitors due to Covid. However this should not be used as an excuse to reduce the size and function of the facility. The planned mega development close by will in time bring back the crowds to the district. The museum should continue to function as per its intended purpose and grow rather than cut back on its attractions.

The upper deck of Pier 7 that was intended to serve as a public viewing platform was commercialized many years ago to be enjoyed only by those who can afford to dine there.

A lot of taxpayer dollars have been invested in this cultural/heritage project : F&B can be developed on the roof tops of other piers where we promised such facilities more than a decade ago.

Mary Mulvihill

5-2

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

220317-204612-82683

提交限期**Deadline for submission:**

18/03/2022

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

17/03/2022 20:46:12

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

A/H24/28

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

先生 Mr. John Douglas Moore

意見詳情**Details of the Comment :**

I object to the proposal to convert the upper deck of Pier 8 to private dining and shops.

Central Pier 8 is a public cultural/heritage project supported by the Hong Kong government to provide support for the relocation and construction of the Maritime Museum at this location. The government committed to an operational subsidy for the first 5 years of operation.

There is no valid reason to reduce the size and function of this public facility as the redevelopment of the large waterfront sites nearby will eventually draw visitors to this area. The museum and public areas should not be reduced, but rather be preserved for public use and expansion of the museum over time.

It is important that the upper deck of Pier 8 be retained for public use. There are ample nearby piers available for private food and beverage outlets.

5-3

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

220317-204931-59212

提交限期**Deadline for submission:**

18/03/2022

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

17/03/2022 20:49:31

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

A/H24/28

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

小姐 Miss Genevieve James Moore

意見詳情**Details of the Comment :**

I object to the proposal to convert the upper deck of Pier 8 to private dining and shops.

Central Pier 8 is a public cultural/heritage project supported by the Hong Kong government to provide support for the relocation and construction of the Maritime Museum at this location. The government committed to an operational subsidy for the first 5 years of operation.

There is no valid reason to reduce the size and function of this public facility as the redevelopment of the large waterfront sites nearby will eventually draw visitors to this area. The museum and public areas should not be reduced, but rather be preserved for public use and expansion of the museum over time.

It is important that the upper deck of Pier 8 be retained for public use. There are ample nearby piers available for private food and beverage outlets.

5-4

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

220317-204833-18707

提交限期**Deadline for submission:**

18/03/2022

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

17/03/2022 20:48:33

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

A/H24/28

「提意見人」姓名/名稱**Name of person making this comment:**小姐 Miss Wilhelmina Evelyn
Moore**意見詳情****Details of the Comment :**

I object to the proposal to convert the upper deck of Pier 8 to private dining and shops.

Central Pier 8 is a public cultural/heritage project supported by the Hong Kong government to provide support for the relocation and construction of the Maritime Museum at this location. The government committed to an operational subsidy for the first 5 years of operation.

There is no valid reason to reduce the size and function of this public facility as the redevelopment of the large waterfront sites nearby will eventually draw visitors to this area. The museum and public areas should not be reduced, but rather be preserved for public use and expansion of the museum over time.

It is important that the upper deck of Pier 8 be retained for public use. There are ample nearby piers available for private food and beverage outlets.

5-5

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

220317-204725-82767

提交限期**Deadline for submission:**

18/03/2022

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

17/03/2022 20:47:25

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

A/H24/28

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

女士 Ms. Melanie Ann Moore

意見詳情**Details of the Comment :**

I object to the proposal to convert the upper deck of Pier 8 to private dining and shops.

Central Pier 8 is a public cultural/heritage project supported by the Hong Kong government to provide support for the relocation and construction of the Maritime Museum at this location. The government committed to an operational subsidy for the first 5 years of operation.

There is no valid reason to reduce the size and function of this public facility as the redevelopment of the large waterfront sites nearby will eventually draw visitors to this area. The museum and public areas should not be reduced, but rather be preserved for public use and expansion of the museum over time.

It is important that the upper deck of Pier 8 be retained for public use. There are ample nearby piers available for private food and beverage outlets.

Recommended Advisory Clauses

- (a) to note the comments of the Government Property Administrator (GPA) that under the tenancy requirements the Tenant shall submit an application for commercial concession for GPA's consideration under the mechanism in the existing tenancy to implement this proposal. Such application, if received, would be circulated to relevant government departments for consideration and any approval if given would be subject to terms and conditions based on the comments received;
- (b) to note the comments of the Commissioner for Transport that the revenue generated from the proposed commercial concession should be included into the non-farebox revenue of the licensed ferry service(s) for purpose of cross-subsidization; the normal operation of the licensed ferry service(s) at Central Pier No. 8 shall not be affected; and in accordance to the Tenancy Agreement (H21589), submission of detailed technical proposals prepared by qualified person/ registered professional/ specialist for Architectural Services Department's and Electrical and Mechanical Services Department's further assessments and approvals before the commencement of any works is required;
- (c) to note the comments of the Director of Environmental Protection that it is the responsibility of the applicant and/or the future operators to ensure that the air-conditioning system(s) and the fresh air intake(s) will be properly designed, located, installed and operated to ensure no unacceptable air pollutant impact on the public at the proposed uses due to the nearby air emissions from ferries; and the applicant and/or the future operators are required to comply with the relevant environmental pollution control ordinances;
- (d) to note the comments of the Assistant Director (Property Services), Architectural Services Department that full responsibility of the design, construction and maintenance of the works carried out on the Central Pier No. 8 should be borne by the applicant; Authorized Person (AP) and/or Registered Structural Engineer (RSE) should be appointed by the applicant to ensure their works fully comply with the Buildings Ordinance and prevailing statutory requirements; and no part of works by the applicant should have any adverse effect, structurally or in any other ways, on the existing pier structure. The existing plumbing and drainage provisions should not be overloaded or adversely affected by the proposed usage;
- (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 and fire service installations (FSIs) and equipment shall be provided in accordance with paragraph 4.1.4 "Commercial Building – Low Rise" of the FSI Code. The requirements of major FSIs may include a sprinkler system to cover all parts of the building including staircase, common corridor and toilets;
- (f) to note the comments of the Commissioner of Police that selling of liquor should be restricted in Central Pier No. 8 and outdoor areas in the Central Pier areas or only be consumed inside restaurant premises and that the selling of takeaway should be prohibited. No music should be played at the proposed location after 11:00pm and appropriate measure should be adopted to prevent noise nuisance and that customers should only be permitted to consume alcohol only in the licensed premises. Round-the-clock security for crime prevention and nuisance control from the venue management is deemed essential; and

- (g) to note the comments of the Director of Food and Environmental Hygiene that in accordance with the Food Business Regulation (Cap.132X), any person who intends to conduct any food business which involves the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea, for consumption on premises must obtain a restaurant licence, except a factory canteen or any business carried on by a hawker who is the holder of a licence under the Hawker Regulation (Cap. 132AI). If the applicant intends to prepare and/or manufacture food for sale for human consumption off the premises, or sale of non-bottled drinks, frozen confections, milk, shell fish (hairy crab) or other restricted foods at any premises, relevant food factory licence and/or permit relevant to the type of proposed business must be obtained from the Food and Environmental Hygiene Department before commencement of such business. The applicant should pay attention to the general guidelines on application for restaurant licence, food factory licence and restricted food permits at https://www.fehd.gov.hk/english/howtoseries/forms/new/A_Guide_to_Restaurant.PDF, <https://www.fehd.gov.hk/english/howtoseries/forms/new/FF.pdf> and https://www.fehd.gov.hk/english/howtoseries/forms/new/Non-bottle_etc.PDF respectively.