

This document is received on 18 NOV 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/H24/30
	Date Received 收到日期	18 NOV 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

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

The Hong Kong and China Gas Company Limited 香港中華煤氣有限公司

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

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

Arup Hong Kong Limited 奧雅納香港有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land adjoining Site 3 of the New Central Harbourfront 毗連中環新海濱三號用地的政府土地
(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 9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 9 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 9 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 Central District (Extension) Outline Zoning Plan No. S/H24/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" Zone annotated "Elevated Walkway"
(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 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

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

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

(a) Nature and scale 性質及規模	<input checked="" 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		
	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)
	Aboveground Gas Governor Kiosk (Minor Shifting of Existing Aboveground Gas Governor Kiosk)	1	3.3m (L) x 2.7m (W) x 2.6m (H)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

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

.....

☐ Open space 休憩用地

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

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

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

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

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

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

February 2023

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Man Yiu Street, Man Kwong Street <hr/> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... 72 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1.5m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> A larger excavation area would be required for the construction of the kiosk, as well as the installation and connection works of the inlet/outlet pipes beneath it.</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>	<p>No 否</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>	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"/>																														
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"/>																														
		<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>Nil</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														

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。

Pursuant to Section 16 (S16) of the Town Planning Ordinance, this Planning Application is prepared and submitted to seek approval from the Town Planning Board (TPB) for Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas Governor Kiosk) at Government Land adjoining Site 3 of the New Central Harbourfront (Inland Lot No. 9088) (the Application Site).

The Application Site with an area of about 9m² falls within an area zoned “Other Specified Uses” Zone annotated “Elevated Walkway” on the Approved Central District (Extension) Outline Zoning Plan No. S/H24/9 (the OZP) (Figure 1 refers). According to the Notes of the OZP, “Public Utility Installation” is a Column 2 use, which requires the application of Planning Application to the TPB. The minor shifting of the existing aboveground gas governor kiosk is an associated work for the construction of comprehensive commercial development at Site 3 of the New Central Harbourfront, which is under a separate S16 Planning Application.

To avoid potential damage to existing gas facility during the construction works at Site 3, the existing aboveground gas governor kiosk (3.3m (L) x 2.7m (W) x 2.6m (H)) to the immediate north of Site 3 will be shifted for approximately 3.0m towards the seashore side near the roundabout at Man Yiu Street junction of Man Kwong Street. Excavation of land of about 72m² in area and 1.5m in depth (Figure 2 refers) would be required for the construction of the kiosk, as well as the installation and connection works of the inlet/outlet pipes beneath it. As a major district governor providing gas supply to the Central District, the minor shifting is essential to minimise the impact of construction works at Site 3 on the district's gas supply, while also allowing sufficient work space for the construction works at Site 3. The Application Site is considered as the most suitable location for the minor shifting of gas governor kiosk after taking into account various factors, including the avoidance of obstruction to pedestrian and traffic flow, impact on existing gas supply and the future operation and maintenance.

The shifted aboveground gas governor kiosk will maintain the same size and function as the existing gas facility, and it will be owned, operated and maintained by the Hong Kong and China Gas Company Limited (the Applicant).

Beautification works for a more coherent design with Site 3 will be further explored in collaboration with the landowner of Site 3 in the detailed design stage. Please refer to Figures 3 and 4 for the Simulation Photo for the Aboveground Gas Governor Kiosk Relocation Work and the Detailed Arrangement of the Aboveground Gas Governor Kiosk.

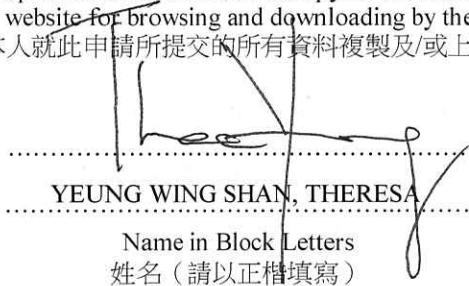
In light of the strong justifications put forward in this Planning Application, we sincerely seek the favourable consideration from the TPB to give its support to this Application.

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


.....
YEUNG WING SHAN, THERESA
.....
Name in Block Letters
姓名（請以正楷填寫）

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

.....
DIRECTOR

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 MRTPI



on behalf of
代表

Arup Hong Kong Limited

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

Date 日期

04/11/2022

..... (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

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打道 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	Government Land adjoining Site 3 of the New Central Harbourfront 毗連中環新海濱三號用地的政府土地		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 9 sq. m 平方米 <input type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 9 sq. m 平方米 <input type="checkbox"/> About 約) </div>		
Plan 圖則	Approved Central District (Extension) Outline Zoning Plan No. S/H24/9 已獲核准的中區(擴展部分)分區計劃大綱圖編號S/H24/9		
Zoning 地帶	"Other Specified Uses" Zone annotated "Elevated Walkway" 「其他指定用途」地帶註明高架行人走廊		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas Governor Kiosk) 擬議公用事業設施裝置(輕微移動現有的地面煤氣調壓室)		
(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	9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	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	2.6m	m 米 <input checked="" 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) _____ _____	
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Excavation Extent Plan, Simulation Photo and Detailed Arrangement of the Aboveground Gas Governor Kiosk</u>		
Reports 報告書		
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"/>

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。

Supplementary Figures

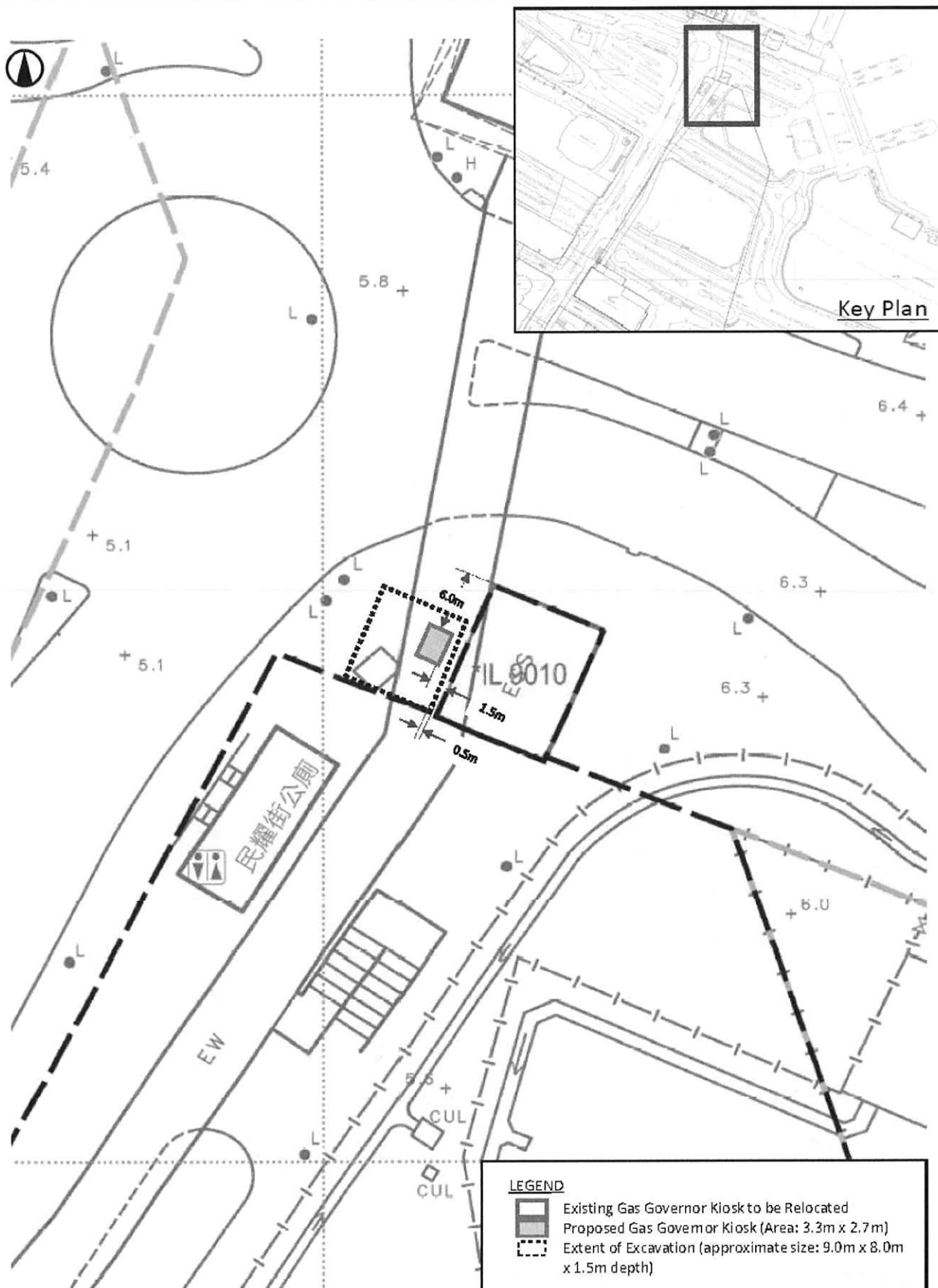


Figure No.	Scale	Figure Title
2		Excavation Extent Plan Lot
ARUP	Date Nov 2022	Source Index Plan

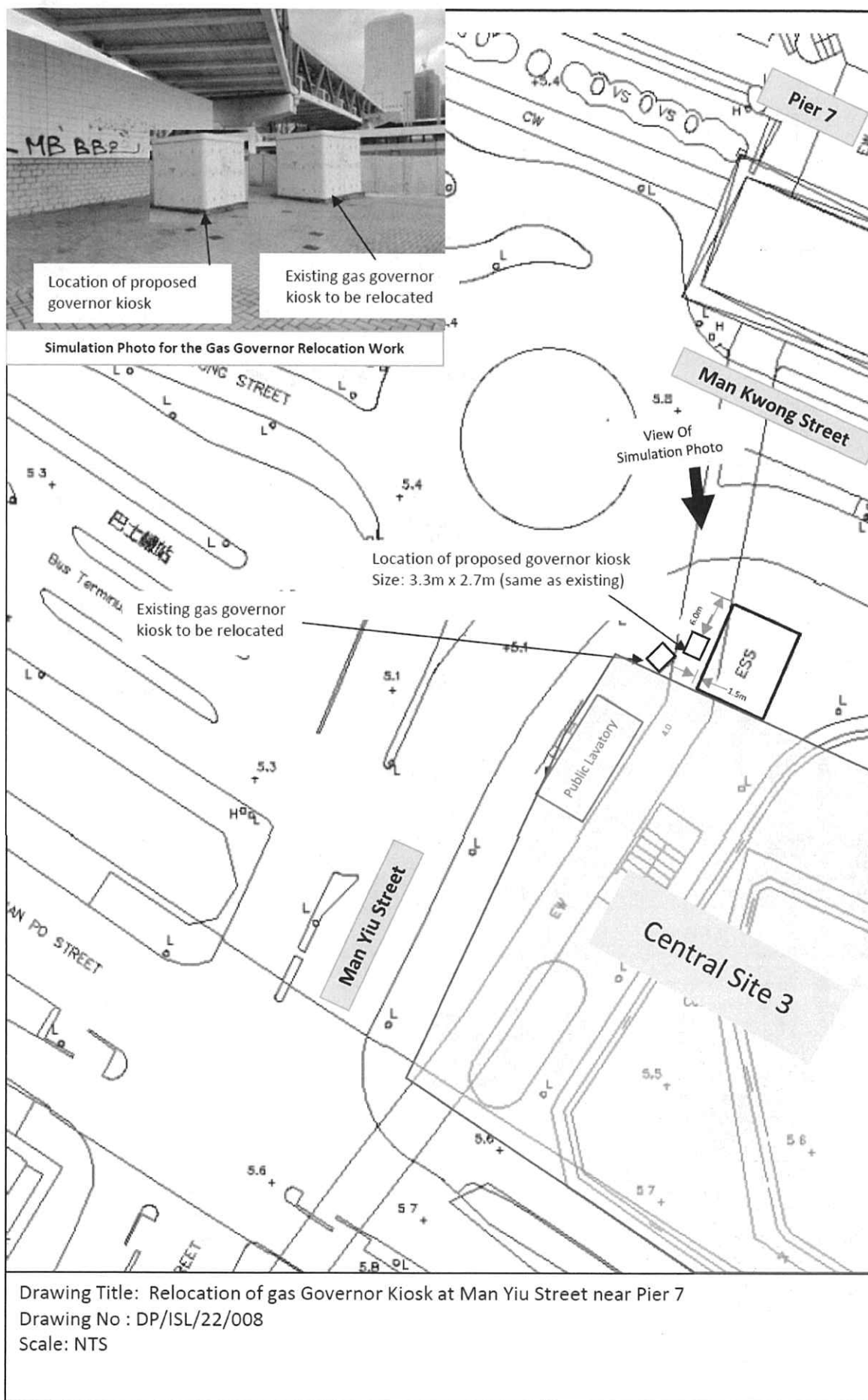


Figure No.	Scale	Figure Title
3		Simulation Photo for the Aboveground Gas Governor Kiosk
ARUP	Date	Source
	Nov 2022	

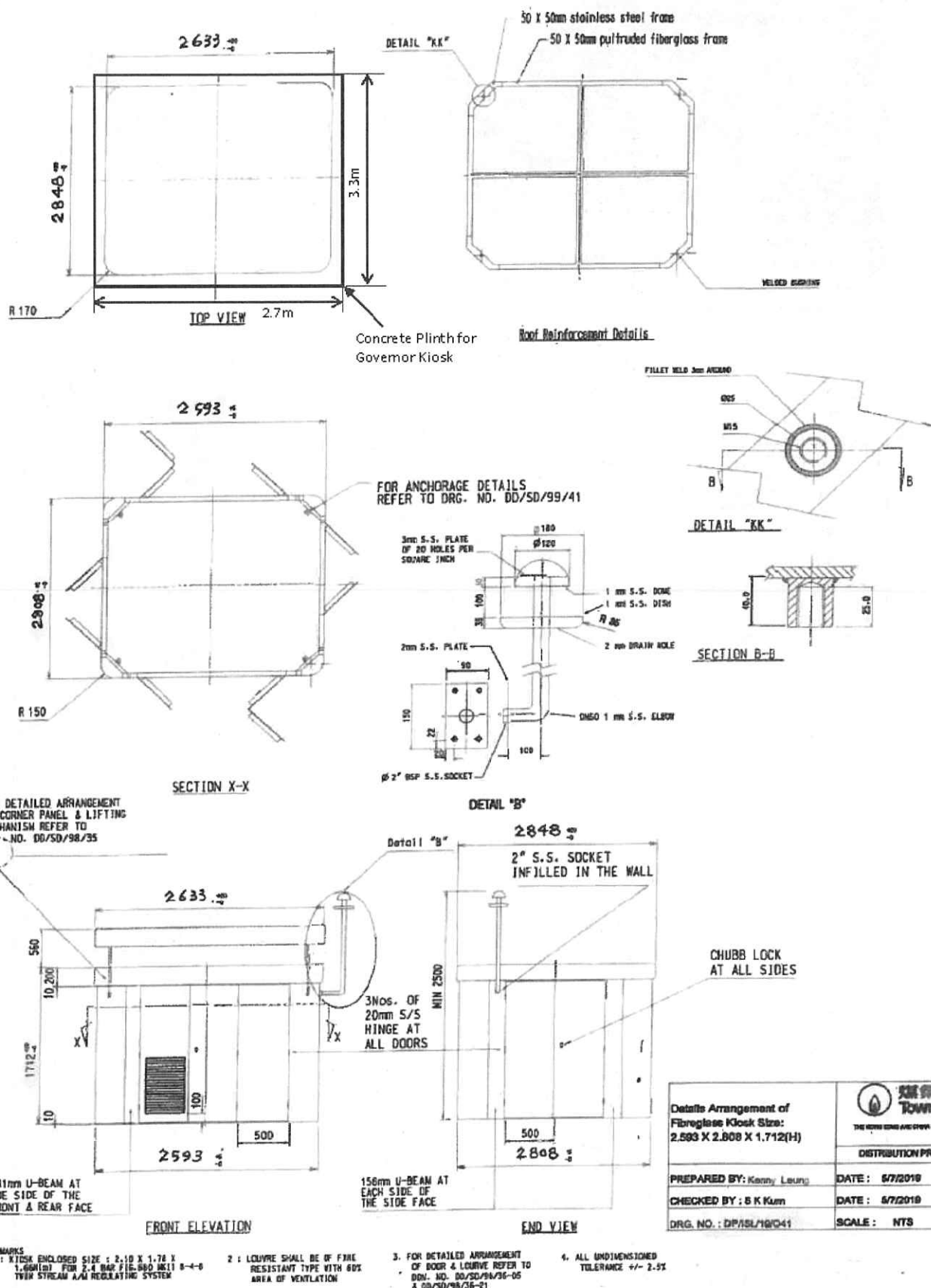


Figure No.	Scale	Figure Title
4		Detailed Arrangement of the Aboveground Gas Governor Kiosk
ARUP	Date Nov 2022	Source

**Appendix Ia of
MPC Paper No. A/H24/30**

Your ref TPB/A/H24/30
Our ref 285547/01/MSTY/MYNLCYCLMWWL/04921

ARUP

Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong

t +852 2528 3031
d +852 2268 3721
f +852 2268 3956

theresa.yeung@arup.com
www.arup.com

By Hand and Email (tpbpd@pland.gov.hk)

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

20 December 2022

Dear Sir/Madam,

**Application for Permission under
Section 16 of the Town Planning Ordinance (Cap. 131) for
Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas
Governor Kiosk) in "Other Specified Uses" Zone annotated "Elevated Walkway"
at Government Land adjoining Site 3 of the New Central Harbourfront
(Planning Application No. A/H24/30)**

Submission of Technical Clarification

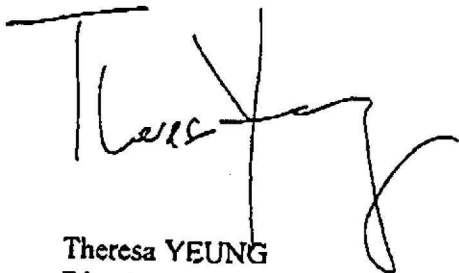
We refer to the comments from the Architectural Services Department, Lands Department, Planning Department and Transport Department received on 12 and 14 December 2022 on the captioned Planning Application.

We are pleased to submit our responses in the form of a Responses to Comments Table (Attachment A) for your consideration.

Please note that this only serves as technical clarification without changing the scheme or involving the submission of new technical assessment, and thus should be exempted from recounting requirement. We sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG at 2268 3612 or our Ms. Charlotte LAM at 2908 4785.

Yours faithfully,



Theresa YEUNG
Director

- Enc. - Attachment A Responses to Comments Table
- cc. - DPO/HK, PlanD - Miss TONG Karmin (email: ktong@pland.gov.hk)
- DPO/HK, PlanD - Ms. AU Yue Yan, Vicki (email: vyyau@pland.gov.hk)
- DPO/HK, PlanD - Ms. YIP Tsing Kin, Helan (email: hkyip@pland.gov.hk)

RECEIVED
20 DEC 20 P 2:10
TOWN PLANNING BOARD

Attachment A
Responses to
Comments Table

Comments from Related Departments

Page No.

1. Architectural Services Department, Architectural Branch, Central Management Division 2, dated 12 December 2022.....	2
2. Lands Department, Lands Administration Office, District Lands Office, Hong Kong West and South, dated 12 December 2022, dated 12 December 2022.....	2
3. Planning Department, District Planning Branch, Metro District Planning Division, Hong Kong District Planning Office, dated 12 December 2022.....	3
4. Transport Department, dated 14 December 2022.....	4

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas Governor Kiosk) in “Other Specified Uses” Zone annotated “Elevated Walkway” at Government Land adjoining Site 3 of the New Central Harbourfront (Planning Application No. A/H24/30)

Responses to Comments

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	<p>Architectural Services Department, Architectural Branch, Central Management Division 2, dated 12 December 2022</p> <p>This refers to your above quoted memo received on 24.11.2022 regarding the captioned application.</p> <p>2. Based on the information provided, it is noted that the application involves shifting the existing kiosk 3m towards the seashore side. As the proposed kiosk is a small-scale building with a height of 2.6m and a total area of about 9m², it may not be incompatible with the surroundings. However, being located at a prominent location, the applicant is suggested to consider architectural treatment to beautify the kiosk facade which enhances the surrounding developments. The applicant shall also ensure the proposed location/ works do not affect the existing pedestrian walkway.</p>	<p>Noted. The Applicant will further explore beautification works such as artistic kiosk façade for a more coherent design with Site 3 in collaboration with the landowner of Site 3 in the detailed design stage.</p>
2.	<p>Lands Department, Lands Administration Office, District Lands Office, Hong Kong West and South, dated 12 December 2022, dated 12 December 2022</p> <p>I refer to your memo of 22 November 2022 under reference and the above s.16 planning application together with the supplementary information attached thereto.</p> <p>2. The area under application falls within the Yellow Area A under the Conditions of Sale No. 20388 governing Inland Lot No. 9088 (“the Conditions”). Please be advised that there is no provision under the Conditions to cater for the proposed relocation of the existing gas governor kiosk within the Yellow Area A. Since possession of the Yellow Area A has not been given to the Application yet (not earlier than 31 December 2023) and the area under application is still a public pavement, please seek comment from TD and HyD direct. Moreover, the Applicant shall approach TD and HyD for consent of the proposed relocation works if the planning permission is given.</p>	<p>Noted. The relocation proposal for Gas Governor Kiosk has been submitted to TD and HyD in March 2022.</p>

No.	Comments	Responses
3.	<p>Planning Department, District Planning Branch, Metro District Planning Division, Hong Kong District Planning Office, dated 12 December 2022</p> <ul style="list-style-type: none"> - As per site visit dated 29.11.2022, the existing aboveground gas governor kiosk was not found at the application site, which does not tally with the justifications made on page 11 of the submitted s.16 application form. Please clarify. - Please clarify the purpose/function and service area of the existing/proposed aboveground gas governor kiosk. - According to the submission, it is claimed that the application site is the most suitable location of the proposed gas governor kiosk. Please provide more information to justify the claim. 	<p>Please be clarified that the original aboveground gas governor kiosk has been demolished to facilitate the construction of comprehensive commercial development at Site 3 of the New Central Harbourfront.</p> <p>To avoid service interruption during the relocation works, a temporary gas governor kiosk has been re-provided in the vicinity.</p> <p>The temporary gas governor is a single stream type which only regulates Low Pressure A supply and thus, the Low Pressure B supply in Central District is now undesirable and is subject to network failure if any damage on gas pipe occurs. This is an interim arrangement to regulate the gas supply pressure during the relocation works. Thus, reprovision is required in order to maintain a healthy and safe gas supply system in the long run.</p> <p>The original/proposed aboveground gas governor kiosk is an important utility to regulate the gas supply pressure from medium pressure to Low Pressure A and Low Pressure B to serve the surrounding commercial and residential developments in the Central District.</p> <p>As the Application Site is just 3m away from the location of the original gas governor kiosk, it is identified as the most suitable location for the proposed aboveground gas governor kiosk with minimal diversion of underground gas pipes required to reduce construction phase nuisance.</p> <p>Located 1.5m away from the Electricity Substation (ESS) at IL9010, sufficient safety distance from nearby buildings and structures, as well as the construction site of proposed comprehensive development at Site 3 have been reserved. Also, sufficient setback distance from Man Yiu</p>

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas Governor Kiosk) in “Other Specified Uses” Zone annotated “Elevated Walkway” at Government Land adjoining Site 3 of the New Central Harbourfront (Planning Application No. A/H24/30)

Responses to Comments

No.	Comments	Responses
		Street has been reserved to avoid obstruction of the proposed gas governor kiosk to pedestrian and traffic flow.
4.	<p>Transport Department, dated 14 December 2022</p> <ol style="list-style-type: none"> Nothing shall interfere with the sight lines of motorists and pedestrians or obscure any traffic sign and traffic light signals. The gas governor kiosk shall not cause undesirable disruption to the pedestrian and traffic flow in the area. The gas governor kiosk shall not pose safety hazards to road users. You should submit temporary traffic management scheme to Police and this office for consideration should any works on or affecting public road. Safety measures and temporary traffic arrangement should be provided as necessary in accordance with the “Code of Practice for the Lighting, Signing & Guarding of Road Works (Fifth Issue 2017).” Issued by Highways Department. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Temporary traffic management scheme for gas works has been submitted to the Hong Kong Police Force and TD under an approved excavation permit.</p> <p>The Applicant will closely observe the comments and provide safety measures and temporary traffic arrangement should the construction of proposed aboveground gas governor kiosk involve any works affecting public roads.</p>

(Last Updated 19 December 2022)

Your ref TPB/AM24/30
Our ref 285547/01/WSHY/MYNL/CYCL/MWVL/04922

ARUP

Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong

t +852 2528 3031
d +852 2268 3721
f +852 2268 3956

theresa.yeung@arup.com
www.arup.com

By Hand and Email (tpbpd@pland.gov.hk)

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



21 December 2022

Dear Sir/Madam,

**S16 Planning Application for
Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas
Governor Kiosk) in "Other Specified Uses" Zone annotated "Elevated Walkway" at
Government Land adjoining Site 3 of the New Central Harbourfront
(Planning Application No. A/H24/30)**

**Submission of Technical Clarification – Clarification on the Function and Service
Area of the Aboveground Gas Governor Kiosk**

Further to our Technical Clarification submitted to the Town Planning Board on 20 December 2022 (our ref.: 285547/01/WSHY/MYNL/CYCL/MWVL/04921), we would like to clarify on the function and service area of the original/ proposed aboveground gas governor kiosk.

The original/ proposed aboveground gas governor kiosk (**Attachment A** refers) is an aboveground gas regulator within the Towngas Supply Network to regulate gas pressure from Medium Pressure to both Low Pressure A and Low Pressure B for the supply of gas to end-users within individual buildings. It is a very critical facility to provide gas supply to Central Area. Within the Towngas Supply Network, aboveground gas governor kiosks of the same pressure network are connected by gas pipes running across different districts and serve buildings in the vicinity without confining to a specific service area. As shown in **Attachment B**, buildings in Central Area are either connected to Low Pressure A or Low Pressure B gas pipes.

To facilitate the construction of comprehensive commercial development at Site 3 of the New Central Harbourfront, the original aboveground gas governor kiosk has been demolished with a temporary gas governor kiosk re-provided at the immediate north of the proposed aboveground gas governor kiosk (**Attachment B** refers). Due to technical and time constraints, the temporary gas governor kiosk is in Low Pressure A single stream design only and does not provide Low Pressure B supply. Furthermore, the single stream design does not provide full function of the demolished governor. The vicinity buildings connected to Low Pressure B gas pipes are solely relied on the Low Pressure B gas governor kiosk at Four Season Hotel during the relocation works. In case of any unprecedented failure of this gas governor kiosk, interruption to gas supply to these buildings is anticipated. As such, re-provisioning of aboveground gas governor kiosk that serves both Low Pressure A and Low Pressure B supply will be required in the long-run for the reliability of gas supply system to Central Area.

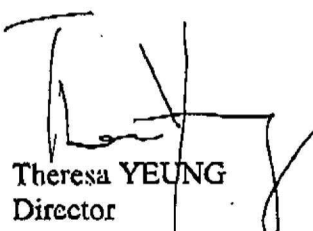
285547/01/WSTY/MYNL/CYCL/MWWL/04922
21 December 2022

Page 2 of 2

With the above clarification, we sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG at 2268 3612 or our Ms. Charlotte LAM at 2908 4785.

Yours faithfully,


Theresa YEUNG
Director

Enc. Attachment A - Updated Figures Regarding the Aboveground Gas Governor Kiosk
Attachment B - Low Pressure A and Low Pressure B Gas Network in Central Area

cc. - DPO/HK, Pland - Miss TONG Karmin (email: krong@pland.gov.hk)
- DPO/HK, Pland - Ms. AU Yue Yan, Vicki (email: vyyau@pland.gov.hk)
- DPO/HK, Pland - Ms. YIP Tsing Kiu, Helen (email: hkyip@pland.gov.hk)

Attachment A

Updated Figures Regarding the
Aboveground Gas Governor Kiosk

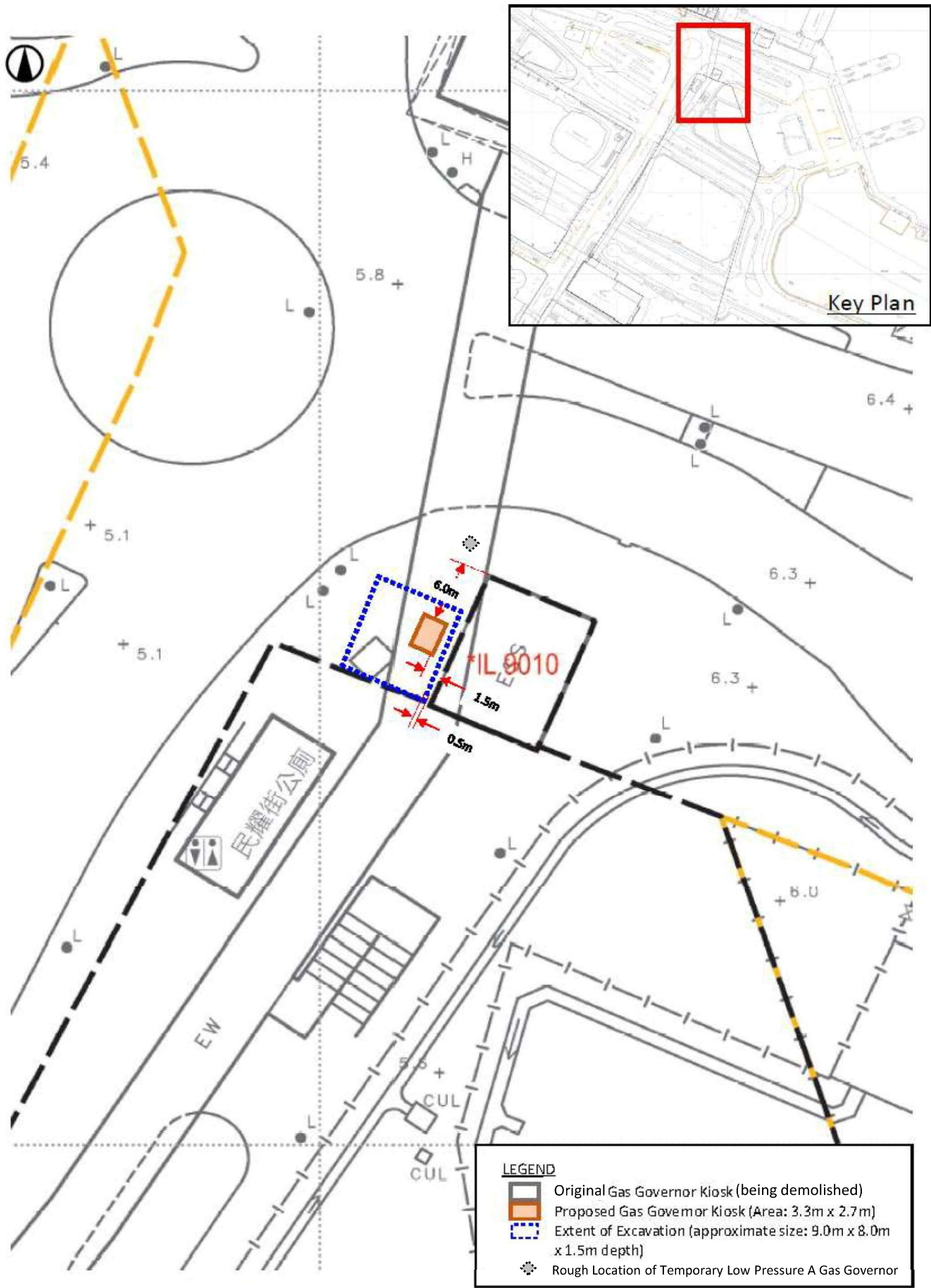


Figure No.	Scale	Figure Title
a		Updated Excavation Extent Plan
ARUP	Date	Source
	Dec 2022	Lot Index Plan

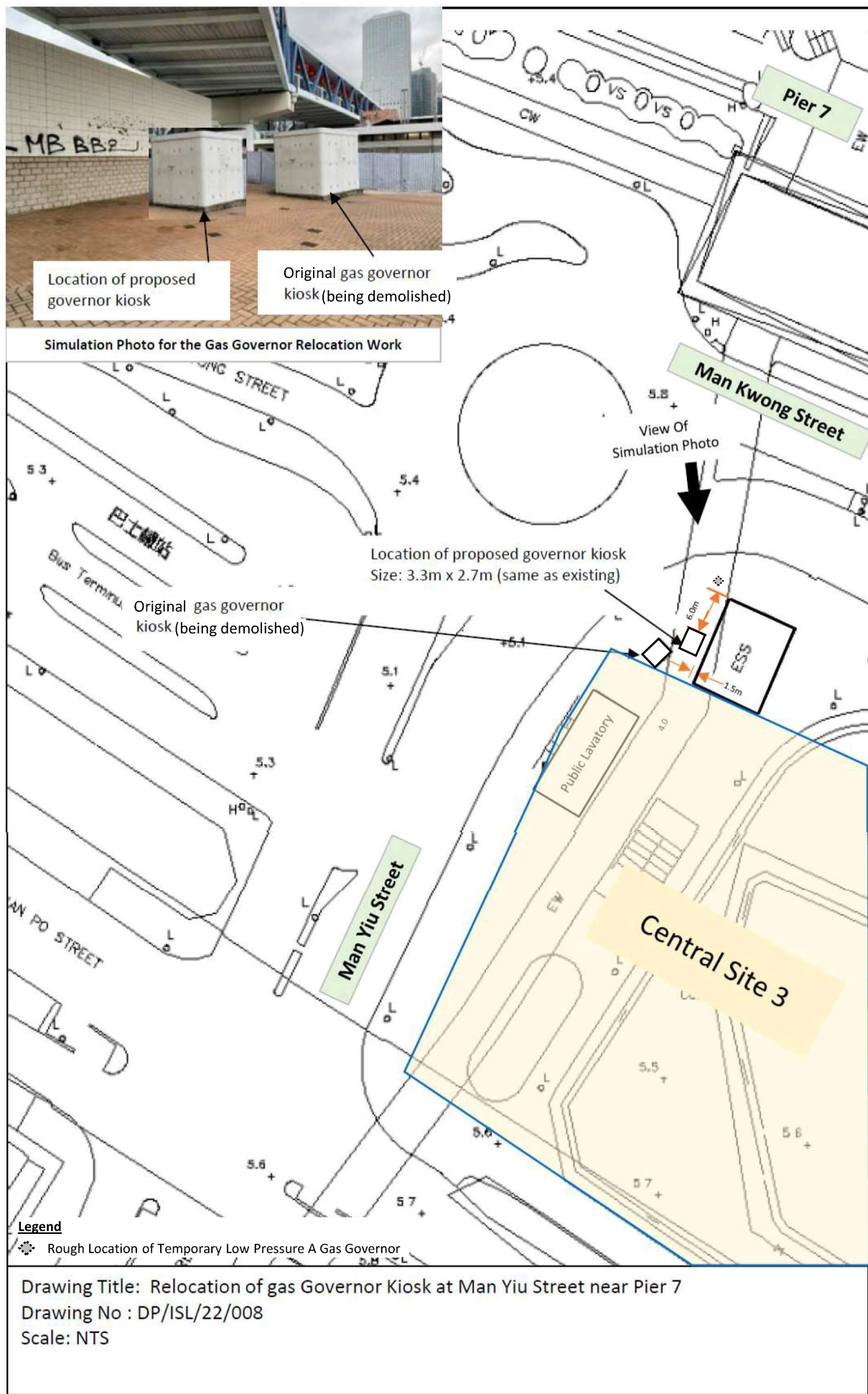
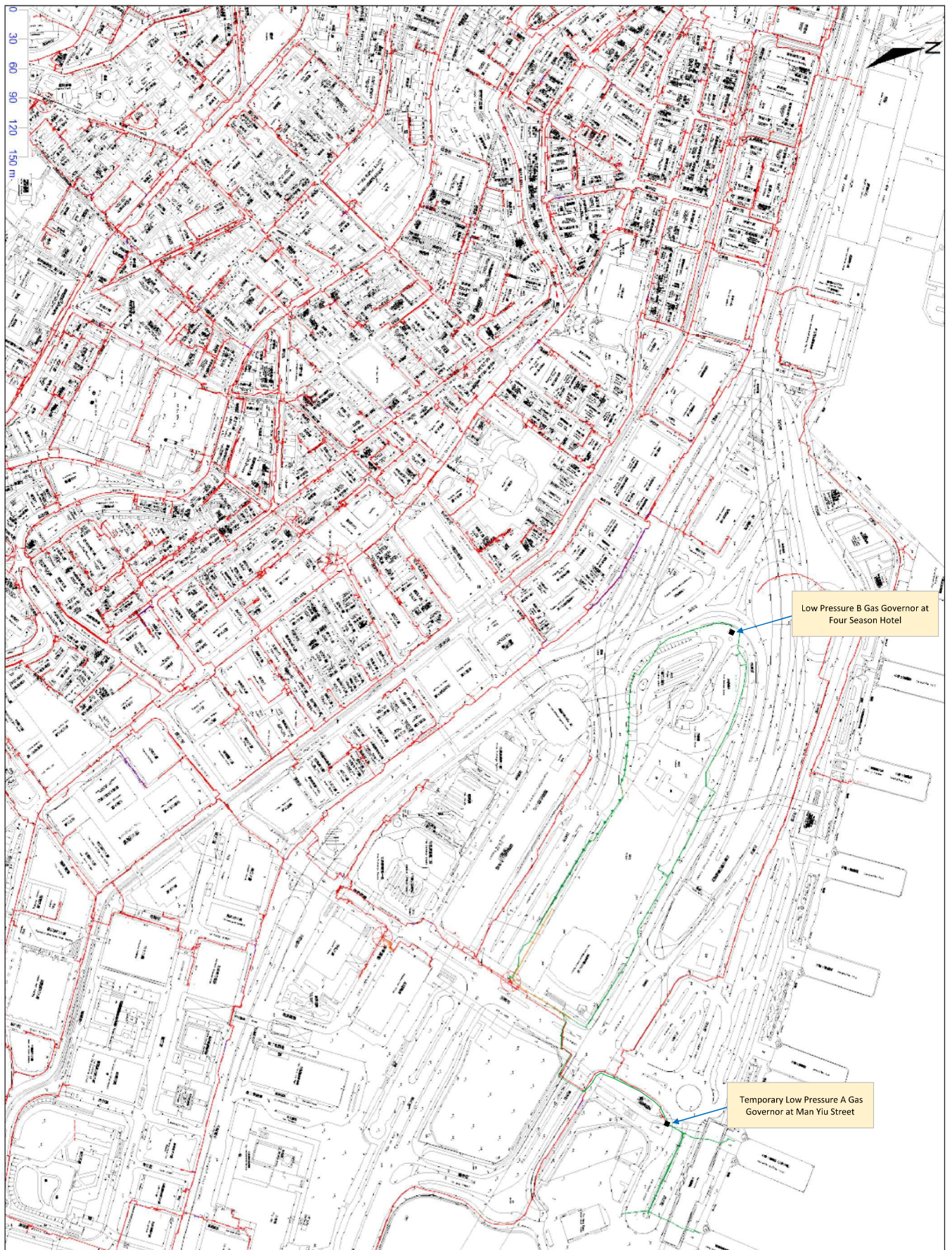


Figure No.	Scale	Figure Title
b		Updated Simulation Photo for the Aboveground Gas Governor Kiosk
ARUP	Date Dec 2022	Source

Attachment B

Low Pressure A and Low Pressure B
Gas Network in Central Area



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



Planning Application No. A/H24/30 - Submission of Technical Clarification
10/01/2023 17:51

From: Charlotte Lam <charlotte.lam@arup.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "ktong@pland.gov.hk" <ktong@pland.gov.hk>, "vyyau@pland.gov.hk" <vyyau@pland.gov.hk>, "hlham@pland.gov.hk" <hlham@pland.gov.hk>, Theresa Yeung <theresa.yeung@arup.com>, Natalie Leung <natalie.leung@arup.com>, Vivian Lee <vivian.lee@arup.com>
Sent by: prvs=3674d2a07=charlotte.lam@arup.com

History: This message has been forwarded.

1 attachment



04940_S16 Submission_Technical Clarification 3.pdf

Dear Sir/Madam,

**S16 Planning Application for
Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas
Governor Kiosk) in "Other Specified Uses" Zone annotated "Elevated Walkway" at
Government Land adjoining Site 3 of the New Central Harbourfront
(Planning Application No. A/H24/30)**

Submission of Technical Clarification

We refer to the comments from the Electrical and Mechanical Services Department received on 10 January 2023 on the captioned Planning Application.

We are pleased to submit our responses in the form of a Responses to Comments Table for your consideration.

Please note that this only serves as technical clarification without changing the scheme or involving the submission of new technical assessment, and thus should be exempted from recounting requirement. We sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned. Thank you very much.

Yours faithfully,

Charlotte Lam
Town Planner | Planning

Arup

Level 5, Festival Walk, 80 Tat Chee Avenue, Kowloon Tong, Kowloon, Hong Kong
d +852 2908 4785 f +852 2268 3956
t: +852 2528 3031
arup.com

Follow us on [LinkedIn](#) [Twitter](#) [Instagram](#) [YouTube](#) [Facebook](#) [Weibo](#) [WeChat](#)

Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.

By Email (tpbpd@pland.gov.hk)

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

Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong

t +852 2528 3031
d +852 2268 3721
f +852 2268 3956

theresa.yeung@arup.com
www.arup.com

10 January 2023

Dear Sir/Madam,

**S16 Planning Application for
Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas
Governor Kiosk) in "Other Specified Uses" Zone annotated "Elevated Walkway" at
Government Land adjoining Site 3 of the New Central Harbourfront
(Planning Application No. A/H24/30)**

Submission of Technical Clarification

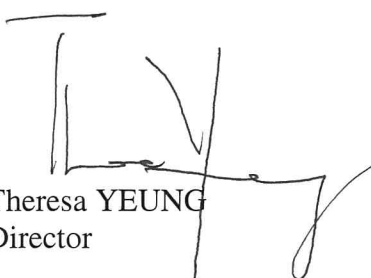
We refer to the comments from the Electrical and Mechanical Services Department received on 10 January 2023 on the captioned Planning Application.

We are pleased to submit our responses in the form of a Responses to Comments Table (see **Attachment A**) for your consideration.

Please note that this only serves as technical clarification without changing the scheme or involving the submission of new technical assessment, and thus should be exempted from recounting requirement. We sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG at 2268 3612 or our Ms. Charlotte LAM at 2908 4785.

Yours faithfully,



Theresa YEUNG
Director

Enc. Attachment A – Responses to Comments Table

cc. - DPO/HK, PlanD - Miss TONG Karmin (email: ktong@pland.gov.hk)
- DPO/HK, PlanD - Ms. AU Yue Yan, Vicki (email: vyau@pland.gov.hk)
- DPO/HK, PlanD - Ms. Ms. LAM Long Hei, Haidi (email: hlhlam@pland.gov.hk)

Attachment A

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for
Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas Governor Kiosk) in “Other Specified Uses”
Zone annotated “Elevated Walkway” at Government Land adjoining Site 3 of the New Central Harbourfront
(Planning Application No. A/H24/30)
Responses to Comments

Comments from Related Departments

Page No.

1. Electrical and Mechanical Services Department, dated 10 January 2023 2

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Public Utility Installation (Minor Shifting of Existing Aboveground Gas Governor Kiosk) in “Other Specified Uses” Zone annotated “Elevated Walkway” at Government Land adjoining Site 3 of the New Central Harbourfront (Planning Application No. A/H24/30)

Responses to Comments

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	<p>Electrical and Mechanical Services Department, dated 10 January 2023</p> <p>According to Hong Kong Planning Standards and Guidelines (Chapter 7), requirements on the separation from other building and structure are extracted from Clause 2.2 as follows:</p> <ul style="list-style-type: none"> - Extra High Voltage Substations & Bulk Infeed Substations (Switching Stations): The separation from other buildings/structures should be at least 6m. - Consumer Substations (Distribution Substations): Adjacent buildings or structures should have a minimum fire resistance rating of 2 hours failing which a physical separation of at least 3m should be allowed for. <p>The applicant should seek the power company for advice to see if the said Gas Governor Kiosk would affect their safety operation for electricity supply and if there is any additional measures required to safeguard the electricity supply safety and operation.</p>	<p>The adjacent ESS belongs to Consumer Substations (Distribution Substations).</p> <p>According to Clause 2.2.5 of Chapter 7 of Hong Kong Planning Standards and Guidelines, “adjacent buildings or structures should have a minimum fire resistance rating of 2 hours failing which a physical separation of at least 3m should be allowed for” outdoor type consumer substations.</p> <p>The proposed aboveground gas governor kiosk at the Application Site will attain a minimum fire resistance rating of 2 hours by the adoption of appropriate materials, e.g. durasteel with a minimum fire resistance rating of 2 and up to 4 hours, to comply with the relevant standard. In addition, the Applicant will seek the power company for advice for any additional measures in order to safeguard the electricity supply safety and operation before construction.</p>

(Last Updated 10 January 2023)

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Hong Kong West & South, Lands Department that Transport Department and Highways Department should be approached for consent of the proposed relocation works;
- (b) to note the comments of the Commissioner for Transport (C for T) that the sight lines of motorists and pedestrians should not be interfered or any traffic sign and traffic light signals should not be obscured; and no undesirable disruption to the pedestrian and traffic flow in the area should be caused and no safety hazards should be posed to road users. Should there be any works on or affecting public road, a temporary traffic management scheme should be submitted to the Commissioner of Police and C for T for consideration, and safety measures and temporary traffic arrangement should be provided as necessary in accordance with the “Code of Practice for the Lighting, Signing & Guarding of Road Works (Fifth Issue 2017)” issued by Highways Department;
- (c) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department to consider architectural treatment to beautify the kiosk façade which enhances the surrounding developments and to ensure that the proposed location and works do not affect the existing pedestrian walkway;
- (d) to note the comments of the Director of Electrical and Mechanical Services that advice from the power company should be sought to see if the proposed gas governor kiosk would affect their safety operation for electricity supply and if there are any additional measures required to safeguard the electricity supply safety and operation; and
- (e) to note comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department that no construction debris, silt and sediments, or cementitious materials should be discharged to or deposited inside the public drains or sewers from the Site; and any person willfully, except with the permission in writing of the Authority, or negligently damages, alters, disconnects or otherwise interferes with any public sewer or drain or any connection therewith, should be guilty of an offence under Section 6 of Public Health and Municipal Services Ordinance (Cap. 132).