

This document is received on 28 JAN 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/43/445 |
| | Date Received 收到日期 | 28 JAN 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)

Bright Century Limited

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

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

KTA Planning Limited

3. Application Site 申請地點

| | |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | 28 Des Voeux Road West, Sheung Wan (i) The Remaining Portion of Inland Lot No.1161, (ii) The Remaining Portion of Inland Lot No.1162, (iii) The Remaining Portion of Inland Lot No.1163 and the Extension thereto, (iv) Section A of Sub-section 1 of Section A of Inland Lot No.1164, (v) The Remaining Portion of Sub-section 1 of Section A of Inland Lot No.1164, (vi) The Remaining Portion of Sub-section 2 of Section A of Inland Lot No.1164, (vii) The Remaining Portion of Section A of Inland Lot No.1164, (viii) The Remaining Portion of Section B of Inland Lot No.1164, (ix) The Remaining Portion of Section C of Inland Lot No.1164, (x) The Remaining Portion of Inland Lot No.1164, (xi) Inland Lot No.1165, (xii) Inland Lot No.1166 & (xiii) Inland Lot No.1167 |
| (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 1,354.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 12,437.2 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) | Nil sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Commercial |
| (f) Current use(s) 現時用途 | Hotel, shop & restaurants (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|------------------------------------|---|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Total 總計 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |
| | | | |

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

| | | | |
|--|---|----------|----------------------------------|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 | | |
| | <input type="checkbox"/> Filling of pond 填塘 | | |
| | Area of filling 填塘面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填塘深度 | m 米 | <input type="checkbox"/> About 約 |
| | <input type="checkbox"/> Filling of land 填土 | | |
| | Area of filling 填土面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填土厚度 | m 米 | <input type="checkbox"/> About 約 |
| | <input type="checkbox"/> Excavation of land 挖土 | | |
| | Area of excavation 挖土面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of excavation 挖土深度 | m 米 | <input type="checkbox"/> About 約 |
| (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 | | |
| | 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) |
| | | | |
| | | | |
| (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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Flat with Permitted Shops and Services/
Eating Place Uses

(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12,437.2..... sq.m 平方米 ☒About 約

Proposed plot ratio 擬議地積比率9.18..... ☒About 約

Proposed site coverage 擬議上蓋面積 Not more than 37.5 % ☒About 約

Proposed no. of blocks 擬議座數1.....

Proposed no. of storeys of each block 每座建築物的擬議層數38..... storeys 層 (incl. 10 storeys)
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 2 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 ...136.95... mPD 米(主水平基準上) ☒About 約
.....133.5..... m 米 ☒About 約

☒ Domestic part 住用部分

GFA 總樓面面積

.....11,819.2..... sq. m 平方米

☒ About 約

number of Units 單位數目

.....284.....

average unit size 單位平均面積

.....41.6.....sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

.....710.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 & shop and services

.....618..... sq. m 平方米

☒ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

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

政府、機構或社區設施

☐ other(s) 其他

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

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

.....710..... 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] |
|------------------------|---------------------|---|
| ..... | Domestic Floor 1-32 | Flat (with 1 refuge floor above the 14th domestic floor) |
| ..... | .....4/F..... | Podium Garden..... |
| ..... | .....3/F..... | Clubhouse..... |
| ..... | .....2/F..... | E&M..... |
| ..... | .....1/F..... | Shop/Restaurant, E&M..... |
| ..... | .....G/F..... | Shop/Restaurant, Residential Lobby, Car Parking & L/UL Spaces |
| ..... | .....B1-2/F..... | Carpark, E&M..... |

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

Planter, terrace.....

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)

12/2026

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

| | | | | | | | | | | | | | | |
|--|--------------------------|--|----------------------------------|----|---------------------------------|---|--|---|---|--|--|---|----------------------------------|--|
| <p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Des Voeux Road West, Bonham Strand West</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p> | | | | | | | | | | | | |
| <p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>51</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>4</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> | Private Car Parking Spaces 私家車車位 | 51 | Motorcycle Parking Spaces 電單車車位 | 4 | 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) | |
| Private Car Parking Spaces 私家車車位 | 51 | | | | | | | | | | | | | |
| Motorcycle Parking Spaces 電單車車位 | 4 | | | | | | | | | | | | | |
| 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) | | | | | | | | | | | | | | |
| <p>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?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>1</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> | Taxi Spaces 的士車位 | | Coach Spaces 旅遊巴車位 | | Light Goods Vehicle Spaces 輕型貨車車位 | 1 | Medium Goods Vehicle Spaces 中型貨車車位 | | Heavy Goods Vehicle Spaces 重型貨車車位 | 1 | Others (Please Specify) 其他 (請列明) | |
| Taxi Spaces 的士車位 | | | | | | | | | | | | | | |
| Coach Spaces 旅遊巴車位 | | | | | | | | | | | | | | |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 | | | | | | | | | | | | | |
| Medium Goods Vehicle Spaces 中型貨車車位 | | | | | | | | | | | | | | |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 1 | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | | | | | | | | | | | | | | |

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

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

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是</p> <p>No 否</p> | <p><input 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1,200... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 <u>about 7.6m</u></p> <p><input type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Supporting Planning Statement.....</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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

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

Please refer to the Supporting Planning Statement.....

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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


.....
KENNETH TO

Name in Block Letters
姓名（請以正楷填寫）

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

..... Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

..... KTA Planning Limited

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

Date 日期

..... 29/12/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量②

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

② 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 | 28 Des Voeux Road West, Sheung Wan (i) The Remaining Portion of Inland Lot No.1161, (ii) The Remaining Portion of Inland Lot No.1162, (iii) The Remaining Portion of Inland Lot No.1163 and the Extension thereto, (iv) Section A of Sub-section 1 of Section A of Inland Lot No.1164, (v) The Remaining Portion of Sub-section 1 of Section A of Inland Lot No.1164, (vi) The Remaining Portion of Sub-section 2 of Section A of Inland Lot No.1164, (vii) The Remaining Portion of Section A of Inland Lot No.1164, (viii) The Remaining Portion of Section B of Inland Lot No.1164, (ix) The Remaining Portion of Section C of Inland Lot No.1164, (x) The Remaining Portion of Inland Lot No.1164, (xi) Inland Lot No.1165, (xii) Inland Lot No.1166 & (xiii) Inland Lot No.1167 | | |
| Site area 地盤面積 | 1,354.5 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | - | sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 | | |
| Zoning 地帶 | "Commercial" | | |
| Applied use/ development 申請用途/發展 | Proposed Flat with Permitted Shops and Services/Eating Place Uses | | |
| (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 | 11,819.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 8.73 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 618 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.45 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | 1 | |
| | Non-domestic 非住用 | Nil | |
| | Composite 綜合用途 | Nil | |

| | | | |
|--|--|--|--|
| (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 | 133.5 | m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | 136.95 | mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | 38 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 2 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | Not more than 37.5 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of units 單位數目 | 284 | | |
| (vi) Open space 休憩用地 | Private 私人 | 710 | sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | Nil | 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 | 55 |
| | 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) | 51 4 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | 2 |
| | 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) | 1 1 |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| <hr/> | | |

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

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

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

此為空白頁。
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BRIGHT CENTURY LIMITED

10/F China Minmetals Tower, 79 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
TEL: (852) 2721 7928 FAX: (852) 2311 2696

23 December 2021

KTA Planning Limited
Unit K, 16/F, MG Tower,
133 Hoi Bun Road,
Kwun Tong,
Kowloon

Dear Sir,

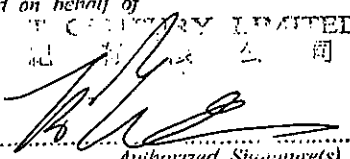
**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
Section 16 Application under Town Planning Ordinance**

We are pleased to appoint your company as the Planning Consultant to prepare and submit the above S16 Planning Application on our behalf. You are hereby authorized to liaise and correspond with relevant government departments regarding the captioned application.

Yours faithfully,

For and on behalf of

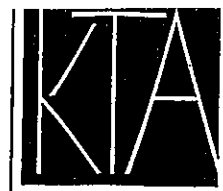
Bright Century Limited

For and on behalf of
BRIGHT CENTURY LIMITED

Authorized Signature(s)

Tony Yau

Executive Director

A/H3/445



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, NG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
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電郵EMAIL kta@ktaplanning.com

By Hand

Our Ref: S1403/28DVRW/21/001Lg

29 December 2021

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

Dear Sir/Madam,

**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
S16 Planning Application**

On behalf of the Applicants, Bright Century Limited, we submit herewith 5 signed original copies of the Application Form No. S16-1, together with 70 hard copies of the Supporting Planning Statement, for the Town Planning Board's consideration. Five copies of the Site Location Plan, Particulars of a Development Proposal, an Authorization Letter, documentary proof of land ownership, a completed "Particulars of Applicant and Authorized Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Ms Gladys Ng at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Kenneth To

Encl.

cc. the Applicant & Team
KT/GN/vy

2022年 1月 28日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 28 JAN 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.



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
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電郵EMAIL kta@ktaplanning.com

By Email and Hand

Our Ref: S1403/28DVRW/21/002Lg

9 February 2022

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

Dear Sir/Madam,

**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
S16 Planning Application
TPB Ref.: A/H3/445**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 29 December 2021 and request made by the Planning Department received on 31 January 2022.

For the sake of clarity, please find attached an updated sectional drawing with better floor level numbering and the associated changes to the application form and typical floor plans. An additional Roof Floor plan is also attached for your consideration.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

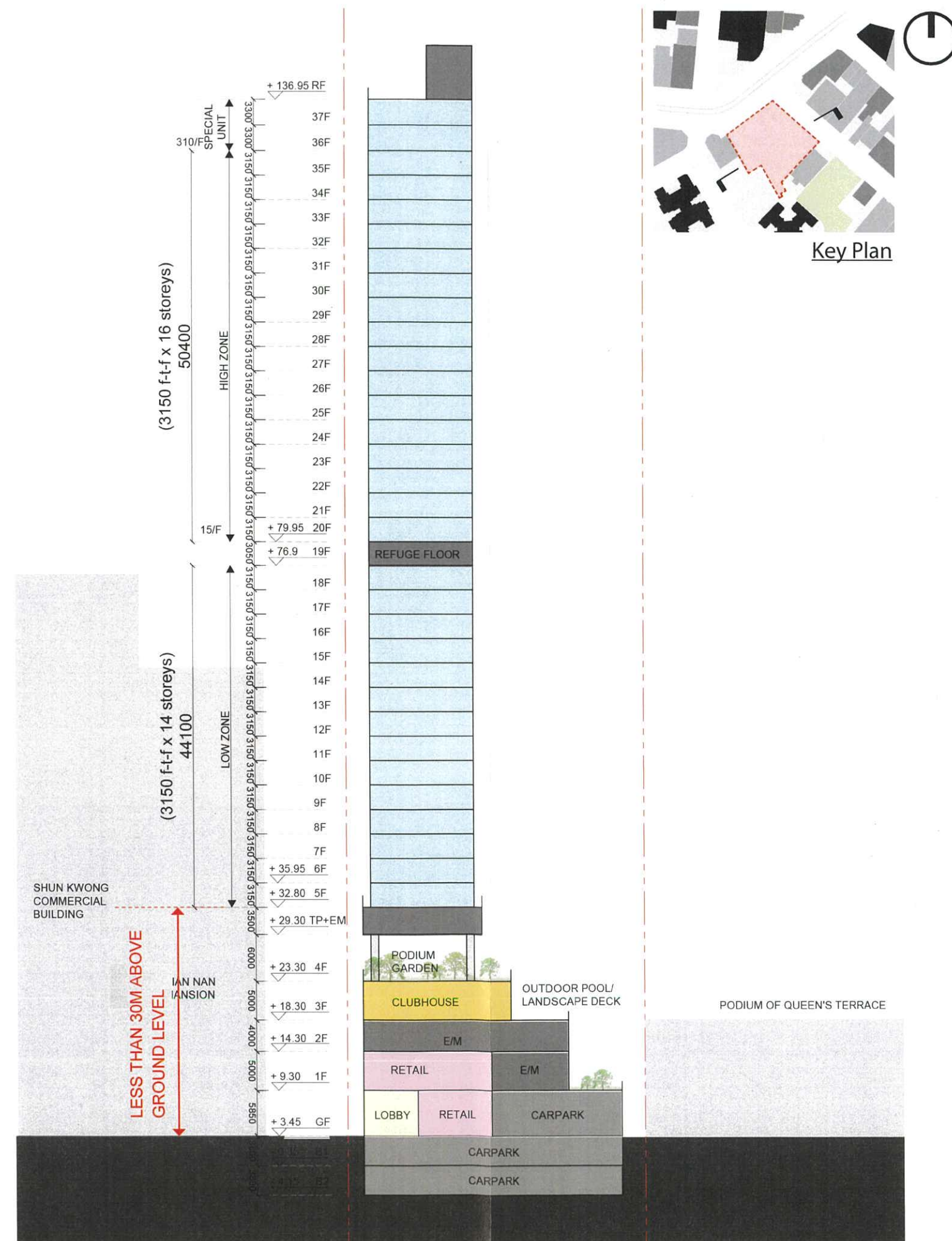
Encl. (70 hard copies)

cc. HKDPO – Ms Natalie Luk (By Email)
the Applicant & Team

KT/GN/vy



Site Area = 1354.5m²
 Total non-domestic GFA = 618m²
 Total domestic GFA = 11819.2m²
 Overall plot ratio = 9.18





TYPICAL FLOOR PLAN
LOW ZONE (5/F - 18/F)
1:200



TYPICAL FLOOR PLAN
HIGH ZONE (20/F - 37/F)
1:200

☒ Domestic part 住用部分

GFA 總樓面面積11,819.2..... sq. m 平方米 ☒ About 約
 number of Units 單位數目284.....
 average unit size 單位平均面積41.6.....sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目710.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 & shop and services618..... 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
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

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

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

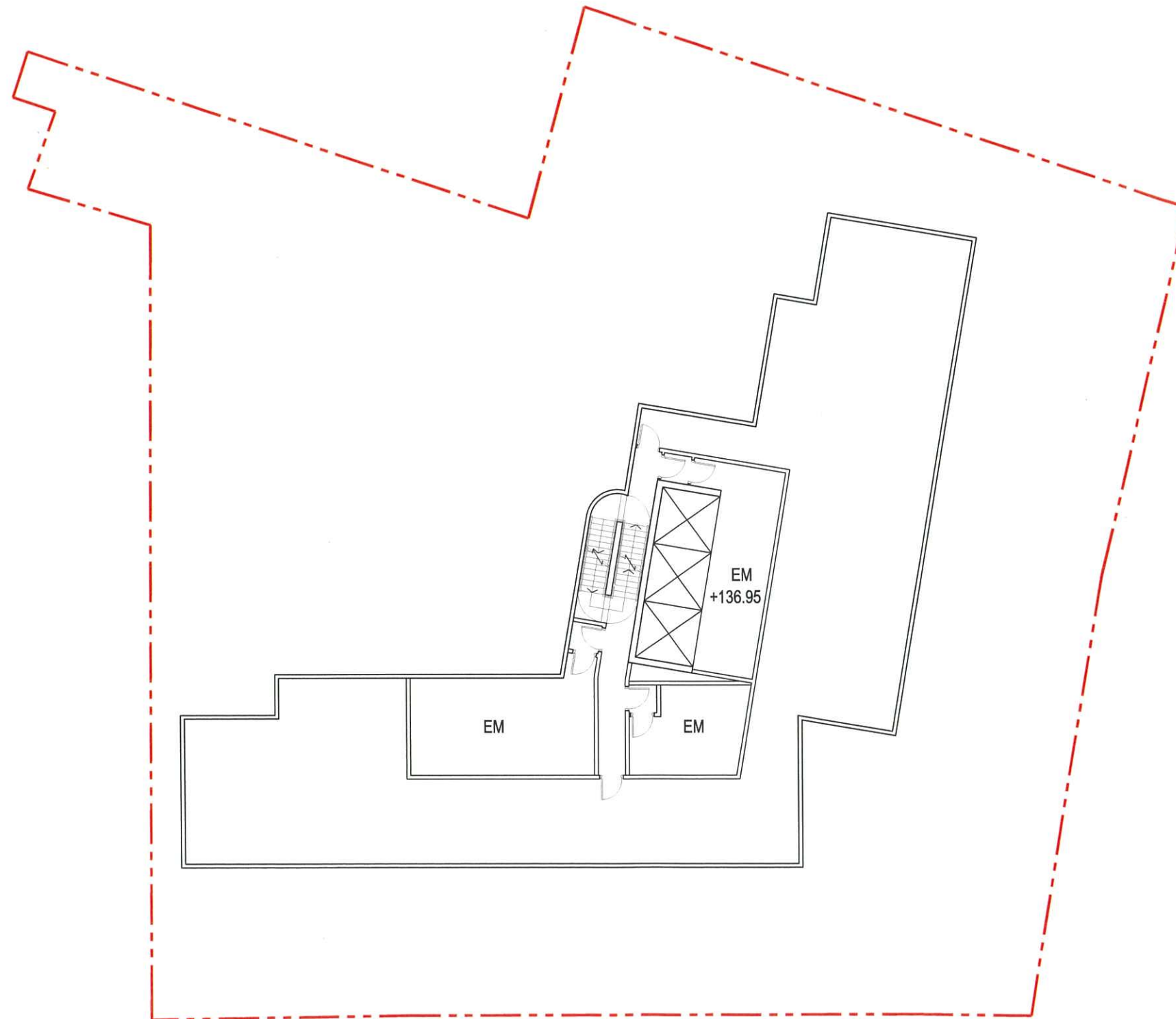
☒ private open space 私人休憩用地710..... sq. m 平方米 ☒ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(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] |
|------------------------|--------------------|---|
| ..... | 5-37/F | Flat (with 1 refuge floor on 19/F) |
| ..... | 4/F | Podium Garden |
| ..... | 3/F | Clubhouse |
| ..... | 2/F | E&M |
| ..... | 1/F | Shop/Restaurant, E&M |
| ..... | G/F | Shop/Restaurant, Residential Lobby, Car Parking & L/UL Spaces |
| ..... | B1-2/F | Carpark, E&M |

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

Planter, terrace.....



ROOF PLAN
1:200



By Email and Hand

Our Ref: S1403/28DVRW/21/003Lg

7 April 2022

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



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, M6 TOWER
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KOWLOON, HONG KONG

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萬兆豐中心16樓K室

電話TEL (852) 3426 8451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaPlanning.com

Dear Sir/Madam,

**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
S16 Planning Application
TPB Ref.: A/H3/445
- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 29 December 2021 and various departmental comments received in March 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information submission. The submission document consists of:

Response-to-Comment Table

- Appendix I Revised Environmental Assessment
- Appendix II Revised Sewerage Impact Assessment
- Appendix III Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Gladys Ng

Encl. (70 hard copies)

cc. HKDPO – Ms Natalie Luk (By Email)
the Applicant & Team

KT/GN/vy

By Email

Our Ref: S1403/28DVRW/21/004Lg

10 May 2022

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



PLANNING LIMITED
城德顧問有限公司

UNIT K, 14/F, HS TOWER
133 HOI PAO ROAD, KOW TONG
KOWLOON, HONG KONG
九龍德輔道中133號K2
高層中心14樓K2
電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaonline.com

Dear Sir/Madam,

**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
S16 Planning Application
TPB Ref.: A/H3/445
- Further Information No. 2 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 29 December 2021 and comments from the Transport Department ("TD") received on 29 April 2022.

We hereby submit a pedestrian assessment in response to the comments raised by TD. The assessment confirms that the critical section of the footpath on both Des Voeux Road West and Bonham Strand West will continue to operate with ample reserved capacity (Level of Service A) during AM, noon and PM peak hours in Year 2029 with the proposed development.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Gladys Ng

Encl.

cc. HKDPO – Ms Natalie Luk (By Email)
the Applicant & Team

KT/GNwy



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

**A/H3/445 - Further Information No. 2**

10/05/2022 17:38

From: "Gladys Ng" <gladysng@ktaplanning.com>
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: <nlyluk@pland.gov.hk>
File Ref:

1 attachment



S1403_28DVRW_21_004Lg.pdf

Dear Sir/Madam,

We hereby submit a pedestrian assessment in response to the comments raised by TD. Please kindly refer to the attached for detail.

Best regards,

*Gladys**Principal Town Planner***KTA Planning Limited**

Address: Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong

Direct Line.: 3426 8840

Fax: 3426 9737

URL: <http://www.ktaplanning.com>

By Email and Hand

Our Ref: S1403/28DVRW/21/005Lg

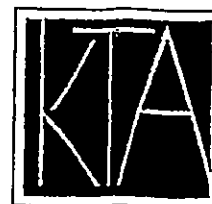
13 May 2022

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

RECEIVED

2022 MAY 13 P 3:13

TOWN PLANNING BOARD



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 14/F, HS TOYER
133 HUI BOK ROAD, KWUN TONG
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高諾中心14樓K室
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傳真 FAX (852) 3426 9737
電郵 EMAIL kta@ktaPlanning.com

Dear Sir/Madam,

**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
S16 Planning Application
TPB Ref.: A/H3/445
- Further Information No. 3 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 29 December 2021 and various departmental comments received in April and May 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Please also see below clarifications on various issues as requested by the Planning Department:

- Para. 4.4.3 of the Supporting Planning Statement should read as, "In short, messages from both the Chief Executive and the Secretary for Housing and Transport are clear: providing land towards achieving the LTHS target of 460,000 units over the next 10 years would be a great challenge; not to mention the long lead time for 'new' land supply. The Proposed Residential Development will be able to *provide additional flat supply and at the same time* sustain the mixed use character along Des Voeux Road West and in Sheung Wan."
- Please refer to the attached updated Architectural Drawings for the setback distances and location of the proposed canopy. The canopy along Des Voeux Road West is the only change/addition to the proposed development scheme, there is no change to the major development parameters.
- The proposed domestic site coverage and site coverage below 15m are about 37.5% and about 80% respectively.



- The proposed non-domestic GFA of 618 sq.m are all for the shop and services/eating place use on G/F and 1/F.
- The 3500mm transfer plate shown in the sectional drawing includes E&M zone, while the thickness of the transfer plate would be less than 3150mm. We understand that GFA calculations (including exemptions) will be further reviewed by the Buildings Department at GBP stage.
- The proposed development has incorporated a greenery ratio of 20% and set back 7.5m from the centreline of Bonham Strand West to fulfil the Sustainable Building Design Guidelines under PNAP APP-152. Details will be provided for the approval by the Buildings Department at GBP stage.
- The proposed not less than 710 sq.m private open space will be located on 3. & 4/F and these will be enjoyed by the future residents of the proposed development exclusively.
- The Applicant confirms that the existing service lane between the Site and Kingdom Power Commercial Building will be maintained in the proposed development to allow connection to the Queen Street Rest Garden.
- Given that the Site is located in a mixed use area, the Applicant did not confine the development options to hotel or office use. The Applicant understands that there is always a strong demand for residential flats and the Government has adopted multi-pronged approach to try to expedite/increase overall housing land supply, therefore the Applicant intends to provide flats at the Site to contribute to the provision of new housing supply.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl. (70 hard copies)

cc. HKDPO – Ms Natalie Luk (By Email)
the Applicant & Team

KT/GN/vy



PLANNING LIMITED
規劃顧問有限公司

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

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傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S1403/28DVRW/21/006Lg

13 June 2022

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

Dear Sir/Madam,

**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
S16 Planning Application
TPB Ref.: A/H3/445**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 29 December 2021.

Please also see below some clarifications on various issues as requested by the Planning Department:

- The proposed development scheme will include an about 400mm setback on G/F along Des Voeux Road West to provide a not less than 3.5m footpath along Des Voeux Road West.
- The floor numberings of the typical floor plans have been updated and attached for ease of reference.
- According to the research data published by Hong Kong Tourism Board in March 2022, out of 28,374 number of hotel rooms on Hong Kong Island, there are 9,432 number of rooms in Central and Western District (where the Application Site situates). Amongst which, there are over 4,000 nos. of hotel rooms within the area covered by the Sheung Wan and Sai Ying Pun OZP (excluding the Site), these include Best Western Plus Hotel Hong Kong (307 rooms), Courtyard by Marriott Hong Kong (245 rooms), Grand City Hotel (214 rooms), Holiday Inn Express Hong Kong (274 rooms), iClub Shueng Wan Hotel (248 rooms), Island Pacific Hotel (344 rooms), Lai Kwai Fong Hotel (162 rooms), Ramada Hong Kong Harbour View (432 rooms), Travelodge Central Hollywood Road (148 rooms) and over 20 hotels of smaller scale. As such, the proposed redevelopment would not result in hotel shortage in the area. Not least, there will be new hotel supply on Hong Kong Island, e.g. the Fullerton Ocean Park Hotel (about 460 rooms), a proposed hotel at Jaffe Road Wanchai (planned for completion in Q1 2022), a proposed hotel at Shau Kei Wan Road in Shau Kei Wan (planned for completion by end 2022), a proposed hotel at Tang Lung Street Causeway Bay (planned for completion in Q1 2023), a proposed hotel at Morrison Hill Road Wanchai (planned for completion by end 2023)





as well as a proposed hotel at Shek Pai Wan Road in the Southern District (planned for completion in Q3 2024).

- There are 82 staffs at the existing hotel and the proposed retail/F&B at the proposed development would provide about 38 employment opportunities (subject to operational need).

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl.

cc. HKDPO – Ms Natalie Luk (By Email)
the Applicant & Team

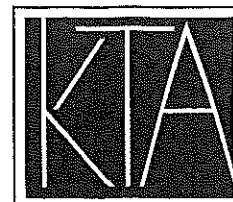
KT/GN/vy

By Email & By Hand

Our Ref: S1403/28DVRW/21/007Lg

15 June 2022

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



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
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傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Flat with Permitted Shops and Services/Eating Place on G/F & 1/F
at 28 Des Voeux Road West, Sheung Wan
S16 Planning Application
TPB Ref.: A/H3/445
Submission of Further Information**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 29 December 2021 and comments from the Transport Department received on 14 June 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information submission. The submission document consists of:

Response-to-Comment Table & associated appendices

In relation to the occupancy and mode of operation of the existing hotel at the Application Site, please kindly refer to the tables below:

| Year | Occupancy |
|--|-----------|
| 2018 (before COVID & Social Unrest) | 92.6% |
| 2019 (before COVID with Social Unrest) | 77.4% |
| 2020 (during COVID) | 31.2% |
| 2021 (during COVID) | 53.2% |
| 2022 year to date (during COVID) | 47.2% |

| Before COVID | | During COVID |
|-------------------|--|---|
| Guest Segment | Corporate (~50%), Leisure (~50%) | Corporate (~10%), Leisure (~90%) |
| Guest Nationality | Korea, Mainland China, Taiwan, United States, Australia and Europe | Hong Kong (~95%) and the rest from Mainland China and Macau |
| Stay Behaviour | Predominant short stay | Short stay, long stay and day use |



Our Ref: S1403/28DVRW/21/007Lg
Date: 15 June 2022



PLANNING LIMITED
規劃顧問有限公司

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl.

cc. HKDPO – Ms Natalie Luk (By Email)
the Applicant & Team

KT/GN/vy

Detailed Departmental Comments

Comments of CBS/HKW, BD

- (1) The transfer plat of 3500mm thick greater than the storey height of the typical floor (3150mm) of the building blocks would be accountable for GFA. Para. 6(a) of Practice. Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-5 refers.
- (2) High headroom at G/F (5.85m) and podium garden (6m) are noted, and which may be accountable for GFA subject to the submission of detailed design and justifications.
- (3) Carparks at B2/F and B1/F and G/F are noted. Subject to the compliance of the relevant requirement under PNAP APP-2, the area of the underground and aboveground private carpark may be wholly and 50% disregarded from GFA calculations respectively.
- (4) The podium garden on 4/F may be excluded from GFA calculations, subject to the compliance of the relevant requirements under PNAP APP-42.
- (5) The clubhouse on 3/F may be excluded from GFA calculations, subject to the compliance of the relevant requirements under PNAP APP-42 and PNAP APP-104.
- (6) All green/amenity features and non-mandatory/non-essential plat rooms and services to be exempted from GFA calculation are subject to the compliance with the pre-requisites and the overall cap on GFA concessions stipulated in PNAP APP-151.
- (7) No lavatory in domestic flats shall open directly into the open kitchen, Building (Planning) Regulation 36(4) refers.

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

參考編號

Reference Number:

220212-012303-82329

提交限期

Deadline for submission:

04/03/2022

提交日期及時間

Date and time of submission:

12/02/2022 01:23:03

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/445

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Aristo

意見詳情

Details of the Comment :

反對重建。

建築壽命只有10年，極為不環保；原本白天時間海味街一帶由於貨車出入和停泊，交通已經十分擠逼和混亂，單2020-2021已經發生數起致命交通意外，而ibis更是在皇后街和電車路的路口，重建工程會進一步加重交通壓力和影響路面安全。

ibis酒店本為十分受國際旅客和商務人士歡迎的酒店，近期在歐美和東南亞國家已經逐漸放寬防疫措施的情況下，相信香港能在2023/2024年開放邊境，重新為酒店帶來客源；相反樓市卻因為社會中產或更高階層的不斷移民流失，大陸經濟持續低迷轉差，來自本地或大陸的買家會減少。

5-2

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



A/H3/445 IBIS Hotel, 28 Des Voeux Road West, Sheung Wan
20/02/2022 02:44

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/H3/445

IBIS Hotel, 28 Des Voeux Road West, Sheung Wan

Site area : About 1,354.5sq.m

Zoning : "Commercial"

Applied development : 294 Units / Shop and Services / PR 9.18 / 140mPD / OS
710sq.m / 55 Vehicle Parking

Dear TPB Members,

Strong objections. **IBIS hotel was opened in 2012.** It is unacceptable that the building with all the fittings and fixtures of its 550 rooms be carted off to the landfill.

Applicant intends to keep the existing height that was approved for commercial not residential use.

While there have been many residential develops approved in recent years, the site is particular in that it is on the busy junction with Bonham Strand West and very close to the even more busy junction with Ko Shing Street where traffic turns left into Queen's Road West. Anyone who has got off at the tram stop there and crossed the road will have experience of the congestion and traffic noise. The site is not suitable for residential use.

In addition the addition of parking

This application is typical of the short sighted and wasteful mindset of our developers. That the hotel business is not attractive at the moment is a fact, but then so is retail, catering.

TPB must consider the overall composition of the district to ensure that there is a diversity of land uses.

The immediate area is traditionally commercial and should remain so in order to ensure an adequate supply of employment in the district.

Mary Mulvihill

Seq 3 3.

就規劃申請/審核提出意見
Comments on Planning Application / Review

申請編號
Application No.

A/H3/445

(就第16條申請提出意見 Comments on section 16 application)

「提意見人」姓名
/ 名稱

Name of
"Commenter"

☒ 先生 Mr. ☐ 夫人 Mrs. ☐ 小姐 Miss ☐ 女士 Ms. ☐ 其他 Other

MICHAEL HU

(必須資料)

(Required information)

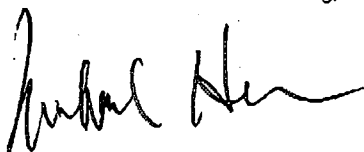
June 6, 2022

We would like to voice our strong objection to the proposed re-development project for 28 Des Voeux Road West, Hong Kong. Currently, the site as proposed is occupied by the IBIS Hotel, being zoned for commercial use. The proposed redevelopment as we understand will convert it to residential use with three storeys of shopping/retail, parking facilities and 284 residential units.

Our objection to the proposal of the re-development project on 28 Des Voeux Road West is based broadly in three areas:

1. Potential structural damage to our building: Our Kingdom Power Commercial building occupies 32-36 Des Voeux Road West, Sheung Wan, Hong Kong, and is adjacent to the IBIS Hotel, 28 Des Voeux Road. Our building was erected almost fifty years ago. Conversion from the existing IBIS Hotel to a residential apartment building is a major development. We are truly concerned about structural damage this will bring about to our building.
2. Environmental concerns. The 284 residential units as proposed will mostly attract young professionals with little kids. It will be dangerous for children running around in heavy traffic and create nuisance for the conduct of commercial business. In addition, the proposed building will be 40 storeys in height while the existing IBIS Hotel is only around 33 storeys. The proposed building will induce a wall effect, especially when the redevelopment site is situated at the entrance of Des Voeux Road West, the main artery serving the whole Sai Ying Pun. We are deeply concerned that the working environment in terms of ventilation or lighting will be seriously affected.
3. Increase in traffic. With the influx of mostly young professionals, the pattern of traffic in the commercial zone will be altered. The corner of Des Voeux Road and Queen Street will become more congested, making it harder to find a temporary parking during the daytime. In fact, the vehicle parking situation for loading/unloading by the dried seafood shops along this section of Des Voeux Road West is a problem that has yet to be resolved. During the redevelopment period, there will be many construction vehicles. All this means a serious traffic problem at the junction of Des Voeux Road West and Queen Street.

One of the Owners of Kingdom Power Building, 32-36 Des Voeux Road. Sheung Wan, Hong Kong.



Advisory Clauses

- (a) to note the comments of the District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD) that sections of the lots were carved out under private agreements, the actual site area of the Site shall be subject to verification. If the proposed eating place will be provided within the Extension to Inland Lot (I.L.) 1163 RP, the applicant shall apply to LandsD for non-offensive trades licence. Such application will only be considered upon receipt of the formal application from the lot owners concerned and there is no guarantee as to whether the application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. The approval, if granted would be subject to such terms and conditions including, among others, the payment of fee as may be imposed by LandsD;
- (b) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (CBS/HKW, BD) that the transfer plate of 3500mm would be accountable for GFA in accordance with PNAP APP-5; the high headroom at G/F and podium garden may be accountable for GFA; carparks at B2/F to G/F may be wholly and 50% disregarded from GFA calculations, subject to the compliance of the relevant requirement under PNAP APP-2; the podium garden on 4/F may be excluded from GFA calculations, subject to the compliance of the relevant requirements under PNAP APP-42; the clubhouse on 3/F may be excluded from GFA calculations, subject to the compliance of the relevant requirements under PNAP APP-42 and PNAP APP-104; all green/amenity features and non-mandatory/non-essential plat rooms and services to be exempted from GFA calculation are subject to the compliance with the pre-requisites and the overall cap on GFA concessions stipulated in PNAP APP-151; and no lavatory in domestic flats shall open directly into the open kitchen, Building (Planning) Regulation 36(4) refers;
- (c) to note the comments of Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD) that detailed proposals of the improvement of pedestrian zone and the ingress/egress point at the detailed design stage; and the applicant should carry out the proposed works covered in the detailed proposals at his own expense and to the satisfaction of HyD;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the generation of construction and demolition materials on-site shall be minimised as far as possible.
- (e) to note the comments of the Commission of Police that each temporary traffic arrangement involving works on public carriageway and/or footpath, if any, should be submitted to the Road Management Office of Hong Kong Police Force for comment.
- (f) to note the comments of the Director of Fire Services (D of FS) regarding the fire service installations and water supplies for firefighting shall be provided to the satisfaction of the Fire Services Department; and the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011.