

2022年 11月 1 6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 16 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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H13/446
	Date Received 收到日期	16 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)

Capital Hope 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)

Prudential Surveyors International 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)	Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong (Inland Lot No. 8129, 8130, 639 S.G ss.1 and 639 S.F)
(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 265.8 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 240.98 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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	"Open Space" "Residential (Group A) 8"
(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所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	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 Eating Place

(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	..... 240.98 sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.907	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 92.02 %	<input checked="" type="checkbox"/> 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	..... 1 storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> 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) 6.775 m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 ...240.98..... sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

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

(please specify land area(s) 請註明地面面積)

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

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

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

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

.....

.....

.....

.....

.....

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

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

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

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

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

September 2023

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

<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 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>.....</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 checked="" 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 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> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<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 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> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
<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>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input 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																															
	No 否	<input checked="" type="checkbox"/>																															
<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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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>.....</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。

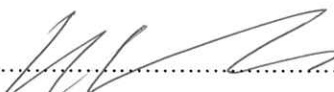
Please refer to the attached planning statement.

11. Declaration 聲明

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

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

Signature
簽署


.....
NG Sai Hee

Name in Block Letters
姓名（請以正楷填寫）

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

Chief Consultant

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

Prudential Surveyors International Limited

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

Date 日期

21/10/2022

..... (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華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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	Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong 香港西營盤匯安里第2, 4, 6 及8 號		
Site area 地盤面積	265.8 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 西營盤及上環分區計劃大綱 核准圖 編號 S/H3/34		
Zoning 地帶	"Open Space" & "Residential (Group A) 8" 「休憩用地」及「住宅(甲類)8」		
Applied use/ development 申請用途/發展	Proposed Eating Place 擬議食肆		
(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	240.98 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.907 <input checked="" 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	6.775	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)		
		1	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	92.02 % <input checked="" 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 checked="" 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 checked="" 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"/>

Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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。

Supporting Planning Statement

Planning Application under Section 16 of Town Planning Ordinance

For

Proposed Eating Place

At

Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong

Prepared by Prudential Surveyors International Limited

Date: 20 October 2022

Executive Summary

This Supporting Planning Statement is to supplement the application for permission from Town Planning Board (the “TPB”) under Section 16 of the Town Planning Ordinance for Proposed Eating Place at Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong (IL 8129, 8130, 639 S.G ss.1 and 639 S.F) (the “Application Site”). The Site falls mostly within an area zoned “Open Space” while the remaining portion which is a strip of land at the southern part of the site, falls within an area zoned “Residential (Group A) 8” under the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No.S/H3/34 (“OZP”). According to the Notes of the OZP for “Open Space” (“O”) zone, “Eating Place” is a Column 2 use which requires planning permission from the Town Planning Board while in “Residential (Group A) 8” (“R(A)8”) zone, “Eating Place” is always permitted on the lowest three floors of a building, taken to include basements.

The Application Site is located at the western side of Ui On Lane, occupying an area of about 265.80 m² (About 252.8 m² in “O” and 13 m² in “R(A) 8”). This application seeks planning permission for a single-storey eating place which is designed to provide F&B services to locals and visitors alike.

The planning justification and merits are summarized as follows:-

- No Active Development Intention of Application Site for use as Open Space from the Government while the Site is zoned as “Open Space” since 1970s (i.e. Over 50 Years)
- Better Utilization of Land Resources and yet with Due Consideration of Preserving its Surrounding Area
- Compatible with the Surroundings as a Unique Local Visit Place
- Facilitate Upgrading of the Existing Neighbourhood and Enhance Local Permeability
- No Adverse Visual, Sewerage, Drainage and Traffic Impacts
- Would Not Result in Undesirable Precedent Case

Considering the planning justifications and merits presented in this Planning Statement, we sincerely seek favourable consideration from the TPB to this planning application.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃許可申請尋求城市規劃委員會（「城規會」）批准於香港西營盤匯安里第二、四、六及八號（內地段第 8129 號、內地段第 8130 號、內地段第 639 號 G 分段第 1 小分段及內地段第 639 號 F 分段）（「申請地盤」）用作食肆用途。申請地盤位於西營盤及上環分區計劃大綱核准圖編號 S/H3/34 範圍內被劃作「休憩用地」及「住宅（甲類）8」的用途地帶；擬議的「食肆」在大綱核准圖下於「休憩用地」範圍內為第二欄用途，需獲得城市規劃委員會的規劃許可，而於「住宅（甲類）8」範圍內，「食肆」如在建築物的最低三層，包括地庫 則是經常准許的用途。

申請地點位於匯安里的西面，地盤面積約 265.80 平方米（約 252.80 平方米位處「休憩用地」內及約 13 平方米位處「住宅（甲類）8」內）。是次申請計劃於地盤內興建一座單層食肆，將提供餐飲服務予附近居民及訪客。

是次申請的規劃理據及優點概括如下：

- 申請地盤自 1970 年已被劃作「休憩用地」，但政府沒有主動發展申請地盤成休憩用地的計劃
- 善用珍貴土地資源
- 符合現有周邊環境用途
- 促進美化鄰近社區及強化地區暢達性
- 不會對視覺，排污，排水及交通造成不良影響
- 不會造成不良先例

基於本規劃報告所闡述的的理據及優點，我們懇請城規會對本規劃申請作出正面積極的考慮。

1. Background

This application for permission under Section 16 of the Town Planning Ordinance (TPO) is prepared and submitted on behalf of the Applicant to the Town Planning Board (TPB) for a proposed eating place (the “Subject Application”) at Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun, Hong Kong (the “Application Site”).

2. Site Context

The Application Site, with an area of about 265.80 m², occupies an almost rectangular-shaped site on the western side of Ui On Lane. It is accessible via Second Street to the north and Third Street to the south. The site is directly opposite to a site on the other side of Ui On Lane, which is landscaped under the Urban Minor Works of the HAD. Sai Ying Pun MTR Station is located within 5 minutes’ walking distance from the Application Site. Other public transportation facilities such as franchised buses, minibuses and taxis are available in close proximity along Second Street and Third Street.

Development in the vicinity are dominated by tenement blocks of the late 60s and high-rise composite buildings of around 90s to 2000s, intermingled with some institutional and recreational facilities. According to our site inspection on 20 October 2022, the Application Site was vacant and fenced by corrugated metal fencing. There is no direct vehicular access to the Application Site. Existing access to the Application Site is on foot via Ui On Lane which is a flight of concrete-paved steps. Location plan and photos taken during our site inspection are attached at *Appendices 1 and 2*.

3. Planning Context

The Application Site falls mostly within an area zoned “Open Space” (“O”) while the remaining portion, which is a strip of land at the southern part of the site having an area of about 13 m², falls within an area zoned “Residential (Group A) 8” under the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 dated 13 November 2020 (the “OZP”). Majority of the application site was zoned “O” since the first statutory plan covering the Sai Ying Pun and Sheung Wan Area. Extract of the OZP is attached at *Appendix 3*.

According to the Notes of the OZP, “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. As “Eating Place” is a Column 2 use in the “O” zone, planning permission from the TPB is required. Meanwhile, “R(A) 8” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an

existing building. Land designated “R(A) 8” is subject to a maximum building height of 120mPD or 140mPD for site with an area of 400m² or more. “Eating Place” is always permitted on the lowest three floors of a building, taken to include basements.

It is noted that “Flat” was a Column 2 use in the “O” zone since the first statutory plan covering the Sai Ying Pun and Sheung Wan area and it was excluded from Column 2 under draft Sai Ying Pun & Sheung Wan OZP no. S/H3/21 dated 17 March 2006 and since then.

4. Previous Planning Application relevant to the Application Site

A total of 4 planning applications from 2003 to 2006 in connection with the Application Site was found and the summary of the applications are listed below [Table 1 refers]. These applications involves seeking approval for commercial/ residential development and residential development cum public open space (G/F or G-1/F).

No.	Application No.	Applied Use	Location	Zone	Parameters	Decision Date	Decision
1	A/H3/335	Proposed Commercial/ Residential Development ⁽¹⁾	Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun	Open Space	Site Area: 265.8 m ² No. of Block: 1 Total GFA: 2,337 m ² Building Height: 69.5m Nos. of storeys: 28/s	17/01/2003	Rejected/ Not Agreed
2	A/H3/337 A/H3/337 (Review)	Proposed Commercial/ Residential Development ⁽¹⁾	Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun	Open Space	Site Area: 265.8 m ² No. of Block: 1 Total GFA: 1,990 m ² Nos. of storeys: 23/s	16/05/2003 05/09/2003	Rejected/ Not Agreed Rejected/ Not Agreed
3	A/H3/351	Proposed Residential Development ⁽¹⁾	Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun	Open Space	Site Area: 265.8 m ² No. of Block: 1 Total GFA: 2,048 m ² Building Height: 83.85m Nos. of storeys: 26/s incl. 1/s of public open space	14/05/2004	Rejected/ Not Agreed

4	A/H3/364	Proposed Residential Development ⁽¹⁾	Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun	Open Space	Site Area: 265.8 m ² No. of Block: 1 Total GFA: 1,912.8 m ² Building Height: 83.85m Nos. of storeys: 26/s incl. 2/s of public open space	29/07/2005 20/01/2006	Rejected/ Not Agreed Rejected/ Not Agreed
	A/H3/364 (Review)						

Table 1 Previous Planning Application relevant to the Application Site

Remarks:

- (1) Uses that may be permitted with or without conditions on application to the TPB

5. Precedent Planning Application for Eating Place within “O” zone under the OZP

One precedent planning application for approval for eating place within “O” zone under the OZP (at the time of application) was found in 2014.

No.	Application No.	Applied Use	Location	Zone	Parameters	Decision Date	Decision
1	A/H3/421	Proposed Eating Place ⁽¹⁾	G/F, Nos. 1-7 Tak Sing Lane, Sai Ying Pun	Open Space	Site Area: 335.93 m ² Total GFA: 222.10 m ²	23/05/2014	Approved with conditions

Table 2 Precedent Planning Application for Eating Place within “O” zone under the OZP

Remarks:

- (1) Uses that may be permitted with or without conditions on application to the TPB

6. Land Status

The Application Site comprises 4 land lots, including Inland Lot No. 8129, Inland Lot No. 8130, Sub section 1 of Section G of Inland Lot No. 639 and Section F of Inland Lot No. 639, held under three separate Government leases (i.e. IL 8129, IL 8130 and IL 639). Terms and conditions of the aforementioned Government leases are similar, which are virtually unrestricted except the standard Rate and Range and Offensive Trade Clauses.

All land lots are solely owned by the Applicant.

7. Development Proposal

The Proposed Development is a single-storey building which is designed to provide F&B services to locals and visitors alike.

Details of the site/development parameters are listed as follow:-

Application Site Area	265.80 s.m.
Area to be Reserved for road widening	21.21 s.m. (about)
Net Site Area	244.59 s.m. (about)
Site Coverage	92.02% (about)
No. of Block	One 1-storey building for commercial purposes
Proposed Building Height	6.775 m
Non-Domestic GFA	240.98 s.m
Plot Ratio	0.907 (about)
No. of Parking Spaces	Nil
No. of Loading/Unloading Spaces	Nil

The Layout Plan is attached at *Appendix 4*.

8. Technical Issues

8.1 Visual Impact

The local context of the Application Site is urban in character and the surrounding land use is predominantly mixed residential/ retail. To the **north** of the Application Site was a 6-storey tenement block. To the **east** of the Application Site was an open space which is landscaped under the Urban Minor Works of the HAD and closed to public access. To the **south** of the Application Site were a 5-storey tenement block and Wing Wah Building, a 12-storey composite building. The site to the **west** of the Application Site was occupied by a 21-storey composite building, the Tong Nam Mansion.

Considering that the proposed development is of one-storey in height which is significantly lower in height than the immediate surroundings. The Application Site would be little seen from the surrounding and visual impact of the proposed development is considered minimal. In addition, the fact that the Application Site is located at the rear or side of the adjacent buildings limited the potential impacts on residential visual amenity.

The architecture of the proposed building would be regular and of high quality. Furthermore, as a visual interest, a green roof with proper insulation and drainage is to be provided under this proposal and will be well blended into the intended “open space” zoning. Regular maintenance of the roof will be scheduled to ensure the lushness of the greenery. Compared to the existing situation of the Application Site, it is believed that the proposed development represents a significant improvement to the surrounds and become a positive addition to local expectations. Hence, no adverse visual impact would be aroused.

8.2 Sewerage Impact

The proposed development is located within urban area with well-developed local infrastructures. Considering that the proposed development is small in scale, it will not put pressure on the capacity of the existing local sewerage system. Besides, the proposed development scheme will be submitted to Buildings Authority for approval. Design of the building including the sewerage system would be in compliance with all relevant regulations and ordinances. Hence, it is expected that no adverse sewerage impact would be created.

8.3 Drainage Impact

The proposed development is located within urban area with well-developed local infrastructures. Considering the proposed development is small in scale, it will not have conspicuous impacts on the existing local drainage system. Besides, the proposed development scheme will be submitted to Buildings Authority for approval. Design of the building including the drainage system would be in compliance with all relevant regulations and ordinances. Hence, it is expected that no adverse drainage impact would be created.

8.4 Traffic Impact

The customer of the proposed eating place will be mainly the residents and office workers in the neighbourhood. Furthermore, the Application Site is located within walking distance to various public transport facilities. Sai Ying Pun MTR Station is located at around 3 to 5 minutes' walking distance from the Application Site. Public transportation facilities such as franchised buses, green minibuses (GMB) are available in close proximity along Queen's Road West.

Considering the availability of various public transport facilities and services nearby, it is foreseen that the dominant mode of transport to the proposed development would be public transport. Besides, in view of the user and development parameters of the current proposal, it is also anticipated that only minimal road traffic related to pick-up or drop-off purposes would be generated. Overall, the traffic impact caused by the proposed development is considered insignificant.

9. Justification

9.1 No Active Development Intention of Application Site for use as Open Space from the Government while the Site is zoned as “Open Space” since 1970s (i.e. Over 50 Years)

Majority of the Application Site was zoned “Open Space” on the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/34 and since 1970 dated back to the first statutory plan covering the Sai Ying Pun and Sheung Wan area. The “Open Space” zone is intended for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public, and this should be the Government’s responsibility to develop the Application Site. However, up to today, the Government have not taken up her responsibility and initiated resumption of the site, yet have restricted the land owner’s right to use his land. The intended “Open Space” use is a proposed use which is definitely “out of time”.

Since 2003, the Applicant has submitted four planning applications (Application no. A/H3/335, A/H3/337, A/H3/351 and A/H3/364) to the Town Planning Board (TPB) for commercial/ residential and residential cum public open space (“POS”) development with a will to unleash the development potential of the site and increase local open space provision. Despite the land owner’s effort to unlock and deliver the full potential of the land and in particular the Applicant’s commitment to POS provision, all applications were being rejected on the reason that the proposed development is not in line with the planning intention of the site which is reserved for public open space development. It is worth mentioning that the latest planning application (no. A/H3/364) was rejected despite the provision of a total of 365.5 m² of POS in the proposal, which is greater than the intended open space provision of 244.59 m² (i.e. net site area)

Nevertheless, it is noted from the MPC paper no. A/H3/364 that Leisure and Cultural Services Department (LCSD) indicated in June 2004 that their department were unable to accord priority to develop the site. We have been further **advised by LCSD that they has no development intention at the Application Site** as per LCSD’s letter to our appointed consultant dated 23 December 2021 (*Appendix 5*). Whilst the site has been zoned “Open Space” since 1970. 50 years passed, it is clear that there is yet no indication of the actual implementation date or resumption of the Application Site. We believe Planning Department’s urge to reserve the Application Site for LCSD’s future POS development is merely a wishful thinking and undoubtedly jeopardised the development right of the land owner.

9.2 Better Utilization of Land Resources and yet with Due Consideration of Preserving its Surrounding Area

As mentioned earlier, the Applicant have submitted four planning applications in respect of the Application Site, which were all being rejected. Resignedly, the Application Site was thus left much underutilised in the past 50 years.

We believe that it is the responsibility of the Government to seek suitable **Government land instead of private land** for POS development unless it is needed in a foreseeable time but definitely not for 50 years. We would like to further draw your attention that the sites immediately opposite to the Application Site (i.e. nos. 1-7 (odd nos.) Ui On Lane and nos. 1-7 (odd nos.) Kwok Hing Lane), both were Government lands and zoned “Open Space”. However, according to the site inspection on 20 October 2022, it is observed that both sites were currently being left idling and closed to public access. Under this situation, it is not justified to bar the land owner from developing his own private land merely for the reason that the land is to be reserved for public purpose while ironically there is idle government land suitable for open space development.

We trust that the current proposal by providing another alternate quality enclosed hang-out experience to the locals and injecting vitality to the immediate surroundings could truly utilize the existing land resources and remove the planning blight.

Lastly, considering that the proposed development is small in scale, this would not complicate the resumption of Application Site for open space development by the Government in the future.

9.3 Compatible with the Surroundings as a Unique Local Visit Place

The Application Site is bounded by “Residential (Group A) 8” zone under the OZP, of which proposed eating place use is always permitted on the lowest three floors of a building (taken to include basements). Meanwhile, it is observed that there are a number of cafes and bistros along Second Street while ground floor premises on Third Street are mostly occupied for motor services and auto body repair shops. It is believed that the proposed development is compatible with the surroundings and will help transform the area to an attractive residential neighbourhood through phasing out motor repair/ industrial use.

9.4 Facilitate Upgrading of the Existing Neighbourhood and Enhance Local Permeability

After considering the existing situation of the Application Site, it would be reasonable to surmise that the Application Site is largely perceived by the locals as a derelict site and an eyesore within a predominantly residential area. Hence, one might also agree that the proposed single-storey eating place would only improve the environment of its immediate surroundings. By creating an attractive active frontage and a welcoming feel to the existing Ui On Lane, the proposed development helps to open up a more friendly and interesting new pedestrian route which enhances local permeability and the use of the opposite public open space. Furthermore, an area of about 21.21m² is reserved to the Government for widening of Ui On Lane.

9.5 No Adverse Visual, Sewerage, Drainage and Traffic Impacts

As referred to Section 8 above, it is anticipated that the proposed development would not generate adverse visual, sewerage, drainage and traffic impacts on the surrounding area.

9.6 Would Not Result in Undesirable Precedent Case

As noted in Section 5 above, an application for a proposed eating place at Nos. 1-7 Tak Sing Lane was approved in 2014. Nos. 1-7 Tak Sing Lane is located within the street block bounded by buildings at all sides and zoned “Open Space” (at the time of the Application). Considering the similar physical site condition of both sites, the current proposal would not result in undesirable precedent case.

10. Conclusion

In light of this Supporting Planning Statement, the Subject Application is justified on following grounds:

- No Active Development Intention of Application Site for use as Open Space from the Government while the Site is zoned as “Open Space” since 1970s (i.e. Over 50 Years)
- Better Utilization of Land Resources and yet with Due Consideration of Preserving its Surrounding Area
- Compatible with the Surroundings as a Unique Local Visit Place
- Facilitate Upgrading of the Existing Neighbourhood and Enhance Local Permeability
- No Adverse Visual, Sewerage, Drainage and Traffic Impacts
- Would Not Result in Undesirable Precedent Case

This Supporting Planning Statement demonstrates that the Subject Application deserves the favourable consideration by the TPB in light of the justifications provided. We trust that the TPB will see fit to approve the application.

List of Appendices

1. Location Plan
2. Photos of the Application Site and Surrounding Areas
3. Extract of the OZP
4. Layout Plan
5. LCSD's letter to Prudential Surveyors International Limited dated 23 December 2021

22 November 2022

Our Ref: TPB22112022OA-B8393

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

Dear Sirs,

Re: Section 16 Planning Application No. A/H3/446
Proposed Eating Place at Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun, Hong Kong
(IL 8129, IL 8130, IL 639 S.G ss.1 and IL 639 S.F) (the "Premises")

Further to our tele-conversation with Planning Department on 22 November 2022, we hereby would like to revise our email to the Board dated 18 November 2022 and further clarify that:-

- (1) Content of the set of supplementary documents in soft copy submitted on 16.11.2022 and 17.11.2022 are identical, for the avoidance of doubt, kindly omit the set submitted on 17.11.2022;
- (2) The roof on drawing no. A02 is not accessible to the customers and visitors.
- (3) Proposed opening hours of the proposed eating place is set to be from 8:00am to 11:00pm seven days a week, including public holidays. No alfresco dining is available.
- (4) The proposed eating place is in close proximity to Sai Ying Pun Market, Centre Street Market and other grocery stores. It is anticipated that food ingredients and other essentials required for day-to-day operation will be obtained from these locations, hence there will be very minimal road traffic related to pick-up or delivery of goods.
- (5) The proposed sitting capacity of the proposed eating place is approximate 55 persons, including customers, visitors and staffs.

Meanwhile, enclosed please also find the following documents for your information:-

- (1) Four copies of the revised roof plan (drawing no. A02); and
- (2) Four copies of the revised page 8 of the planning statement.



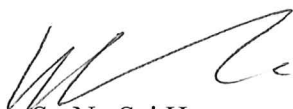
Prudential Surveyors International Limited

22 November 2022

Our Ref: TPB22112022OA-B8393

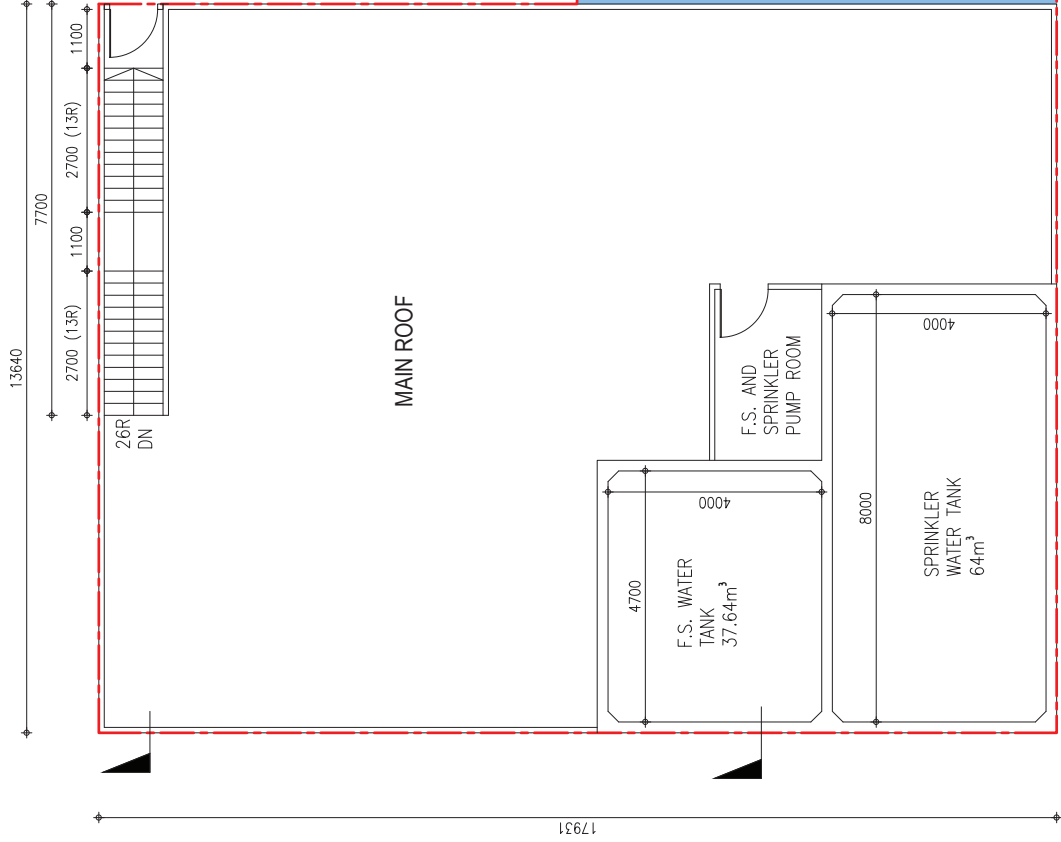
Should you have any queries, please feel free to contact our Ms. Alison Lai at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED



Sr. Ng Sai Hee
Chief Consultant
FHKIS, RPS(GP)
Encl.

c.c. Client



MAIN ROOF

F.S. AND
SPRINKLER
PUMP ROOM

F.S. WATER
TANK
37.64m³

SPRINKLER
WATER TANK
64m³

PROPOSED PASSAGE

ROOF PLAN

SCALE 1:100

CONSULTANT :



PRUDENTIAL SURVEYORS (INTL.) LTD
TEL: 25078333 FAX: 25986576

AUTHORIZED PERSON :

Dennis W.C. Wong
BS (Hons), MRSA, MRICE, MRICE,
MRCS, TRIS, RPS, RPE, RI
Chartered Engineer
Registered Structural Engineer
REGISTRATION NO. REG 5793

PROJECT TITLE :

NOS. 2-8 UI ON LANE,
I.L. NOS. 8129, 8130,
639 S.G. S.S.1 & 693 S.F.
SHEUNG WAN, HONG KONG

DRAWING TITLE :
ROOF PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
25-07-22	JTO	TL	DW	AS SHOWN

JOB NO. :
DRAWING NO. :

FLING CODE:

Z:\001_Anson Tse\2022-07-21
\ LAYOUT PLAN.dwg

A02

STATUS : 1ST SUBMISSION

8. Technical Issues

8.1 Visual Impact

The local context of the Application Site is urban in character and the surrounding land use is predominantly mixed residential/ retail. To the **north** of the Application Site was a 6-storey tenement block. To the **east** of the Application Site was an open space which is landscaped under the Urban Minor Works of the HAD and closed to public access. To the **south** of the Application Site were a 5-storey tenement block and Wing Wah Building, a 12-storey composite building. The site to the **west** of the Application Site was occupied by a 21-storey composite building, the Tong Nam Mansion.

Considering that the proposed development is of one-storey in height which is significantly lower in height than the immediate surroundings. The Application Site would be little seen from the surrounding and visual impact of the proposed development is considered minimal. In addition, the fact that the Application Site is located at the rear or side of the adjacent buildings limited the potential impacts on residential visual amenity.

The architecture of the proposed building would be regular and of high quality. Compared to the existing situation of the Application Site, it is believed that the proposed development represents a significant improvement to the surrounds and become a positive addition to local expectations. Hence, no adverse visual impact would be aroused.

8.2 Sewerage Impact

The proposed development is located within urban area with well-developed local infrastructures. Considering that the proposed development is small in scale, it will not put pressure on the capacity of the existing local sewerage system. Besides, the proposed development scheme will be submitted to Buildings Authority for approval. Design of the building including the sewerage system would be in compliance with all relevant regulations and ordinances. Hence, it is expected that no adverse sewerage impact would be created.

28 December 2022

Our Ref: TPB28122022OA-B8393
Your Ref: TPB/A/H3/446

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

Dear Sirs,

Re: Planning Application No. A/H3/446
Proposed Eating Place at Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun, Hong Kong
(IL 8129, IL 8130, IL 639 S.G ss.1 and IL 639 S.F) (the "Premises")

We refer to the departmental comments received on 19 December 2022 and 20 December 2022. Attached please see our Response-to-Comments for your information.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] or Ms. Alison Lai at [REDACTED].

Yours faithfully
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED



Sr. Ng Sai Hee
Chief Consultant
FHKIS, RPS(GP)
Encl.

c.c. Client

Section 16 Planning Application No. A/H3/446

Proposed Eating Place at Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong

Transport Department's comment Received on 19.12.2022	Responses
<p><u>Supporting Planning Statement</u></p> <p>(1) Paragraph 8.4 – Traffic Impact</p> <p>Traffic impact of the subject development is expected to be minimal in consideration of the small development scale. However, the applicant is reminded of the following:</p> <p>(a) Loading/ unloading shall be confined along kerbside without no-stopping restrictions.</p> <p>(b) C for T has the rights to impose, alter or cancel any no-stopping restrictions to cope with changing traffic conditions and needs. The road space and kerbside would not be reserved for any exclusive uses of the subject development.</p>	<p>Noted.</p> <p>Noted.</p>
<p>(2) Paragraph 9.4 – Facilitate Upgrading of the Existing Neighbourhood and Enhance Local Permeability</p> <p>The applicant stated that “an area of about 21.21m² is reserved to the Government for widening of Ui On Lane”. It is understood that the area concerned is on private land and the applicant should clarify whether the area is to be surrendered to Government for road widening, or will be opened to public for 24 hours a day free of charge and without any interruption for gaining access.</p>	<p>Please note that the “proposed passage” coloured blue in drawing no. A01 (rev. 1) will be opened to public for 24 hours a day free of charge and without any interruption for gaining access for the life time of the development. The proposed passage is not to be surrendered to the Government for road widening.</p>
<p>(3) To create an enjoyable walking environment, the applicant is encourage to provide building canopies, including over public footpath(s) and/or right-of-way(s) in accordance with the followings where applicable:</p>	<p>Noted.</p>

<p>(a) Chapter 8 of the Hong Kong Planning Standards and Guidelines provides for the provision of building canopies (i.e para. 5.6.11) and for the subject of pedestrian planning be included in development studies and planning applications (para. 5.9.2);</p> <p>(b) “Projections over Public Streets” stipulated in Lands Administration Office Practice Note 3/2020 (Design, Deposition and Height Clause under Lease); and/or</p> <p>(c) Building Ordinances, in particular Building (Planning) Regulation 10 in Cap. 123F regarding balconies and canopies over streets.</p>	
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Buildings Department's comment Received on 19.12.2022	Responses		
Major Comments on the Application: (a) The subject site can be regarded as a Class A site provided that the overall width of Ui On Lane, together with any proposed setback, is not less than 4.5m. The applicant is required to demonstrate whether the “propose passage” as shown on G/F plan is a proposed setback for widening Ui On Lane to not less than 4.5m for achieving adequate width of specified street under regulation 18A of the Building (Planning) Regulations (B(P)R). Besides, the applicant should ensure that the rest of the Ui On Lane which the site abuts to, without any proposed setback, is also not less than 4.5m.	To ensure that the section of Ui On Lane which the site abuts to, has a width of not less than 4.5m, a 0.309m will be set back from the existing boundary line of the site fronting Ui On Lane compared with the 1 st submission version. Please refer to the table below for details of the figures:-		
	Version	1 st submission	Revision 1 (Difference)
	Site area	265.80 m ²	265.80 m ²
	Proposed passage	21.21 m ²	26.75 m ² (+26%)
	Net site area	244.59 m ²	239.05 m ² (-2.27%)
	Site coverage (on site area)	92%	90% (-2%)
	Site coverage (on net site area)	100%	100% (N/A)

	<table><tr><td>Proposed GFA⁽¹⁾</td><td>240.98 m²</td><td>235.44 m² (-2.3%)</td></tr><tr><td>Actual PR (GFA/site area)</td><td>0.907</td><td>0.886 (-2.3%)</td></tr><tr><td>Actual PR (GFA/net site area)</td><td>0.985</td><td>0.985 (N/A)</td></tr></table>	Proposed GFA ⁽¹⁾	240.98 m ²	235.44 m ² (-2.3%)	Actual PR (GFA/site area)	0.907	0.886 (-2.3%)	Actual PR (GFA/net site area)	0.985	0.985 (N/A)
Proposed GFA ⁽¹⁾	240.98 m ²	235.44 m ² (-2.3%)								
Actual PR (GFA/site area)	0.907	0.886 (-2.3%)								
Actual PR (GFA/net site area)	0.985	0.985 (N/A)								
	<p>⁽¹⁾The staircase leading to the main roof is uncovered (open), therefore the area should be non-accountable for GFA calculations.</p> <p>Attached please find drawing no. A01 (rev.1) and A02 (rev.1) for your information.</p>									
(b) Any proposed setback area for achieving a specified street for the purpose of site classification should be excluded from the site area under regulation 23(2)(a) of the B(P)R. Plot ratio and site coverage calculation should also be based on the site area with such specified street excluded.	Noted. The plot ratio and site coverage is 0.985 and 100% (calculated based on net site area) respectively after revision. Attached please find the revised drawing no. A01 and A02 for your information.									
Other Detailed Comments (if applicable):										
(c) We have the following comments on the G/F plan. Other details comments will be given at formal building plan submission stage: i. A protected lobby with doors having fire resistance rating of not less than -/60/60 should be provided to the kitchen according to clause 13.2 of Code of Practice for Fire Safety in Buildings 2011; and ii. An accessible toilet for the person with disability should be provided according to the requirements in Design Manual: Barrier Free Access 2008 Chapter 4 Division 11.	Noted. The comments have been incorporated in the revised G/F plan (drawing no. A01 rev.1).									

Lands Department's comment Received on 20.12.2022	Responses
(a) The Application Site within IL 8129, IL 8130, IL 639 S.G ss.1 and IL 639 S.F ("the Lots") of which the affected Government leases are virtually unrestricted subject to the standard offensive trade clause. The proposed one-storey building for eating place use at the Application Site would be in contravention of the prohibited uses of "victualler" and "tavern-keeper" under the offensive trade clause contained in the Government leases. The lots' owner is required to apply to this office for licences to remove offensive trade restriction under the affected Government leases to implement the proposed use if the application is approved by Town Planning Board. Lands Department would process the application in the capacity of a landlord and if the application is approved, it would be subject to such terms and condition including, among others, the payment of administrative fee.	Noted. The lots owner would apply to LandsD accordingly.
(b) It is noted that IL 639 S.G ss.1 and IL 639 S.F of the Lots were carved out under private agreements, you may wish to confirm with the applicant the accuracy of the site area of the Application Site.	Details will be confirmed and provided at the implementation stage.

TONG NAM MANSION

SITE: 2, 4, 6, 8, Ui On Lane, Sai Ying Pun, Hong Kong

- IL Nos. 8129, 8130, 639 S.G. S.S.1, 693 S.F.

Site area #1 = 265.80 s.m (gov. lease)
Proposed Passage = 26.75 s.m (approx.)
Net site area #2 = 239.05 s.m
Site coverage = 239.05 s.m
Proposed building height = 6.775 m
Class "A" site
Permitted site coverage = (below 15 m) = 100%
Permitted plot ratio = 5
Proposed G.F.A. = 235.44 s.m

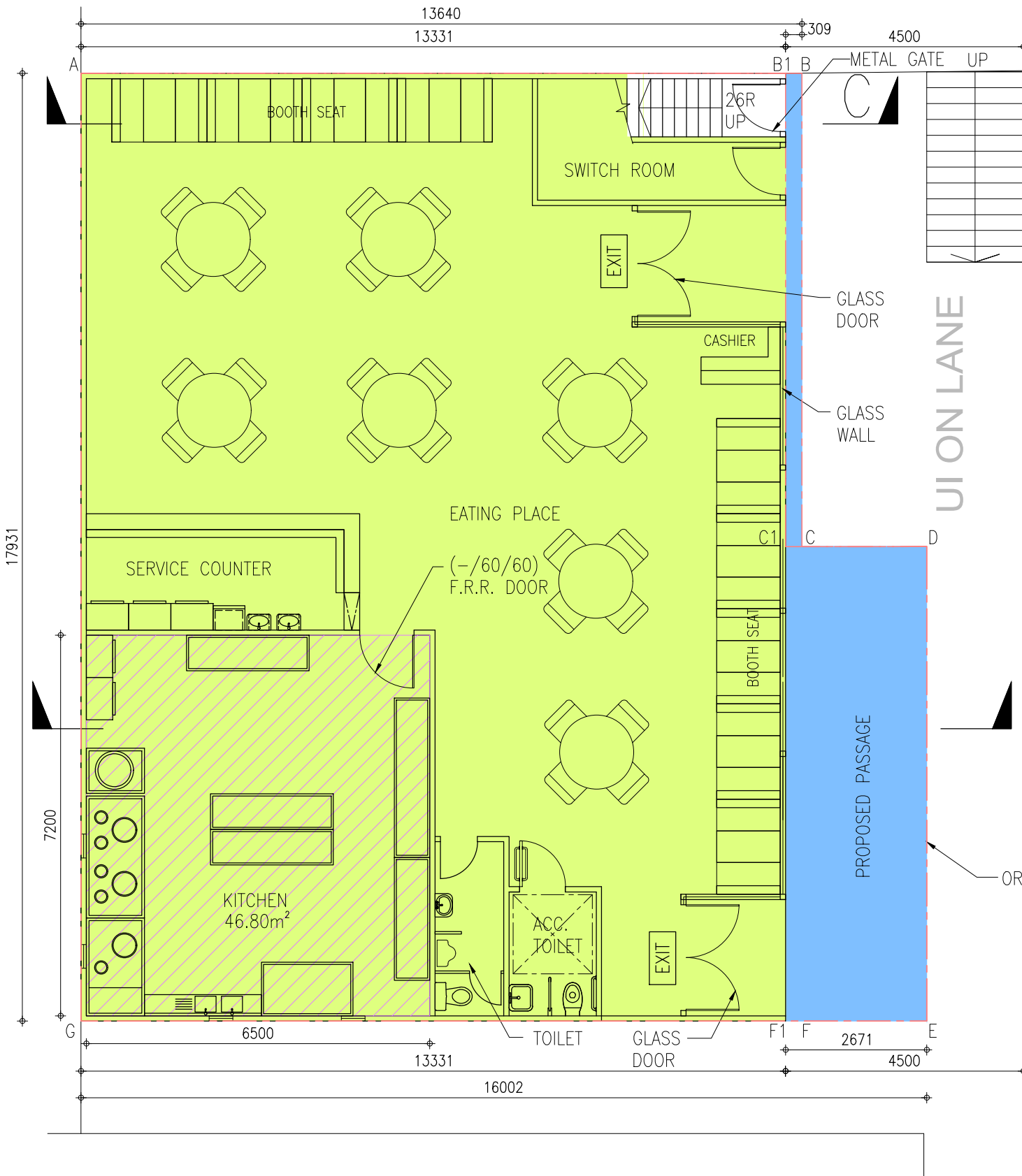
Actual plot ratio = $\frac{\text{G.F.A.}}{\text{Net site area \#2}} = \frac{235.44}{239.05} = 0.985 < 5$ (permitted)

REMARKS :

- #1 ORIGINAL SITE BOUNDARY (A-B-C-D-E-F-G)
#2 NEW SITE BOUNDARY AFTER SETBACK (A-B1-C1-F1-G)

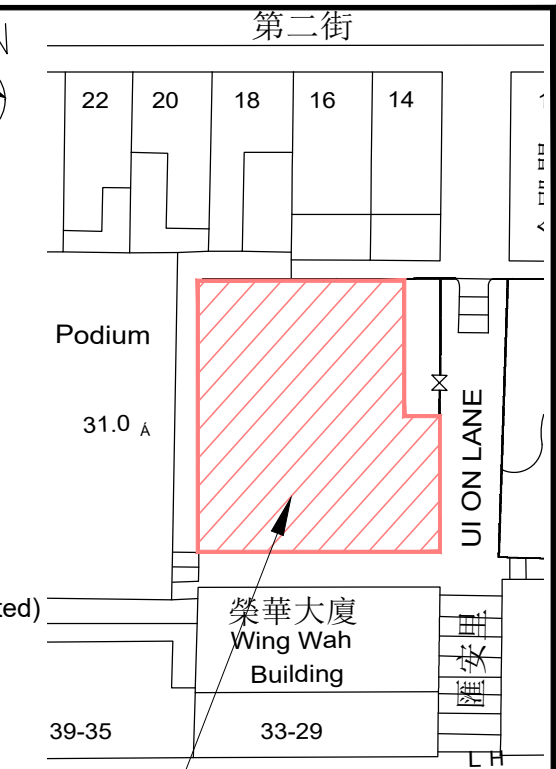
LEGENDS

- SITE BOUNDARY
--- PROPOSED PASSAGE
--- G.F.A
--- KITCHEN



GROUND FLOOR PLAN

SCALE 1:100



LOCATION PLAN

SCALE 1:500

CONSULTANT :



PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

AUTHORIZED PERSON :

Dennis W.C. Wong
BSc (Hons), MStructE, MHKIE,
MRICS, FHKIS, RPS, RPE, RI
Authorized Person
Registered Structural Engineer
REGISTRATION NO: AP(S) 5/93

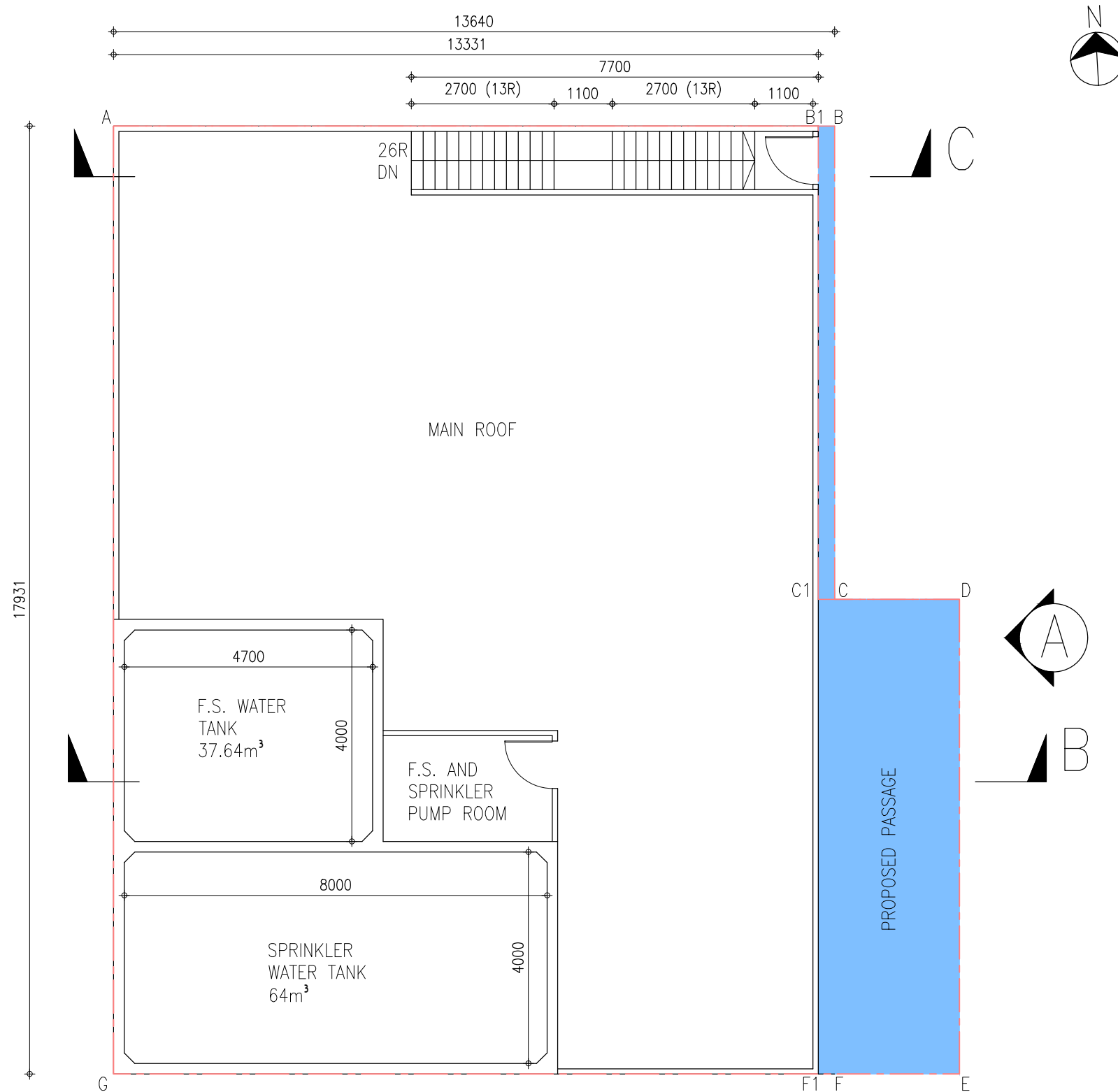
PROJECT TITLE :
NOS. 2-8 UI ON LANE,
I.L. NOS. 8129, 8130,
639 S.G. S.S.1 & 693 S.F.
SHEUNG WAN, HONG KONG

DRAWING TITLE :
GENERAL NOTES, LOCATION PLAN
AND GROUND FLOOR PLAN


DATE	DRAWN	DESIGNED	CHECKED	SCALE
21-12-22	JTO	TL	DW	AS SHOWN

JOB NO. : -	DRAWING NO. : A01
FILING CODE: Z:\001_Anson Tse\Ui On Lane 2022-07-21 LAYOUT PLAN 2022-12-20.dwg	

STATUS : REVISION 1



ROOF PLAN
SCALE 1:100

CONSULTANT :				
<div><div></div><div><div>測 建 行</div></div></div> <div>PRUDENTIAL SURVEYORS (INTL) LTD</div> <div>TEL. 25078333FAX. 25986576</div>				
AUTHORIZED PERSON :				
<div><div></div><div>Dennis W.C. Wong</div><div>BSc (Hons), MStructE, MHKIE, MRICS, FHKIS, RPS, RPE, RI Authorized Person Registered Structural Engineer REGISTRATION NO: AP(S) 5/93</div></div>				
PROJECT TITLE :				
NOS. 2-8 UI ON LANE, I.L. NOS. 8129, 8130, 639 S.G. S.S.1 & 693 S.F. SHEUNG WAN, HONG KONG				
DRAWING TITLE :				
ROOF PLAN				
DATE	DRAWN	DESIGNED	CHECKED	SCALE
21-12-22	JTO	TL	DW	AS SHOWN
JOB NO. : -			DRAWING NO. : A02	
FILING CODE: Z:\001_Anson Tse\Ui On Lane 2022-07-21 LAYOUT PLAN 2022-12-20.dwg				
STATUS :				
REVISION			1	

12 January 2023

Our Ref: TPB12012023OA-B8393
Your Ref: TPB/A/H3/446

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

Dear Sirs,

Re: Planning Application No. A/H3/446
Proposed Eating Place at Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun, Hong Kong
(IL 8129, IL 8130, IL 639 S.G ss.1 and IL 639 S.F) (the "Premises")

Further to our tele-conversation with Planning Department on 12 January 2023, we hereby would like to revise our Response-to-Comments (R-to-C) dated 9 January 2023. Please refer to the attached R-to-C for details.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] or Ms. Alison Lai at [REDACTED].

Yours faithfully
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED



Sr. Ng Sai Hee
Chief Consultant
CHKIS, RPS(GP)
Encl.

Section 16 Planning Application No. A/H3/446

Proposed Eating Place at Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong

DSD's comment Received on 4.1.2023	Responses
<p>(1) Please note that we basically have no objection to the application from drainage point of view. Please be reminded that the Sewage Impact Assessment for the captioned Project shall be submitted to the Environmental Protection Department, which is the planning authority of sewerage infrastructure for approval in due course.</p> <p>The applicant shall also advise if there is any alterations to the existing drainage discharge points from the proposed development. The applicant is required to demonstrate to this office with hydraulic calculations that the existing downstream public stormwater drainage facilities have adequate capacity to accommodate the flow from the proposed development should there be any alterations.</p> <p>With reference to your above-mentioned memo, an area of about 21.21m² at the eastern portion of the site is reserved for the widening of Ui On Lane. Based on our record, there are existing public drainage and sewerage facilities lying underneath the reserved portion. The project proponent carrying out the road widening works is reminded to exercise extreme care when working in the vicinity of the existing public drainage and sewerage facilities in order not to disturb, interfere with or cause damage to them.</p>	<p>Noted. The relevant information will be submitted in the implementation stage.</p> <p>It is anticipated that there will be no alterations to the existing drainage discharge points from the proposed development.</p> <p>Noted.</p>

6 February 2023

Our Ref: TPB06022023OA-B8393
Your Ref: TPB/A/H3/446

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


Dear Sirs,

Re: Planning Application No. A/H3/446
Proposed Eating Place at Nos. 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun, Hong Kong
(IL 8129, IL 8130, IL 639 S.G ss.1 and IL 639 S.F) (the "Premises")

We refer to the departmental comments received on 27 January 2023 and 1 February 2023. Attached please see our Response-to-Comments for your information.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] or Ms. Alison Lai at [REDACTED]

Yours faithfully
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED


Sr. Ng Sai Hee
Chief Consultant
FHKIS, RPS(GP)
Encl.

Section 16 Planning Application No. A/H3/446

Proposed Eating Place at Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong

DSD's comment Received on 1.2.2023	Responses
<p>Based on the response from the applicant, there will be no alteration to the existing drainage discharge points from the proposed development. For the sake of clarity, the applicant shall advise the location of the existing drainage connection (i.e. the feature number of the public stormwater drainage manhole) from the subject Site, with supplement of site photos.</p>	<p>Based on the attached survey sheet no. 11-SW-7B (Edition 1992-05 and 1995-02), it was noted that there was 3-4 tenement blocks erected on the Site as at 1992 and the buildings were demolished between 1992 and 1995, which was well before the Applicant acquired the Site in 2002. As the proposed development is currently still at the application stage for planning approval, we are unable to confirm the exact location of the existing drainage discharge points/ connections due to loss of building plan records.</p> <p>Project proponent will verify the existing drainage discharge points/ connections after approval of the planning application and in accordance with planning approval conditions regarding drainage (if any) and will notify your office with the investigation result in due time. Should there be any alterations to the existing drainage discharge points, the details will be submitted at the design stage together with the drainage plan for approval.</p> <p>According to the information on Geoinfo Map, there are 4 existing storm water manholes near the Site along Ui On Lane, including SMH7024488, SMH7024487, SMH7063642 and SMH7024486.</p>

Extract of survey sheet no. 11-SW-7B (Ed 1992-05)



11-SW-7D

SCALE 1 : 1000



Arch	Archway	HL	Helicopter landing pad	R Com	Rural committee
Bn	Beacon	HWM	High water mark	RCP	Refuse collection point
Cul	Culvert	Lat	Public latrine	Shr	Shrine
F	Fountain	Lt	Light	Sw P	Swimming pool
FB	Footbridge	M	Monument	TS	Temporary structure(s)
FP	Footpath	P	Pavilion	W	Well
G	Grave	R	Ruin	WIP	Works in progress

Sheet Number

11-SW-7B

Series HP1C

1980 Grid

Date: 20-MAY-1992

Survey and Mapping Office
Buildings and Lands Department


Extract of survey sheet no. 11-SW-7B (Ed 1995-02)



11-SW-7D

SCALE 1 : 1000



 **Survey and Mapping Office**
Lands Department

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Arch	Archway	H	Fire hydrant	P	Pavilion
Bn	Beacon	HL	Helicopter landing pad	PH	Pump house
Cul	Culvert	HW	High water mark	R	Ruin
E	Electric pole	KCR	Kowloon Canton Railway	R Cam	Rural committee
ESS	Electric sub-station	L	Lamp post	RCP	Refuse collection point
ET	Electric transformer	Lat	Public latrine	Shr	Shrine
F	Fountain	LRT	Light Rail Transit	Sw P	Swimming pool
FB	Footbridge	Lt	Light	TS	Temporary structure(s)
FP	Footpath	M	Monument	W	Well
G	Grave	MTR	Mass Transit Railway	WIP	Works in progress

Sheet Number

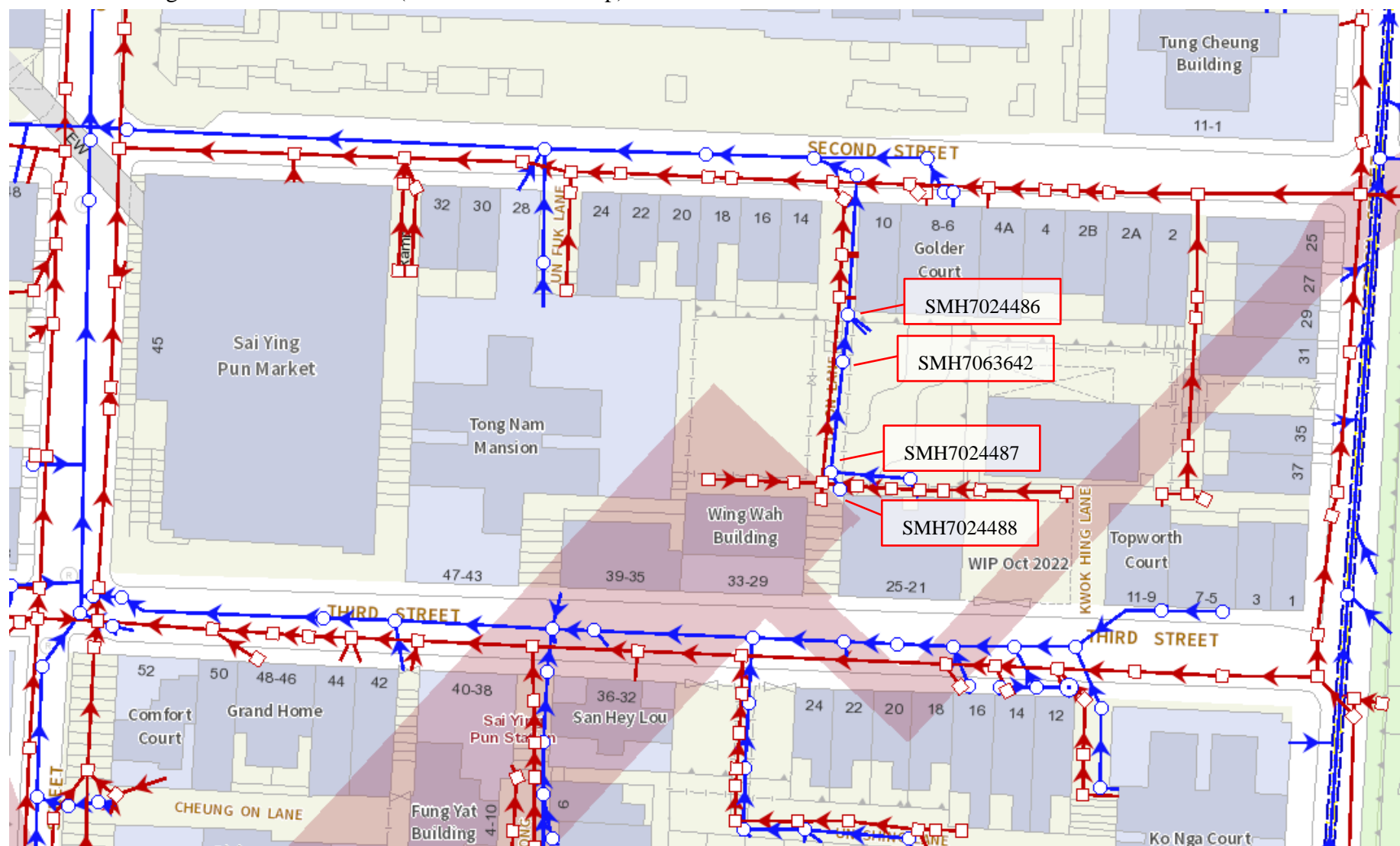
11-SW-7B

Series HPIC

1980 Grid

Partial Revision Date: Feb 1995

Location of Existing Stormwater Manhole (Source: Geoinfo Map)



Section 16 Planning Application No. A/H3/446

Proposed Eating Place at Nos. 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun, Hong Kong

UD&L Section, PlanD's comment Received on 27.1.2023	Responses
<p>Based on aerial photo of 2022, the Site is vacant with some vegetation observed, situated in an area of organic mixed urban landscape character surrounded by existing residential buildings and vegetation areas. According to photos of the Site provided under Appendix 2 of the supporting Planning Statement (PS), the Site is fenced off by hoarding. With reference to Section 7 of the PS, the proposed development under this application involved a 1-storey building for proposed eating place, which is considered not incompatible with the landscape character of its surroundings. No information on whether any existing landscape resources will be affected by the proposed development, adverse landscape impact arising from this application cannot be fully ascertained based on the information provided.</p>	<p>Cambridge Dictionary refers vegetation to plants in general. As shown on the attached site photo taken on 20 October 2022, there were no grown vegetation except shrubs and bushes found and the ground level was originally sand cement paved for building purposes. The Site is readily available for the proposed development and no vegetation or landscape resources will be affected.</p>



Photo of Application Site taken on 20.10.2022

Previous s.16 Planning Applications covering the Application Site

Rejected Applications

Application No.	Proposed Use(s) / Development	Date of Consideration (MPC/TPB)	Rejection Reason(s)
A/H3/335	Proposed Commercial/Residential Development	17.1.2003	(1), (2), (3)
A/H3/337	Proposed Commercial/Residential Development	5.9.2003 (on review)	(1), (2), (3)
A/H3/351	Proposed Residential Development	14.5.2004	(1), (3)
A/H3/364	Proposed Residential Development	20.1.2006 (on review)	(1), (3)

Note: 'Flat' use was a Column 2 use of the Notes of the "Open Space" zone on the OZPs at the time of consideration of the applications.

Rejection Reasons:

- (1) The proposed development was not in line with the planning intention for the site which was reserved for public open space development.
- (2) The proposed development would take up land zoned for open space development. Hence, it would further aggravate the shortage of open space in the district.
- (3) The proposed development would result in a more congested residential environment.

**Similar s.16 Application for Eating Place Use within “O” zone
on the Sai Ying Pun & Sheung Wan Outline Zoning Plan**

Approved Application

Application No.	Location	Proposed Use(s)	Date of Consideration (MPC)	Approval Condition(s)
A/H3/421 ^[^]	G/F, 1-7 Tak Sing Lane, Sai Ying Pun	Proposed Eating Place	23.5.2014	(1), (2), (3), (4), (5)

^[^]: The application site was zoned “O” on the OZP at the time of consideration of the application. The said “O” zone was subsequently rezoned to “Residential (Group A)24” on the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/34 gazetted on 13.11.2020.

Approval Condition(s)

- (1) No outdoor seating accommodation should be provided and the operation hours should be restricted from 11:00 a.m. to 11:00 p.m. daily, as proposed by the applicant, during the operation of the eating place.
- (2) Submission of a Sewerage Impact Assessment (SIA).
- (3) Implementation of the local sewerage upgrading/sewerage connection works identified in the SIA.
- (4) Provision of fire service installations.
- (5) If the approval condition (1) is not complied with during the operation of eating place, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

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



申請編號 A/H3/446

28/11/2022 17:56

From:

To:

File Ref:

"tpbpd" <tpbpd@pland.gov.hk>

香港西營盤匯安裏2、4、6及8號
反對建築物內“擬建食市”
理由附近住宅多，食市容易造成噪音及油煙，鼠患。

TO..... FROM..... DATE..... NO.....

呈：城規劃委員會，
香港北角渣華道333號，
北角政府合署15樓，
負責人收啟。



敬啟者：

有關：反對規劃委員會批土地用途。
申請編號：A/H3/446

找係周家偉 ID No. [REDACTED] 香港永久居民，居住在 [REDACTED]
[REDACTED] 亦係上述大廈第二街10號業主立案法團主席。

貴會近日張貼了一張告示規劃申請通知關於西營盤匯安里2、4、6及8號擬建食肆。

其實我們居住西營盤已二十多年了，一向都很恬靜，直至幾年前，不斷開設了很多中、西、日韓餐廳及多間飲酒夜店此等食店周圍林立供過於求現時西營盤居住者人士大多是長者，需要輕便住屋和公園給大多數市民使用。

西營是一個滿載歷史踪跡的老化區，居住了很多長者、獨居老人、護老院等等。事實上匯安里2至8號的人均休憩處空間，已經之又少，大廈與大廈之間興建得密密麻麻，馬路車輛又黑來攘往。

請看下文。

周家偉 啟
29-11-22.

TO..... FROM..... DATE..... NO.....

如果為了某個大財團興建一幢一層高的建築物而大費周章去砍伐樹木，拆毀休憩場地的原有設施，有必要嗎？

可否於這石果森林中，讓市民、長者、行動不便或有需要人士有了點兒的喘息空間呢？

懇請貴委員會負責人慎重考慮，謝謝。

此致。

周家偉 敬啟
29-11-2022

規劃申請 PLANNING APPLICATION

申請編號 Application No.	AH3/446
地點 Location (見下圖 See Plan Below)	新港城新邨第2、4、6及8座 2, 4, 6 and 8 U On Lane, Sai Ying Pun, Hong Kong
地帶及撥用 Zoning and Plan	新港城新邨第2、4、6及8座 "Open Space" and "Residential" Zoning as per 新港城新邨第2、4、6及8座 Approved Sai Ying Pun & Shau Kei Wan Outline Zoning Plan No. SK/2/15
建議 Proposal	開設食肆 Proposed Eating Place

任何人士均可就這項申請提出意見。有關意見應於2022年11月25日(星期五)下午五時正以前，以書面方式提交予規劃委員會(香港新港城新邨第2、4、6及8座)或政府辦事處(香港新港城新邨第2、4、6及8座)。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15:00, North Point Government Offices, 333 Jaffe Road, North Point, Hong Kong) or email (tp@planning.gov.hk) or before 18 Oct 2022.

詳情 Particulars

有關申請人(申請人)已根據《香港規劃條例》(Town Planning Ordinance)第161條，向規劃委員會(委員會)提交有關申請。

The applicant (applicant) has submitted the application to the Town Planning Board (Board) under section 161 of the Town Planning Ordinance (Ordinance).

有關申請人(申請人)已根據《香港規劃條例》(Town Planning Ordinance)第161條，向規劃委員會(委員會)提交有關申請。

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有關申請人(申請人)已根據《香港規劃條例》(Town Planning Ordinance)第161條，向規劃委員會(委員會)提交有關申請。

The applicant (applicant) has submitted the application to the Town Planning Board (Board) under section 161 of the Town Planning Ordinance (Ordinance).

有關申請人(申請人)已根據《香港規劃條例》(Town Planning Ordinance)第161條，向規劃委員會(委員會)提交有關申請。

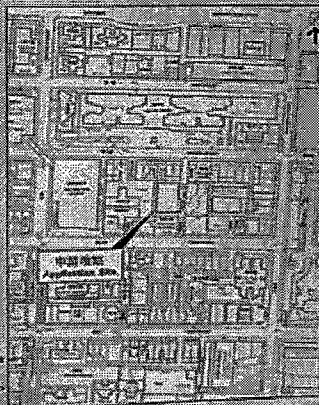
The applicant (applicant) has submitted the application to the Town Planning Board (Board) under section 161 of the Town Planning Ordinance (Ordinance).

有關申請人(申請人)已根據《香港規劃條例》(Town Planning Ordinance)第161條，向規劃委員會(委員會)提交有關申請。

The applicant (applicant) has submitted the application to the Town Planning Board (Board) under section 161 of the Town Planning Ordinance (Ordinance).

位置圖 Location Plan

(此圖僅供識別用途，不具約束力)



城市規劃委員會
2022年11月25日
Town Planning Board
25 Nov 2022



2B 附力

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/H3/446

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

現時本區開設很多中西、日、韓、茶樓、餐廳、咖啡室、飲酒夜店等，居民長者佔多數，實際上匯安里 2、4、6、8 號適合建社區中心、診所或休憩場所，提供給市民服務，並不是為了大財團申請興建 1 幢 1 層高的建築物而大費周章去砍伐樹木拆毀休憩場地原有設施，有必要嗎？現時香港需要多土地建屋，如果確實有需要批出建屋讓市民有屋居住，都是合理用途和理據。

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

周家偉

簽署 Signature

周家偉

日期 Date

30-11-2022

3

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

參考編號

Reference Number:

221210-211909-32532

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

10/12/2022 21:19:09

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/446

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hung

意見詳情

Details of the Comment :

強烈反對此空地改為其它用途，因為此空地有大量流浪貓在此生活及不想有大量人流聚集，會產生大量噪音及污染！

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



A/H3/446 2, 4, 6 and 8 Ui On Lane OS

15/12/2022 02:00

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

A/H3/446

2, 4, 6 and 8 Ui On Lane, Sai Ying Pun

Site area: 265.8sq.m

Zoning: "Open Space" and "Res (Group A) 8"

Applied development: Eating Place

Dear TPB Members,

Strong objections.

17 July 2020: For the area covered by the Sai Ying Pun & Sheung Wan OZP, there is an overall deficit in the provision of existing and planned open space by 4.01ha and 4.61ha

(Consideration of Representations and Comments in respect of the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33)

The URA developments in the district always quote the provision of OS as justification for its plans.

While there are unfortunately no current plans to utilize the area for its intended purpose, once the lot is developed then the next step will be an application for a residential building.

While the lot is currently not open to the public, it does provide a breathing space in a densely developed district with a number of developments under construction or going through the planning process.

With regard to the proposed restaurant operation, there are dozens of empty shops and premises in the immediate district. There is absolutely no justification to allow this commercial enterprise on OS zoning.

Members must reject this application.

Mary Mulvihill

5

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

221215-184452-05023

提交限期**Deadline for submission:**

16/12/2022

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

15/12/2022 18:44:52

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

A/H3/446

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

小姐 Miss Wilhelmina Evelyn Moore

意見詳情**Details of the Comment :**

Please reject this application as there is an overall deficit in the provision of existing and planned open space in this district by 4.01ha and 4.61ha. Although the space is currently not open to the public, it provides some relief in a densely developed district where there are already many developments planned or under construction. Once the lot is developed, a future application will then be made to redevelop the OS into a residential building. Given the many empty shops and premises in the immediate district, there is no justification to allow a commercial enterprise on OS zoning. It is appalling that an applicant would try to take OS space for private operations.

6

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

參考編號

Reference Number:

221215-184328-85402

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

15/12/2022 18:43:28

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/446

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. John Moore

意見詳情

Details of the Comment :

Please reject this application as there is an overall deficit in the provision of existing and planned open space in this district by 4.01ha and 4.61ha. Although the space is currently not open to the public, it provides some relief in a densely developed district where there are already many developments planned or under construction. Once the lot is developed, a future application will then be made to redevelop the OS into a residential building. Given the many empty shops and premises in the immediate district, there is no justification to allow a commercial enterprise on OS zoning. It is appalling that an applicant would try to take OS space for private operations.

7

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

參考編號

Reference Number:

221215-184558-07265

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

15/12/2022 18:45:58

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/446

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Genevieve James Moore

意見詳情

Details of the Comment :

Please reject this application as there is an overall deficit in the provision of existing and planned open space in this district by 4.01ha and 4.61ha. Although the space is currently not open to the public, it provides some relief in a densely developed district where there are already many developments planned or under construction. Once the lot is developed, a future application will then be made to redevelop the OS into a residential building. Given the many empty shops and premises in the immediate district, there is no justification to allow a commercial enterprise on OS zoning. It is appalling that an applicant would try to take OS space for private operations.

8

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

參考編號

Reference Number:

221215-184100-81146

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

15/12/2022 18:41:00

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/446

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Melanie Moore

意見詳情

Details of the Comment :

Please reject this application as there is an overall deficit in the provision of existing and planned open space in this district by 4.01ha and 4.61ha. Although the space is currently not open to the public, it provides some relief in a densely developed district where there are already many developments planned or under construction. Once the lot is developed, a future application will then be made to redevelop the OS into a residential building. Given the many empty shops and premises in the immediate district, there is no justification to allow a commercial enterprise on OS zoning. It is appalling that an applicant would try to take OS space for private operations.

致城市規劃委員會:

seq 9.

(一) 反對在西營盤匯安里2,4,6,8號休憩用地興建「一間食肆」(申請編號A/H3/446)

(二) 反對理由

- 西營盤食肆林立, 休憩用地則稀少。
- 食肆嘈雜污染, 休憩用地寧靜悠閒。
- 政府於1970年代已定該地段為休憩用地。
(目前該地段被圍封, 寫着「私人重地」)

(三) 結論: 在缺乏理據及須要性的前提下, 為了興建「一間食肆」, 改變原來的土地用途, 顯然係沒地盡其利, 漠視公眾利益。

業主 李偉鈞 敬上

補充:

- ① 建議: 從速美化, 完善該休憩用地, 造福居民。
- ② 以往諮詢, 曾以公文知會業主立案法團蒐集意見, 今次僅在地段前貼一告示(約A4紙大), 相當部分居民不知情。



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有關: 就申請編號:A/H3/446提出意見
20/01/2023 12:14

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

1 attachment



20230120121713704.pdf

Dear Sir/ Madam,

本司為西營盤第三街43-47號東南大廈之物業管理公司。
大廈法團就以上申請編號向大廈業戶收集意見並向城規會提出。
請查閱附件。
謝謝!

Best regards,

Carrie Wai

Haiford Property Management Limited

Tel: (852) [REDACTED]

Fax: (852) [REDACTED]



凱富物業管理有限公司

Haiford Property Management Limited

地址：九龍大角咀洋松街 88 號科興中心 2 樓 1B 室 電話：3956 8068 傳真：3956 8069

Address: Office 1B, 2/F, Silicon Tower, 88 Larch Street, Tai Kwok Tsui, Kowloon Tel: 3956 8068 Fax: 3956 8069

致：第三街東南大廈各業戶

To: All Owners/ Residents of Tong Nam Mansion, Third Street

有關：第三街東南大廈鄰近範圍擬議食肆申請

(城規會申請編號：A/H3/446) 地點：西營盤匯安里 2、4、6 及 8 號

Re: Application for Proposed Eating Place near Tong Nam Mansion, Third St.

(Town Planning Board Application No.: A/H3/446) Venue: 2, 4, 6 and 8 Ui On Lane, Sai Ying Pun, Hong Kong

根據城市規劃委員會(下稱：「城規會」)資料，有公司向「城規會」作出申請並擬定在西營盤匯安里 2、4、6 及 8 號(見附圖 1)規劃開設食肆，而該地帶現時為「休憩用地」及「住宅(甲類)8」(見附圖 2)。

另按「城規會」資料，任何人士均可就這項申請提出意見，並將有關意見在 2023 年 1 月 27 日或之前經郵遞、傳真/電郵方式向城規會提出。因此，大廈法團現欲收集各業戶對上述申請之意見，本司亦已準備表格放置在大堂管理處，各業戶可到管理處填寫 貴戶就這宗申請的意見。

(註：為可一併集合處理各業戶之意見，請於 2023 年 1 月 20 日前填寫提出之意見)

如有任何疑問或查詢，請於辦公時間致電 3956 8068 與管理公司韋小姐聯絡。

According to the information of the "Town Planning Board", a company has applied to the "Town Planning Board" and proposed to develop an eating place at No. 2, 4, 6 and 8, Ui On Lane, Sai Ying Pun (see attached photo 1) and which zone is currently "Open Space" and "Residential (Group A) 8" (see attached photo 2).

In addition, any person may make comment on this application and the comment must be made to "Town Planning Board" by post, fax or e-mail on or before 27th January, 2023. Therefore, the IO of Tong Nam Mansion, Third Street would like to collect opinions from various owners on the above application. Our company has also prepared a form and placed at the lobby management office. All owners can go to the management office to fill in your opinions on this application.

(Note: In order to collect and deal with the opinions of various owners, please fill in your opinions before 20th January, 2023)

Should you have any queries, please contact Management Office Ms. Wai at [REDACTED] during office hours.

凱富物業管理有限公司 謹啟
Haiford Property Management Limited

2023 年 1 月 11 日
11th January, 2023





凱富物業管理有限公司

Haiford Property Management Limited

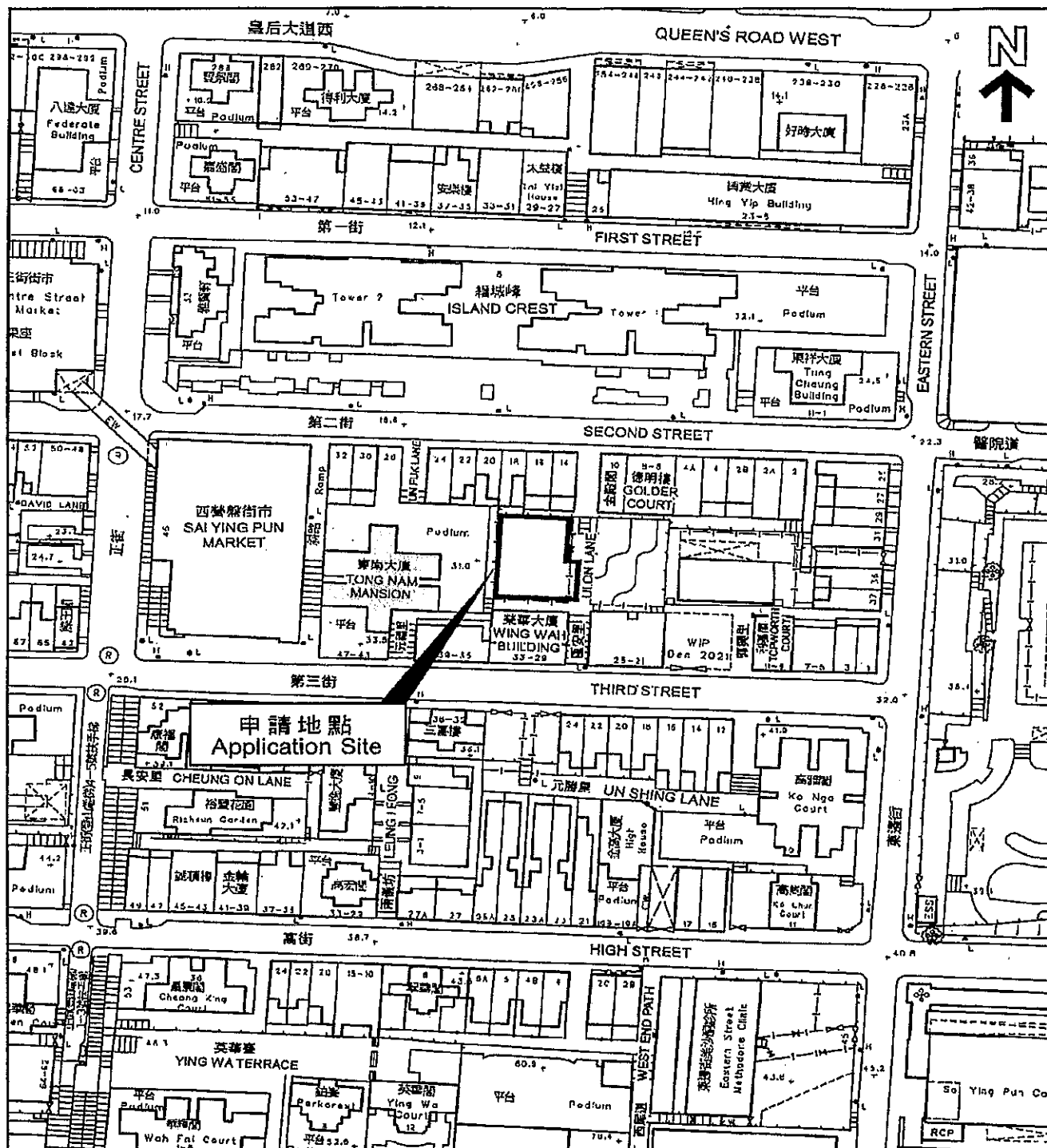
地址：九龍大角咀洋松街 88 號科興中心 2 樓 1B 室 電話：3956 8068 傳真：3956 8069

Address: Office 1B, 2/F, Silicon Tower, 88 Larch Street, Tai Kwok Tsui, Kowloon Tel: 3956 8068 Fax: 3956 8069

附圖 Attached photo 1:

(東南大廈 Tong Nam Mansion 以黃色標示 Marked in Yellow)

(擬議食肆申請地點 Application for Proposed Eating Place 以紅色標示 Marked in Red)



平面圖 SITE PLAN

本摘要圖於2022年11月21日擬備，
所根據的資料為測量圖編號11-SW-7B

EXTRACT PLAN PREPARED ON
21.11.2022 BASED ON SURVEY SHEET
No. 11-SW-7B

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/H3/446





凱富物業管理有限公司

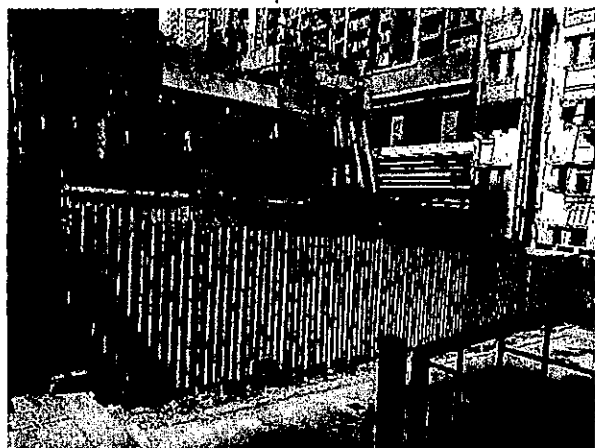
Haiford Property Management Limited

地址：九龍大角咀洋松街 88 號科興中心 2 樓 1B 室 電話：3956 8068 傳真：3956 8069

Address: Office 1B, 2/F, Silicon Tower, 88 Larch Street, Tai Kwok Tsui, Kowloon Tel: 3956 8068 Fax: 3956 8069

附圖 Attached photo 2:

該地帶現況 Current status of the area



01. Application Site



02. Application Site



03. Application Site (View from Second Street)



04. Ui On Lane (From Second Street)



05. Ui On Lane (From Third Street)



06. Second Street





凱富物業管理有限公司

Haiford Property Management Limited

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Address: Office 1B, 2/F, Silicon Tower, 88 Larch Street, Tai Kwok Tsui, Kowloon Tel: 3956 8068 Fax: 3956 8069

有關：第三街東南大廈鄰近範圍擬議食肆申請
(城規會申請編號：A/H3/446) 地點：西營盤匯安里 2、4、6 及 8 號

意見收集表格

單位	贊成上述申請	反對上述申請
11		
		✓
12		
		✓
13		✓
14		✓
15		✓
16		✓



凱富物業管理有限公司

Haiford Property Management Limited

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有關：第三街東南大廈鄰近範圍擬議食肆申請
(城規會申請編號：A/H3/446) 地點：西營盤匯安里 2、4、6 及 8 號

意見收集表格 (**請於所選意願方格內加上 ✓ 號)

單位	贊成上述申請	反對上述申請
17		✓
18		✓
19		✓
20		✓
21		✓
22		✓



凱富物業管理有限公司
Haiford Property Management Limited

地址：九龍大角咀洋松街88號科興中心2樓1B室 電話：3956 8068 傳真：3956 8069
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意見收集表格 (**請於所選意願方格內加上 ✓ 號)

單位	贊成上述申請	反對上述申請
23		
		✓
24		
		✓
25		
26		
27		



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意見收集表格 (**請於所選意願方格內加上 ✓ 號)

單位	贊成上述申請	反對上述申請
28		✓
29		✓
30		✓
31		✓
32		✓



凱富物業管理有限公司
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有關：第三街東南大廈鄰近範圍擬議食肆申請
(城規會申請編號：A/H3/446) 地點：西營盤匯安里 2、4、6 及 8 號

意見收集表格 (**請於所選意願方格內加上 ✓ 號)

單位	贊成上述申請	反對上述申請
33		✓
34		✓
35		✓
36		✓
37		✓
38		✓
39		✓
40		✓
41		✓



單位	贊成上述申請	反對上述申請
		
		✓
		✓
		✓
		✓
		✓
		✓



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(城規會申請編號：A/H3/446) 地點：西營盤匯安里 2、4、6 及 8 號

其他意見：

業戶反映之意見及顧慮如下：

- ① 周邊環境衛生、鼠患及蚊蟲滋生問題
- ② 食肆營業時間，令否為附近大廈帶來噪音滋擾
- ③ 運送物品到該位置車輛停泊及道路阻塞等問題。

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

參考編號

230126-012413-33477

Reference Number:

提交限期

27/01/2023

Deadline for submission:

提交日期及時間

26/01/2023 01:24:13

Date and time of submission:

有關的規劃申請編號

A/H3/446

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 余立鳴

Name of person making this comment:

意見詳情

Details of the Comment :

反對休憩用地建食肆，因為西營盤區好多舊樓重建人口不斷增加，休憩用地嚴重不足。

Advisory Clauses

- (a) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (b) to note the comments of the District Lands Officer/Hong Kong West and South, Lands Department (LandsD) that the proposed eating place at the application site (the Site) would be in contravention of the prohibited uses of “victualler” and “tavern-keeper” under the offensive trade clause contained in the Government leases. The lots’ owner is required to apply to his office for licences to remove offensive trade restriction under the affected Government leases to implement the proposed use if the application is approved by the Town Planning Board. LandsD would process the application in the capacity of a landlord and if the application is approved, it would be subject to such terms and conditions including, among others, the payment of administrative fee;
- (c) to note the comments of the Commissioner for Transport (C for T) that loading/unloading shall be confined along kerbside without no-stopping restrictions. C for T has the rights to impose, alter or cancel any no-stopping restrictions to cope with changing traffic conditions and needs. The road space and kerbside would not be reserved for any exclusive uses of the subject development. To create an enjoyable walking environment, the applicant is encouraged to provide building canopies, including over public footpath(s) and/or right-of-way(s) in accordance with the followings where applicable: (i) Chapter 8 of the Hong Kong Planning Standards and Guidelines provides for the provision of building canopies (i.e. para. 5.6.11) and for the subject of pedestrian planning be included in development studies and planning applications (para. 5.9.2); (ii) “Projections over Public Streets” stipulated in Lands Administration Office Practice Note 3/2020 (Design, Deposition and Height Clause under Lease); and (iii) Buildings Ordinance, in particular Building (Planning) Regulation 10 in Cap. 123F regarding balconies and canopies over streets;
- (d) to note the comments of the Commissioner of Police that the proposal should not cause adverse traffic impact to the local community and each Temporary Traffic Arrangement involving works on footpath and/or carriageway should be submitted to his office and the Transport Department for comment before implementation;
- (e) to note the comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department (HyD) that the Site falls within the railway protection boundary of the MTR Island Line. With reference to Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the applicant should consult MTR Corporation Limited in respect of the impact that the proposed works may have on the operation, maintenance and safety of the existing railway network;
- (f) to note the comments of Director of Environmental Protection that the applicant should strictly comply with all requirements under relevant pollution control ordinances, and follow and adopt the recommendations stipulated in Environmental Protection Department (EPD) Guideline “Control of Oily Fume and Cooking Odour from Restaurant and Food Business”;
- (g) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD) that the applicant/project proponent shall verify the existing drainage discharge points/ connections and notify his office with investigation result in

due course. Should there be any alterations to the existing drainage discharge points, the details shall be submitted at the design stage together with the drainage plan for his office's approval. Based on DSD's record, there are existing public drainage and sewerage facilities lying underneath the reserved portion. The applicant/project proponent carrying out the road widening works is reminded to exercise extreme care when working in the vicinity of the existing public drainage and sewerage facilities in order not to disturb, interfere with or cause damage to them;

- (h) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (BD) that the Site can be regarded as a Class A site provided that the overall width of Ui On Lane, together with the proposed setback, is not less than 4.5m for achieving adequate width of specified street under regulation 18A of the Building (Planning) Regulations (B(P)R). Any proposed setback area for achieving a specified street for the purpose of site classification should be excluded from the site area under regulation 23(2)(a) of the B(P)R. Plot ratio and site coverage calculations should also be based on the site area with such specified street excluded. Detailed comments will be given at building plan submission stage;
- (i) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. The applicant should observe the requirements of Emergency Vehicular Access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by BD; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering services/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislations for the public. If the operator intends to operate a restaurant, a restaurant licence should be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licence under Cap. 132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.