

A/H3/447

此文件在 2022年11月25日 收到。城市規劃委員會  
只會在收到所有必需的資料後才會處理申請。

申請日期

This document is received on 25 NOV 2022  
The Town Planning Board has received the date of receipt of the application and 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](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](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H3/447
	Date Received 收到日期	25 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)

Mr. Yip Chi Fai (葉志輝先生) Ms. Tang Hei Man Elsa (鄧晞文女士)

### 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)

Grandmax Surveyors Limited (俊滙測量師行有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 110.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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	"Government, Institution or Community"
(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 13/10/2022, 18/10/2022 (DD/MM/YYYY), this application involves a total of ..... 3 ..... "current land owner(s)" & 8/11/2022  
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 .....1..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)
1	1 David Lane, Sai Ying Pun, Hong Kong	19/10/2022

(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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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 23/11/2022 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
23/11/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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	About 110.6 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Eating Place for a Period of 5 Years  (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	1	Number of units involved 涉及單位數目	2
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... 110.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 ..... 110.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用)  (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

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

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="523 1406 1481 1910"> <thead> <tr> <th data-bbox="523 1406 818 1529">Name/type of installation 裝置名稱/種類</th> <th data-bbox="818 1406 986 1529">Number of provision 數量</th> <th data-bbox="986 1406 1481 1529">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1529 818 1659"></td> <td data-bbox="818 1529 986 1659"></td> <td data-bbox="986 1529 1481 1659"></td> </tr> <tr> <td data-bbox="523 1659 818 1789"></td> <td data-bbox="818 1659 986 1789"></td> <td data-bbox="986 1659 1481 1789"></td> </tr> <tr> <td data-bbox="523 1789 818 1910"></td> <td data-bbox="818 1789 986 1910"></td> <td data-bbox="986 1789 1481 1910"></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)													

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

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

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

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

**(v) For Type (v) application 供第(v)類申請**

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

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐About 約

Proposed plot ratio 擬議地積比率 ..... ☐About 約

Proposed site coverage 擬議上蓋面積 ..... % ☐About 約

Proposed no. of blocks 擬議座數 .....

Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 .....storeys of basements 層地庫  
☐ exclude 不包括 .....storeys of basements 層地庫

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

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	
<input type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> Open space 休憩用地		
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		
.....		



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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Jan 2023

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### 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>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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"/>																													

**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 Planning Statement Attached.

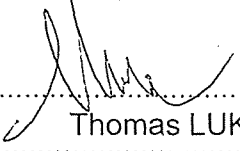


**11. Declaration 聲明**

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

  
.....  
Thomas LUK

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

Planning Consultant

Name in Block Letters  
姓名（請以正楷填寫）

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

Grandmax Surveyors Limited



☒ Company 公司 / ☐ Organisation Name 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<sup>@</sup>

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

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong 香港西營盤爹核里1-2號地下		
Site area 地盤面積	110.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (No. S/H3/34) 西營盤及上環分區計劃大綱核准圖 (編號：S/H3/34)		
Zoning 地帶	"Government, Institution or Community" 「政府、機構或社區」		
Applied use/ development 申請用途／發展	Proposed Temporary Eating Place for a Period of 5 Years 擬議臨時食肆 (為期5年)		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	110.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	N/A % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	N/A
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Photos		
<b>Reports 報告書</b>		
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"/>
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Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號





GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司

## Section 16 Planning Application

Proposed Temporary Eating Place  
for a Period of 5 Years

G/F, Nos. 1-2 David Lane,  
Sai Ying Pun, Hong Kong

### *Planning Statement*

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Prepared by  
*Grandmax Surveyors Limited*  
In Association with  
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October 2022

## EXECUTIVE SUMMARY

Pursuant to section 16 of the Town Planning Ordinance (CAP.131), this Planning Statement is submitted to the Town Planning Board ("the Board") in support of a planning application ("the current application") for **Proposed Temporary Eating Place for a Period of 5 Years** ("the proposed use") at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong ("the application premises"). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application premises currently falls completely within an area zoned "Government, Institution or Community" ("G/IC") on the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 ("the Current OZP"). The proposed use is well justified on the grounds that:-

- (a) *The proposed use is fully compatible with the existing built environment in the locality;*
- (b) *The temporary nature of the proposed use will not jeopardise the long-term planning intention of the "G/IC" zone;*
- (c) *The proposed use will allow an effective and efficient use of the premises to serve the community;*
- (d) *The proposed use will bring vitality to the area and reinforce the district characteristic;*
- (e) *The proposed use will not generate adverse environmental and traffic impacts;*
- (f) *The proposed use will not set an undesirable precedent for other similar applications;*  
*and*
- (g) *The proposed use is in line with the relevant Town Planning Board Guidelines.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for a temporary period of 5 years.



## 行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（「城規會」）的規劃申請（「該申請」）作「臨時食肆（為期5年）」用途（「擬議用途」）。該申請所涉及地點位於香港西營盤爹核里1-2號地下（「申請處所」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途供城規會考慮。

申請處所現時於《西營盤及上環分區計劃大綱核准圖》（編號：S/H3/34）被劃為「政府、機構或社區」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 擬議用途與當區現有的建築環境完全兼容；
- (二) 擬議用途只屬臨時性質，並不會損害「政府、機構或社區」地帶的長遠規劃意向；
- (三) 擬議用途可有效地利用申請地點服務社區；
- (四) 擬議用途可為附近一帶注入活力，並強化當區的地區特色；
- (五) 擬議用途不會對附近造成環境或交通上的負面影響；
- (六) 擬議用途不會為同類申請立下不良先例；及
- (七) 擬議用途符合相關城規會規劃指引。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，敬希城規會批准擬議用途之規劃申請。



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## 1. INTRODUCTION

### 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Eating Place for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong (hereinafter referred to as “the application premises”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. The application premises has a total floor area of approximately 110.6m<sup>2</sup>. Its location is shown on **Figure 1** whilst **Figure 2** indicates the relevant lots which the application premises involves.
- 1.1.2 The application premises falls entirely within an area zoned “Government, Institution or Community” (“G/IC”) on the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 exhibited for public inspection on 13.11.2020 (hereinafter referred to as “the Current OZP”) (refer to **Figure 3**). According to the Notes of the Current OZP, ‘Eating Place (except Canteen and Cooked Food Centre)’ is a Column 2 use in the “G/IC” zone, which requires planning permission from the Board. In this connection, the current application is herewith made to the Board for consideration.
- 1.1.3 Grandmax Surveyors Limited has been commissioned by the owners of No. 1 David Lane and No. 2 David Lane (hereinafter referred to as “the Applicants”) to prepare and submit the current application on their behalf.

### 1.2 Objectives

- 1.2.1 The overriding goal of the current application is to enable the Applicants to carry out the proposed use within the application premises, which will allow an optimisation of land utilisation and a proper planning control to the use of land. In summary, the proposed use strives to achieve the following objectives:
- (a) *To optimise the utilisation of scarce land resources;*
  - (b) *To provide a compatible land use on the ground floor of the subject buildings which can address the rising demand for eating places in the locality;*
  - (c) *To make an effective use of the application premises to enhance the vitality of the local community; and*
  - (d) *To ensure an efficient use on the ground floor of the subject buildings that is non-polluting in nature and does not cause adverse environmental impacts nor any interface problems on the subject buildings.*

### **1.3 Structure of the Planning Statement**

- 1.3.1 This Planning Statement is divided into six chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application premises in terms of the current condition and surrounding land-use characteristics. **Chapter 3** introduces the planning context of the application premises. **Chapter 4** describes the details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

## 2. SITE PROFILE

### 2.1 Location and Current Condition of the Application Premises

- 2.1.1 The application premises is located on the ground floors of two adjacent 2-storey buildings at 1-2 on David Lane in Sai Ying Pun (hereinafter referred to as “the subject buildings”). It comprises two ground floor units with separate entrances facing David Lane in a total floor area of approximately 110.6m<sup>2</sup>. **Illustration 1** shows the current condition of the application premises, which is currently vacant and hoarded.
- 2.1.2 As shown in **Figure 1**, the subject buildings are located within a street block bounded by Second Street, Centre Street, Third Street and Western Street. The application premises can be accessed from Centre Street via David Lane via a 30m-long dead-end pedestrian alleyway. The pedestrian alleyway is currently serving four 2-storey domestic buildings, of which two of them are the subject buildings. No direct vehicular access will be provided to the application premises.
- 2.1.3 The application premises is situated in a highly accessible location and is well-served by public transport. Exit B2 of Sai Ying Pun Station is located within 1-minute walking distance from the application premises, whereas over 15 bus and minibus routes are accessible within 3-minute walking distance (refer to **Figure 4**).

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The application premises is located in an established residential area in Sai Ying Pun. The locality is predominantly characterised by low-rise to high-rise residential buildings with shop and services on the ground floors serving the residential neighbourhood.
- 2.2.2 To its immediate north and south are two rows of residential buildings in height of 5-6 storeys, featuring various kinds of ground-level retail activities including restaurants and shops selling food and groceries. To its immediate east is a small-scale open space known as the Centre Street Sitting-out Area. To its further east across Centre Street is the Sai Ying Pun Market. To its immediate west are two 2-storey buildings numbered 3-4 David Lane, which share similar built form, building heights and facades as the subject buildings. The ground floor of 4 David Lane is currently used as a restaurant with outdoor seating. The surrounding land-use characteristics are shown in **Illustration 2**.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

3.1.1 The application premises falls within an area zoned "G/IC" on the Current OZP (refer to **Figure 3**). According to the Notes of the Current OZP, 'Eating Place (except Canteen and Cooked Food Centre)' is a Column 2 use in the "G/IC" zone, where planning permission from the Board is required.

3.1.2 The planning intention of the "G/IC" zone is *"primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments"*.

#### 3.2 Previous Planning Applications

3.2.1 The application premises is not subject to any previous planning applications.

#### 3.3 Similar Planning Applications

3.3.1 There are two similar applications for temporary eating place within the same "G/IC" zone, both of them located about 5m to the west of the application premises at 4 David Lane (Nos. A/H3/431 and A/H3/443). The applications were approved with conditions on a temporary basis by the Metro Planning Committee (hereinafter referred to as "MPC") on 12.8.2016 and 09.07.2021 respectively, mainly on the grounds that there is currently no designated G/IC use for the site as well as its adjacent area within the same "G/IC" zone; the temporary nature of the proposed use would not frustrate the planning intention of the "G/IC" zone in the long run; the proposed eating place is not incompatible with the surrounding developments in terms of land use; given the small scale and nature of operation of the applied use, significant adverse impacts on the surrounding areas in terms of traffic, drainage, sewerage, and fire safety aspects are not anticipated; and the proposal generally complies with the relevant Town Planning Board Guidelines.

#### 3.4 Town Planning Board Guidelines No. 16

3.4.1 Town Planning Board Guidelines for Application for Development/Redevelopment within "G/IC" zone for uses other than G/IC uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16) are relevant to this application. The relevant extract of the Guidelines are as follows:-

- (a) the proposed development should not adversely affect the normal operation of the existing G/IC facilities nor delay the implementation of the planned GIC facilities within the "G/IC" site;
- (b) the proposed development should be compatible in land-use terms with the surrounding areas;



- (c) the scale and intensity of the proposed development should be in keeping with that of the adjacent area;
- (d) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure; and
- (e) the proposed development should not be susceptible to adverse environmental impacts.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Proposed Layout and Key Design Parameters

- 4.1.1 The application premises comprises two cafés at separate ground floor units with a total floor area of approximately 110.6m<sup>2</sup>. **Table 1** encapsulates the proposed development parameters whereas **Appendix 1** shows the layout plans of the two units. Each unit comprises a seating area, a waiting area near the entrance, a bar counter, a food room and a yard connecting to the lavatories. The proposed layout plans have complied with the minimum requirement for food room (including bar counter) for the application of light refreshment restaurant licences.

*Table 1: Proposed Development Parameters*

Development Parameters	G/F, No. 1 David Lane	G/F, No. 2 David Lane	Total
<b>Total GFA</b>	<b>55.69m<sup>2</sup></b>	<b>54.91m<sup>2</sup></b>	<b>110.6m<sup>2</sup></b>
Seating Area	22.55m <sup>2</sup>	20.21m <sup>2</sup>	42.76m <sup>2</sup>
Food Room and Bar Counter	12.01m <sup>2</sup>	12.01m <sup>2</sup>	24.02m <sup>2</sup>
Remaining Area (incl. Lavatory, Waiting Area and Yard)	21.13m <sup>2</sup>	22.69m <sup>2</sup>	43.82m <sup>2</sup>
<b>Max. Capacity (including staff)</b>	27 persons	25 persons	52 persons
<b>Opening Hours</b>	8:00 a.m. to 11:00 p.m. (Monday to Sunday including Public Holidays)		

- 4.1.2 Individual units on 1/F of the subject buildings are currently vacant and are accessible via a separate staircase connected directly to David Lane, as shown in the layout plan of G/F, No. 2 David Lane (refer to **Appendix 1**). Such a design would avoid nuisance to potential users on the upper floor of the subject buildings.

### 4.2 Operation

- 4.2.1 The proposed eating place will be operating in the style of small-scale neighbourhood cafés serving light meals and beverages, with a maximum capacity of 27 and 25 respectively (including staff). The daily opening hours will be from 8:00 a.m. to 11:00 p.m. (Monday to Sunday including Public Holidays). In order to minimise nuisance to the neighbourhood, there will be no outdoor seating accommodation nor any kind of outdoor activities. Customers will queue up in the designated indoor waiting areas inside the eating place, as shown in the layout plans in **Appendix 1**.
- 4.2.2 The application premises has no direct vehicular access but is well served by various public transport services. In this connection, customers will access the proposed eating place by public transport and by foot.
- 4.2.3 Loading and unloading activities are proposed to take place either on Second Street (near No. 52 Second Street) or on Third Street (near No. 67 Third Street), both of which are located within 50m distance from the application premises. The unloaded goods will be transported to the application premises via Centre Street and David Lane by foot. In view of the small-scale nature of the proposed use, loading/unloading activities will be minimal and infrequent.

## 5. PLANNING JUSTIFICATIONS

### 5.1 Being Fully Compatible with the Existing Built Environment in the Locality

- 5.1.1 The application premises is situated in an area predominantly characterised by low-rise to high-rise residential buildings with commercial uses including eating places on the lower floors. In Sai Ying Pun, eating places are oftentimes found along pedestrian alleyways, including those in Yu Lok Lane, Cheung On Lane, Sheung Fung Lane, as well as the aforementioned temporary eating place located to the immediate west of the application premises at 4 David Lane. Given that the proposed use is of a similar scale and nature as other eating places in the area, it is considered fully compatible with its surrounding built environment. The proposed use at the application premises should not in any sense pose any interface problems to the neighbourhood.

### 5.2 Temporary Nature Not Jeopardising the Long-term Planning Intention of the “G/IC” Zone

- 5.2.1 According to the Main Paper of MPC Paper No. A/H3/443 dated 9.7.2021, there is currently no designated use for the “G/IC” zone where the application premises is located. The proposed use in temporary nature, is considered appropriate and will provide flexibility in case of changing circumstances in the future.
- 5.2.2 Moreover, it is the mere fact that upon the expiry of the planning approval, such period of the planning approval could be adjusted by the Board to a period of less than 5 years. The entire authority is always rested to the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use should not in any sense pose any constraints to jeopardise nor preempt the long-term planning intention of the “G/IC” zone.

### 5.3 Allowing an Effective and Efficient Use of the Premises to Serve the Community

- 5.3.1 The application premises is located at a highly accessible location in downtown Sai Ying Pun and possesses development potential. In view of the severe land shortage problem in Hong Kong, it would be a waste of scarce land resources to leave the application premises vacant as it is. The proposed use would help leverage the locational advantage of the application premises for the provision of essential food and beverage facilities to local residents and visitors, without involving any large-scale development, redevelopment or increase in gross floor area. By permitting the proposed use, the premises could be utilised effectively and efficiently in a manner that is considered commensurate with its local geographical setting.

### 5.4 Bringing Vitality to the Area and Reinforcing the District Characteristic

- 5.4.1 The application premises is currently vacant with an unattractive building façade (refer to **Illustration 1**). The proposed use offers an opportunity to refurbish the application premises, including the repainting of external walls and furnishing of ground floor units. The refurbishment would improve street-level environment and provide enjoyable gathering space for local residents and visitors.

- 5.4.2 In recent years, there has been an emergence of artisanal cafés, chic restaurants, artistic stores and murals in Sai Ying Pun, which transformed the area into a favourite hangout spot for hipsters and coffee lovers. The proposed eating place will blend in nicely with the neighbourhood and reinforce the district characteristic of Sai Ying Pun.

## 5.5 Not Generating Adverse Environmental and Traffic Impacts

- 5.5.1 The operation of the proposed use will be confined to indoor areas only, and the operation hours will be restricted from 8:00 a.m. to 11:00 p.m. (Monday to Sunday including Public Holidays). Given that the proposed use only involves the preparation and consumption of light meals and beverages, no adverse noise nuisance nor other environmental impacts to the residential neighbourhood are anticipated. Besides, individual units on 1/F of the subject buildings are currently vacant and are accessible via a separate staircase connected directly to David Lane. Such a design would avoid nuisance to potential users on the upper floor of the subject buildings.
- 5.5.2 As discussed in **Section 2.1**, the application premises is located within 1-minute walking distance from Exit B2 of Sai Ying Pun Station, and is within 3-minute walking distance from bus and minibus stops of over 15 routes. Customers are expected to make use of public transport to access the application premises. As such, no adverse vehicular traffic impacts are anticipated.
- 5.5.3 Pedestrian access to the application premises is from Centre Street via David Lane, which is a dead-end pedestrian alleyway serving a row of four 2-storey domestic buildings, of which two of them are the subject buildings. The main entrance of the buildings to the immediate North of David Lane are facing towards Second Street, and therefore would not be sharing David Lane as a major access. Taking into account the small scale and nature of the proposed use, the current infrastructural capacity of David Lane is considered sufficient to cater the minor increase in footfall arising from the proposed use. No adverse pedestrian traffic impacts are therefore anticipated.

## 5.6 Not Setting an Undesirable Precedent

- 5.6.1 As detailed in **Section 3.3**, two similar applications (Nos. A/H3/431 and A/H3/443) covering the same "G/IC" zone of the Current OZP for proposed temporary eating place for a period of 5 years was approved with conditions on a temporary basis by the MPC on 12.8.2016 and 09.07.2021 respectively. Considering the current application carries a similar site context, scale and nature, and is located just 5m away from the premises of the approved applications, the approval of the current application would be in line with the previous decision of the MPC and would by no means set an undesirable precedent for other similar applications.

## 5.7 Being In Line with the Relevant Town Planning Board Guidelines

- 5.7.1 As justified in **Sections 5.1-5.6**, the proposed use would be in line with the Town Planning Board Guidelines for Application for Development/Redevelopment within "G/IC" zone for uses other than G/IC uses under Section 16 of the Town Planning Ordinance in the sense that: (a) considering that there is currently no designated G/IC use for the "G/IC" zone and that the proposed use is temporary in nature, it would

not delay the implementation of any GIC facilities within the "G/IC" site; (b) the proposed use is compatible with the surrounding areas in terms of land use, scale and development intensity; (c) the proposed development would be sustainable in terms of the capacities of existing infrastructure; and (d) the proposed development is not susceptible to adverse environmental impacts.

## 6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The application premises falls completely within an area zoned “Government, Institution or Community” (“G/IC”) on the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34. As detailed in the previous chapter, the proposed use is well justified on the grounds that:-
- (a) The proposed use is fully compatible with the existing built environment in the locality;*
  - (b) The temporary nature of the proposed use will not jeopardise the long-term planning intention of the “G/IC” zone;*
  - (c) The proposed use will allow an effective and efficient use of the premises to serve the community;*
  - (d) The proposed use will bring vitality to the area and reinforce the district characteristic;*
  - (e) The proposed use will not generate adverse environmental and traffic impacts;*
  - (f) The proposed use will not set an undesirable precedent for other similar applications; and*
  - (g) The proposed use is in line with the relevant Town Planning Board Guidelines.*
- 6.1.3 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for a temporary period of 5 years.

### List of Figures

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Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000101076_0001)
Figure 3	Extract of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34
Figure 4	Public Transport Services in the Vicinity



**Project:**  
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong

**Title:**  
Location Plan

**Figure:**  
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Oct 2022

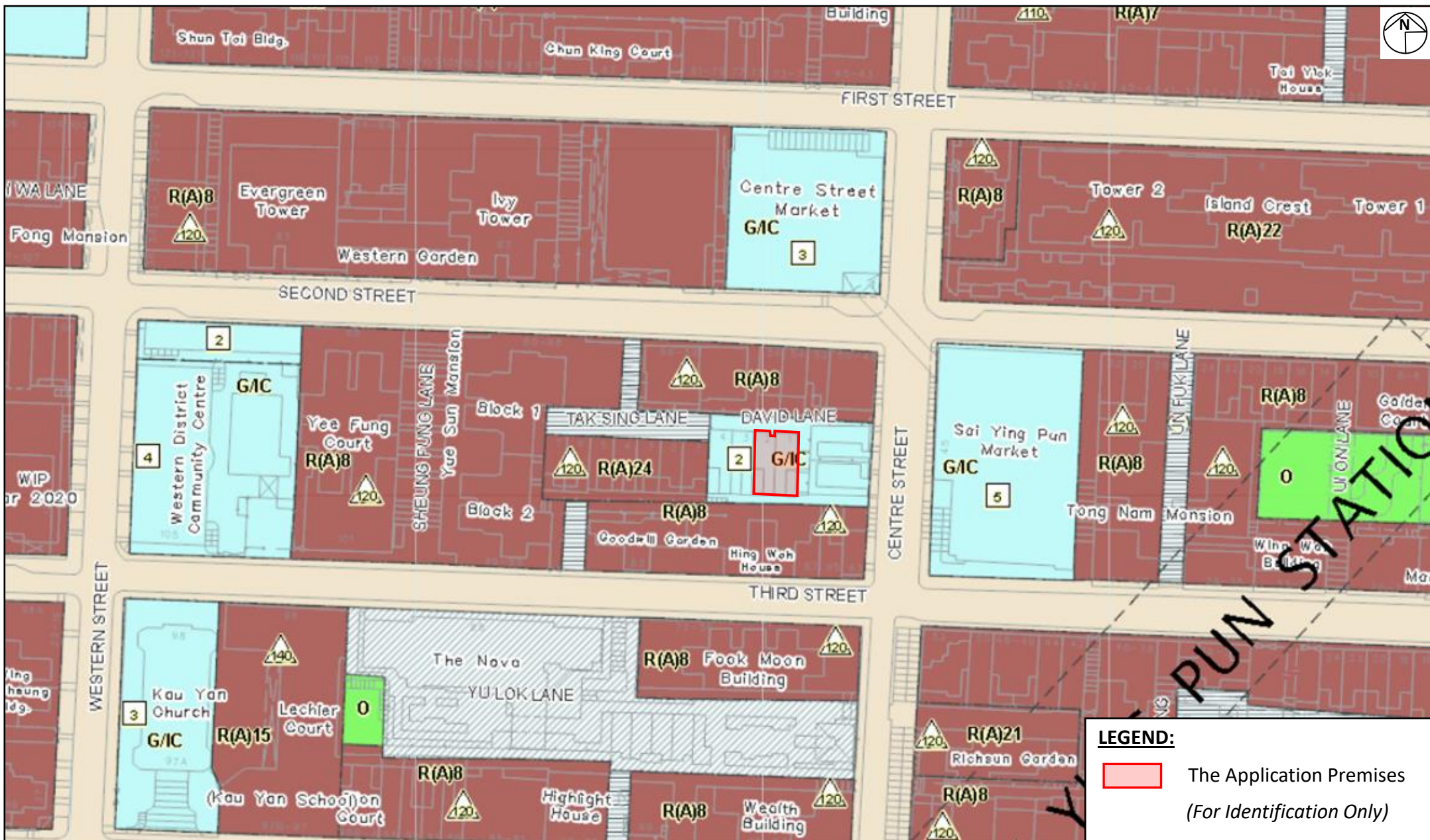
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GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司









**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong

**Title:**

Extract of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34

**Figure:**

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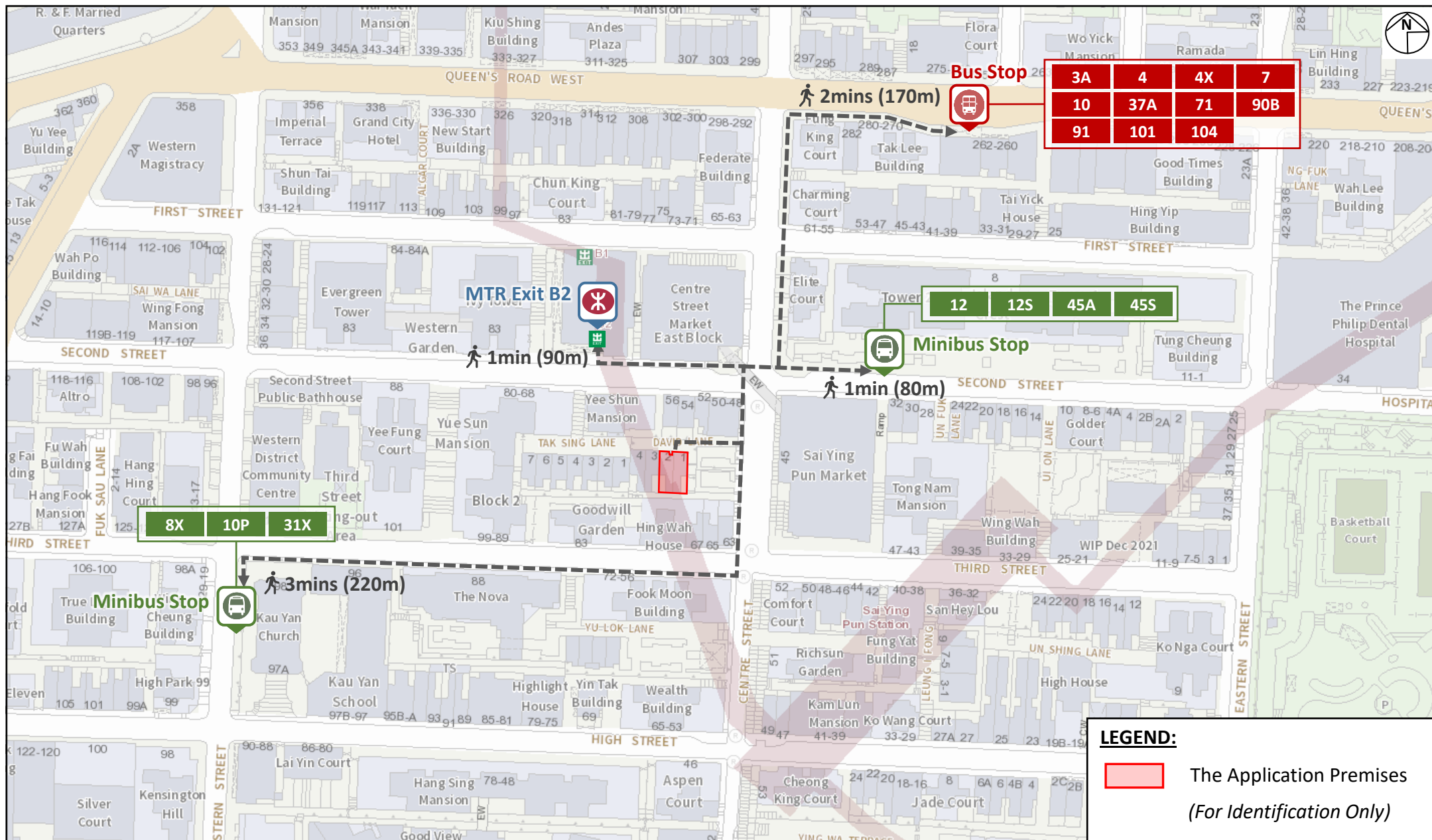
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Oct 2022



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**Project:**  
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong

**Title:**  
Public Transport Services in the Vicinity

**Figure:**  
4

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**Date:**  
Oct 2022

Ref.: ADCL/PLG-10250/R001/F004

## List of Illustrations

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Illustration 1	Current Condition of the Application Premises
Illustration 2	Surrounding Land-use Characteristics



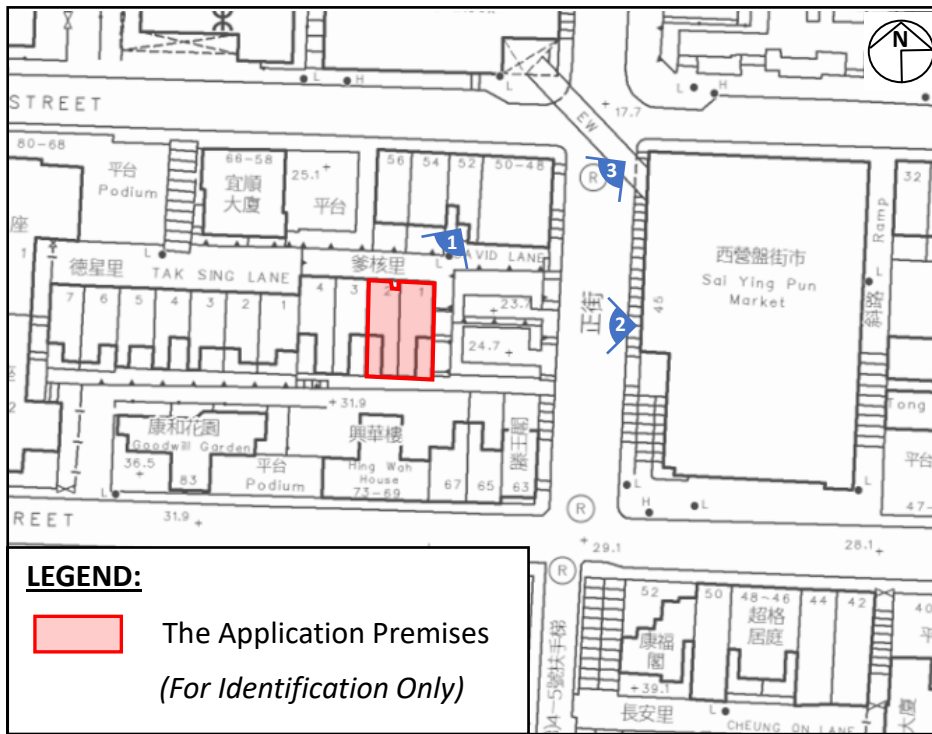


Photo 1



Photo 2



Photo 3



**Project:**  
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong

**Title:**  
Current Condition of the Application Premises

**Illustration:**  
1

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**Date:**  
Oct 2022

Ref.: ADCL/PLG-10250/R001/I001

  
GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司



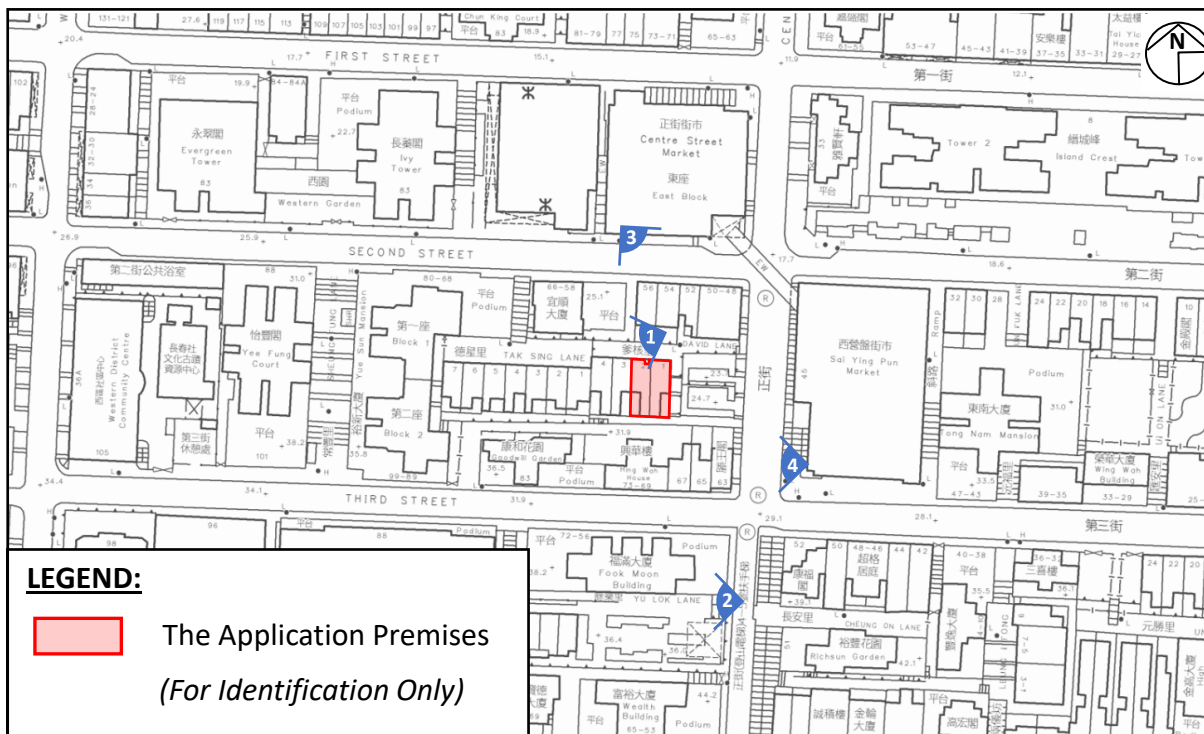


Photo 1



Photo 1: Approved temporary eating place at No.4 David Lane

Photo 2



Photo 2: Eating place located in pedestrian alleyway

Photo 3



Photo 3&4: Shops and services located on G/F of residential buildings in the neighbourhood

Photo 4



**Project:**  
Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F, Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong

**Title:**  
Surrounding Land-use Characteristics

**Illustration:**  
2

**Scale:**  
Not to Scale

**Date:**  
Oct 2022

Ref.: ADCL/PLG-10250/R001/I002







  
GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司

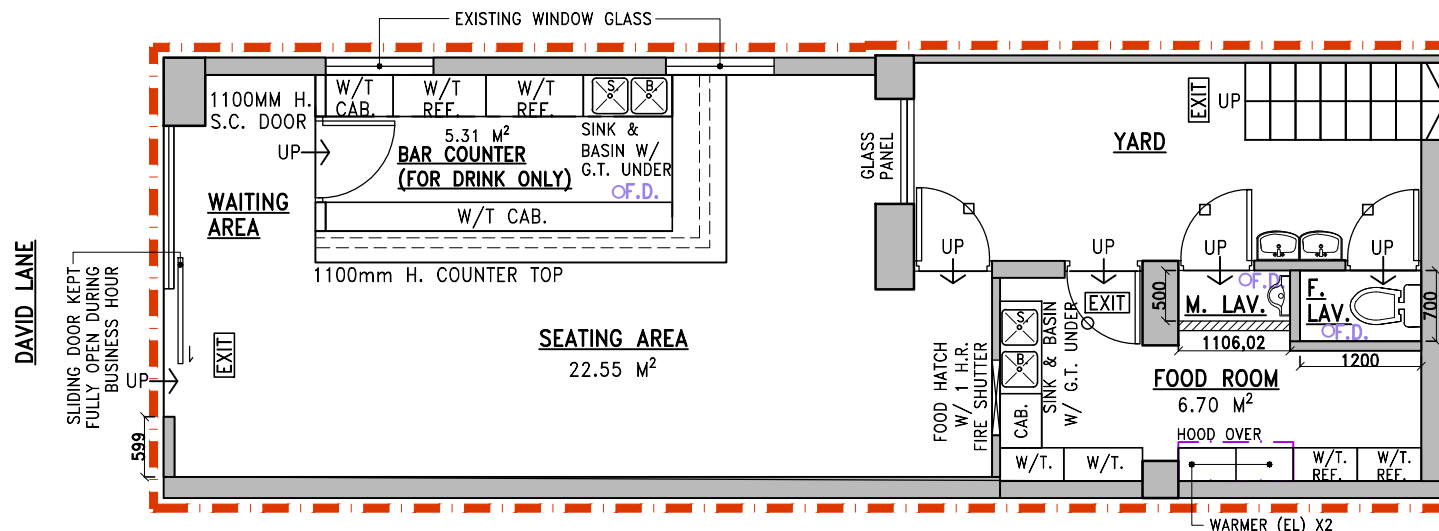
## Appendix 1

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### Indicative Layout Plans

## LEGEND:

	FULL HEIGHT EXISTING WALL
	FULL HEIGHT 1 HR. F.R.R. BLOCK WALL PARTITION
	FULL HEIGHT S.C. DOOR
	FULL HEIGHT 1 HR. F.R.R. S.C. DOOR
	FLOOR DRAIN
	LICENCE PORTION



## FLOOR CALCULATION:

GROSS FLOOR AREA: 55.69 M<sup>2</sup>

### FOOD ROOM PROVIDED:

FOOD ROOM	=	6.70 M <sup>2</sup>
BAR COUNTER	=	5.31 M <sup>2</sup>
TOTAL	=	12.01 M <sup>2</sup> > 9.92 M <sup>2</sup>

### SEATING ACCOMMODATION:

SEATING AREA	=	22.55 M <sup>2</sup>
TOTAL	=	22.55 M <sup>2</sup>

## PROVISION OF FIRE EXIT:

CAPACITY OF FOOD ROOM	6.70 / 4.5	=	2 PERSONS
CAPACITY OF BAR COUNTER	5.31 / 4.5	=	2 PERSONS
CAPACITY OF SEATING AREA		=	23 PERSONS
TOTAL CAPACITY		=	27 PERSONS

CAPACITY OF ROOM = 27 P.	MIN. NO. OF EXIT DOORS OR EXIT ROUTES FROM ROOM	MIN. TOTAL WIDTH IN mm OF		MIN. WIDTH IN mm OF EACH	
		(a) EXIT DOORS	(b) EXIT ROUTES	(a) EXIT DOORS	(b) EXIT ROUTES
REQUIRED	1	-	-	750	1050
PROVIDED	1	-	-	>750	>1050

## NOTE:

1. NO FUEL OTHER THAN ELECTRICITY TO BE USED.
2. TOTAL NUMBER OF PERSONS TO BE ACCOMMODATED WITHIN THE LICENCE PREMISES SHOULD NOT EXCEED 30.

## ABBREVIATION:

(EL)	ELECTRICITY
G.T.	GREASE TRAP
CAB.	CABINET
REF.	REFRIGERATOR
W/T	WORK TOP

## SANITARY FITMENT REQUIREMENT:

TOTAL SEATING CAPACITY 22.55 M<sup>2</sup> / 1.5 = 16 M<sup>2</sup>








NOS. OF CUSTOMER = 16 P.	BASIN		W.C.		URINAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE / FEMALE	1	1	1	1	1	1

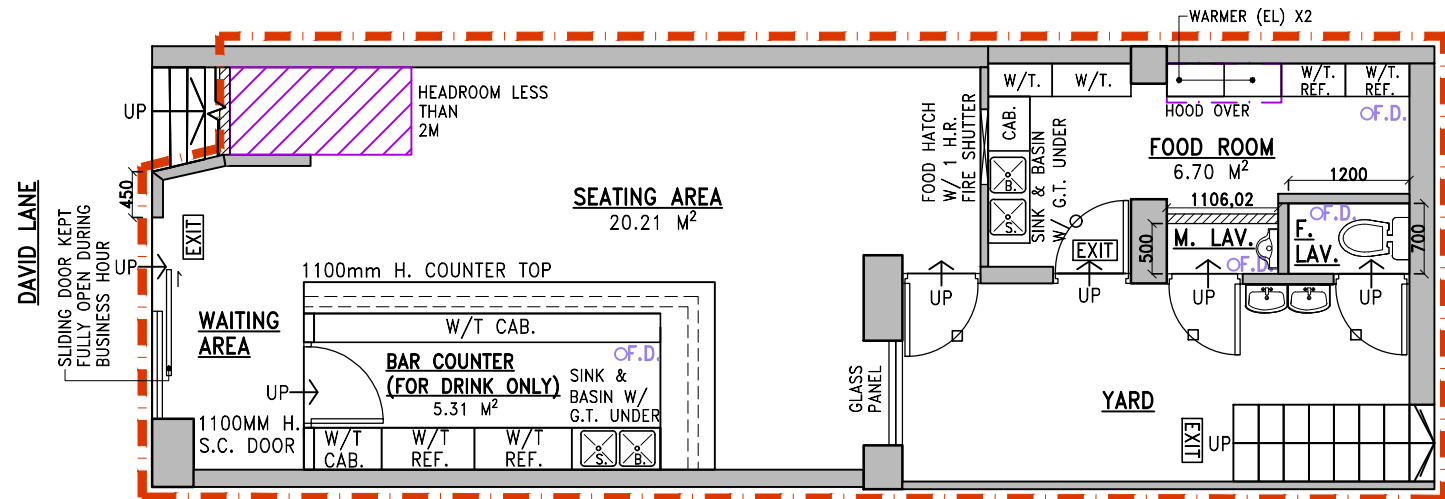
ADDRESS:		DRAWING TITLE:	
LIGHT REFRESHMENT RESTAURANT AT G/F, 1 DAVID LANE, SAI YING PUN, HONG KONG.		GENERAL LAYOUT PLAN	
FFHD REF.: FFHD P/L XXXXXXXX	DRAWING NO.:		OUR REF.: HK-340-22
	GL	01	a
	DRAWING TYPE	SEQUENCE NO.	REVISION CODE
	SCALE: 1 : 75		
		DATE: OCTOBER / 202	DRAWN BY: J.S.
		A4 SIZE	

啟傑  
K & K Chartered Architect & Associates  
Unit E, 33/F., Legend Tower, 7 Shing Yip Street, Kwun Tong, Kowloon.  
Tel.: (852) 3187 7009 Fax: 3186 2686



## LEGEND:

-  FULL HEIGHT EXISTING WALL
-  FULL HEIGHT 1 HR. F.R.R. BLOCK WALL PARTITION
-  HEADROOM <2000MM H. (NOT FOR SEATING)
-  FULL HEIGHT S.C. DOOR
-  FULL HEIGHT 1 HR. F.R.R. S.C. DOOR
-  FLOOR DRAIN
-  LICENSE PORTION



## FLOOR CALCULATION:

GROSS FLOOR AREA: 54.91 M²

### FOOD ROOM PROVIDED:

FOOD ROOM	=	6.70 M²
BAR COUNTER	=	5.31 M²
TOTAL	=	12.01 M² > 9.80 M²

### SEATING ACCOMMODATION:

SEATING AREA	=	20.21 M²
TOTAL	=	20.21 M²

## SANITARY FITMENT REQUIREMENT:

TOTAL SEATING CAPACITY 20.21 M² / 1.5 = 14 M²

NOS. OF CUSTOMER = 14 P.	BASIN		W.C.		URINAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE / FEMALE	1	1	1	1	1	1

## PROVISION OF FIRE EXIT:

CAPACITY OF FOOD ROOM	6.70 / 4.5	=	2 PERSONS
CAPACITY OF BAR COUNTER	5.31 / 4.5	=	2 PERSONS
CAPACITY OF SEATING AREA		=	21 PERSONS
TOTAL CAPACITY		=	25 PERSONS

CAPACITY OF ROOM = 25 P.	MIN. NO. OF EXIT DOORS OR EXIT ROUTES FROM ROOM	MIN. TOTAL WIDTH IN mm OF		MIN. WIDTH IN mm OF EACH	
		(a) EXIT DOORS	(b) EXIT ROUTES	(a) EXIT DOORS	(b) EXIT ROUTES
REQUIRED	1	-	-	750	1050
PROVIDED	1	-	-	>750	>1050

## NOTE:

1. NO FUEL OTHER THAN ELECTRICITY TO BE USED.
2. TOTAL NUMBER OF PERSONS TO BE ACCOMMODATED WITHIN THE LICENCE PREMISES SHOULD NOT EXCEED 30.

## ABBREVIATION:

- (EL) ELECTRICITY
- G.T. GREASE TRAP
- CAB. CABINET
- REF. REFRIGERATOR
- W/T WORK TOP

ADDRESS:  LIGHT REFRESHMENT RESTAURANT AT G/F, 2 DAVID LANE, SAI YING PUN, HONG KONG.		DRAWING TITLE:  GENERAL LAYOUT PLAN	
DRAWING NO.:  GL01a DRAWING TYPESEQUENCE NO. REVISION CODE	OUR REF.: HK-340-22		A4 SIZE
	SCALE: 1 : 75		
	DATE: OCTOBER / 2022		
	DRAWN BY: J.S.		
FFHD REF.: FFHD P/L XXXXXXXX			

啟 傑  
K & K Chartered Architect & Associates  
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GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司

Appendix Ib of  
MPC Paper No. A/H3/447

Date : 29<sup>th</sup> December, 2022  
Your Ref. : TPB/A/H3/447  
Our Ref. : ADCL/PLG-10250/L002

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong  
(Attn.: Ms. Cherry CHAN)

By Email [REDACTED]  
and Fax [REDACTED]

Dear Ms. CHAN,

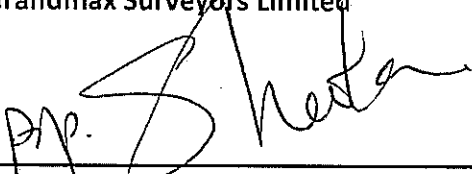
**Section 16 Planning Application for Proposed Temporary Eating Place for a Period of 5 Years at G/F,  
Nos. 1-2 David Lane, Sai Ying Pun, Hong Kong  
(Planning Application No. A/H3/447)**

We refer to the captioned application submitted to the Town Planning Board (TPB) dated 21.10.2022 and your subsequent correspondence dated 01.12.2022.

We would like to confirm that there shall be no adverse drainage nor sewerage impact arising out of the proposed use since it only takes place within an existing building which has long been served by proper drainage and sewerage connection. However, once the planning application is approved by TPB, the Applicant is well prepared to submit the Food Factory License from Food and Environmental Hygiene Department including a plan showing clearly the connection with public stormwater drainage system and the public sewerage system whenever required by relevant Government departments.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned or Miss Zoe LAU at [REDACTED]

Yours faithfully,  
For and on behalf of  
Grandmax Surveyors Limited

  
\_\_\_\_\_  
Thomas Luk  
Planning Consultant

c.c. DPO/HK (Attn.: Canon WONG) – By email [REDACTED]

**Relevant Extract from the Town Planning Board Guidelines  
for Application for Development/Redevelopment within  
“Government, Institution or Community” (“G/IC”) zone for uses other than G/IC uses  
(TPB PG-No. 16)**

TPB PG-No. 16 is relevant to this application and the relevant main planning criteria are summarised as below:-

- (a) the proposed development should not adversely affect the normal operation of the existing government, institution or community (GIC) facilities nor delay the implementation of the planned GIC facilities, if any, within the “G/IC” site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the proposed development;
- (b) the proposed development should be compatible in land-use terms with the surrounding areas;
- (c) the scale and intensity of the proposed development should be in keeping with that of the adjacent area;
- (d) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure; and
- (e) the proposed development should not be susceptible to adverse environmental impacts.

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

**Approved Applications**

<b>Application No.</b>	<b>Location</b>	<b>Proposed/Applied Use(s)</b>	<b>Date of Consideration (MPC)</b>	<b>Approval Condition(s)</b>
A/H3/431	G/F, 4 David Lane, Sai Ying Pun, Hong Kong	Proposed Temporary Eating Place for a Period of 5 Years	12.8.2016	(1), (3)
A/H3/443	G/F, 4 David Lane, Sai Ying Pun, Hong Kong	Renewal of Planning Approval for Temporary Eating Place for a Period of 5 Years	9.7.2021	(2), (3)

**Approval Condition(s)**

- (1) The submission and implementation of fire service installations and water supplies for fire fighting.
- (2) The existing fire service installations implemented at the premises should be maintained at all times during the planning approval period.
- (3) Revocation of planning approval if condition (1) or (2) is not complied with during the planning approval period.

**Government Departments' General Comments**

**1. Land Administration**

1.1 Comments of the District Lands Officer/Hong Kong West and South, Lands Department (DLO/HKW&S, LandsD):

- (a) The Premises fall within IL 8112 and IL 8113 where the Government leases are subject to the standard offensive trade clause. The proposed temporary eating place at the Premises would be in contravention of the prohibited uses of "victualler" and "tavern-keeper" under the offensive trade clause contained in the Government leases.
- (b) The owners are required to apply to LandsD for licences to remove offensive trades restriction under the affected Government leases to implement the proposed use if the application is approved by the 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.

**2. Traffic**

2.1 Comments of the Commissioner for Transport (C for T):

- (a) No objection to the application.
- (b) No comment on the proposed access and loading/unloading (L/UL) arrangement in view of the small and constrained site layout; being conveniently located to public transport services; and small scale of the development.
- (c) A prohibited zone is designated at Centre Street (between Second Street and Third Street). No person shall drive any motor vehicles in the prohibited zone.
- (d) L/UL shall be confined along kerbside without no-stopping restriction.
- (e) 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.

2.2 Comments of the Commissioner of Police (C of P):

- (a) No comment to the application from regional traffic police perspective.
- (b) The proposal should not cause adverse traffic obstruction in or beyond the site of the works and each Temporary Traffic Arrangement involving works on public carriageway and/or footpath, if any, has to be submitted to Police

(RMO) and other stakeholders for detailed comment prior to its implementation.

2.3 Comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department (HyD):

- (a) No comment on the application from railway development point of view.
- (b) The Premises fall 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 applicants 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.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) No objection to the application.
- (b) To minimise potential environmental impact during operation of the proposed eating place, the applicants are advised to 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".

4. **Drainage and Sewerage**

Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) No objection to the application.
- (b) The applicants are reminded to provide the necessary information such as the connection details to the public stormwater drainage system and the public sewerage system should the application be approved by the Board.
- (c) The applicants are also reminded to indicate on plans the locations of their future drainage and sewerage connections to the public stormwater drainage system and the public sewerage system respectively in their future submission to the Building Authority for DSD's agreement.

5. **Food and Environmental Hygiene Aspect**

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

- (a) No objection to the application.
- (b) 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. 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 applicants for compliance and the licence will be issued upon compliance of all the requirements.

**6. Other Departments:**

The following government departments have no objection to / no comment on the application:

- (a) Chief Architect/Central Management Division 2, Architectural Services Department;
- (b) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (c) Chief Highway Engineer/Hong Kong, HyD;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Director of Leisure and Cultural Services;
- (f) Project Manager (South), Civil Engineering and Development Department (CEDD);
- (g) Head of Geotechnical Engineering Office, CEDD;
- (h) Director of Electrical and Mechanical Services; and
- (i) District Officer (Central and Western), Home Affairs Department.

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

參考編號

Reference Number:

221209-103215-01369

提交限期

Deadline for submission:

23/12/2022

提交日期及時間

Date and time of submission:

09/12/2022 10:32:15

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/447

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 周

意見詳情

Details of the Comment :

支持此計劃 附近也有很多食肆咖啡店 申請地點旁邊也有一間茶餐廳 申請用途很合理



2

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

221209-102442-26922

**提交限期****Deadline for submission:**

23/12/2022

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

09/12/2022 10:24:42

**有關的規劃申請編號****The application no. to which the comment relates:** A/H3/447**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 郭先生

**意見詳情****Details of the Comment :**

該地點好似一直空置(?) 浪費了寶貴地鋪 用作餐飲小店亦無不妥 反正一定永遠有需求 希望能快點通過 開業

3

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

221209-102023-03208

**提交限期****Deadline for submission:**

23/12/2022

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

09/12/2022 10:20:23

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

A/H3/447

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

先生 Mr. Mr. Lee

**意見詳情****Details of the Comment :**

I support this application.

Currently, there is an eating place next to it and I think together they can create a chill corner for the public without disturbance from vehicles in that lane. I personally like hanging out in the restaurant next to it and I think it is better to have more similar cozy cafes or restaurants.

4

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

221209-132326-83714

**提交限期****Deadline for submission:**

23/12/2022

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

09/12/2022 13:23:26

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

A/H3/447

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

女士 Ms. Ngan

**意見詳情****Details of the Comment :**

As a resident nearby I definitely support this act. More shops can make the place vibrant and cafes compose one major characteristic of this area.

5

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

221209-132608-87599

**提交限期****Deadline for submission:**

23/12/2022

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

09/12/2022 13:26:08

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

A/H3/447

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

小姐 Miss 國蘭

**意見詳情****Details of the Comment :**

支持增加地鋪 多點地方去 加上有競爭才會令整體服務質素提高

6

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

參考編號

Reference Number:

221209-161322-67683

提交限期

Deadline for submission:

23/12/2022

提交日期及時間

Date and time of submission:

09/12/2022 16:13:22

有關的規劃申請編號

The application no. to which the comment relates: A/H3/447

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jason

意見詳情

Details of the Comment :

That is a nice environment and convenient location for an eating place. I support the application.

7

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

參考編號

Reference Number:

221213-164209-86075

提交限期

Deadline for submission:

23/12/2022

提交日期及時間

Date and time of submission:

13/12/2022 16:42:09

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/447

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 馬先生

意見詳情

Details of the Comment :

計劃很好 又不近車路 難得的食肆地點

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/H3/447

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本法團(第二街52號)反對爹核里1-2號地下臨時食肆(為期5年)之申請(申請編號:A/H3/447)。  
- 因為有關區域為住宅區，如開設食肆，食肆煮食排放的油煙(黑煙及煤煙等)及氣味，影響鄰近居民的日常生活。此外，食肆的營運、僱員及食客等發出的噪音，亦會對該區居民的作息造成長遠滋擾。再者，食肆充滿油脂的廢水、食物有關的垃圾及廢物等，會對鄰近造成嚴重的環境污染，影響居民的身心健康。更甚者，因消防車不能駛入鄰近區域，如發生火警，實難以實施救援，對居民的生命及財產造成威脅。因上述種種原因，本法團作為鄰近之大廈，反對在上址開設食肆。

敬請 貴署審慎考慮，以免對該區的居民造成不必要的滋擾及影響。

「提意見人」姓名/名稱 Name of person/company making this comment 第二街上張漢廷業主法團

簽署 Signature



日期 Date

22/12/2022

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

8月14日加

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/H3/447

意見詳情 (如有需要，請另頁說明)

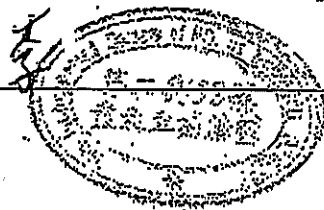
Details of the Comment (use separate sheet if necessary)

本法團(第二街52號)反對爹核里1-2號地下臨時食肆(為期5年)之申請(申請編號:A/H3/447)。  
因為有關區域為住宅區，如開設食肆，食肆煮食排放的油煙(黑煙及煤煙等)及氣味，影響鄰近居民的日常生活。此外，食肆的營運、僱員及食客等發出的噪音，亦會對該區居民的作息造成長遠滋擾。再者，食肆充滿油脂的廢水、食物有關的垃圾及廢物等，會對鄰近造成嚴重的環境污染，影響居民的身心健康。更甚者，因消防車不能駛入鄰近區域，如發生火警，實難以實施救援，對居民的生命及財產造成威脅。因上述種種原因，本法團作為鄰近之大廈，反對在上址開設食肆。

故請 貴署審慎考慮，以免對該區的居民造成不必要的滋擾及影響。

「提意見人」姓名/名稱 Name of person/company making this comment 第二街上52號漢至安法團

簽署 Signature



日期 Date

22/12/2022



Advisory Clauses

- (a) to note the comments of the District Lands Officer/Hong Kong West and South, Lands Department (LandsD) that the proposed temporary eating place at the application premises (the Premises) would be in contravention of the prohibited uses of “victualler” and “tavern-keeper” under the offensive trade clause contained in the Government leases. The owners are required to apply to LandsD for licences to remove offensive trades 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;
- (b) to note the comments of the Commissioner for Transport (C for T) that loading/unloading shall be confined along kerbside without no-stopping restriction. 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;
- (c) to note the comments of the Commissioner of Police that the proposal should not cause adverse traffic obstruction in or beyond the site of the works and each Temporary Traffic Arrangement involving works on public carriageway and/or footpath, if any, has to be submitted to Police (RMO) and other stakeholders for detailed comment prior to its implementation;
- (d) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD) that the applicants should provide the necessary information such as the connection details to the public stormwater drainage system and the public sewerage system should the application be approved by the Board. The applicants should also indicate on plans the locations of their future drainage and sewerage connections to the public stormwater drainage system and the public sewerage system respectively in their future submission to the Buildings Authority for DSD’s agreement;
- (e) to note the comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department (HyD) that the Premises fall 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 applicants should consult MTRCL 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 applicants 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 Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and

- (h) 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. 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 applicants for compliance and the licence will be issued upon compliance of all the requirements.