

15 DEC 2021

This document is received by  
The Town Planning Board. It 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](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

& 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/HK/417
	Date Received 收到日期	15 DEC 2021

- 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)

Lands Department, the Government of the Hong Kong Special Administrative Region

## 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)

N.A.

## 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)	No. 269, Queen's Road East, Wan Chai, 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 checked="" type="checkbox"/> Site area 地盤面積 ..... 1,227 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 10,798 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)	..... 1,227 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Wan Chai Outline Zoning Plan No. S/H5/29
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E)" Zone
(f) Current use(s) 現時用途	<p>The Site is currently occupied by Lui Kee Education Services Centre, the original facilities in which have been moved out and it is currently mainly used for some temporary government uses that can be unconditionally terminated by 2-month notice without reprovisioning.</p> <p>(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)</p>

#### 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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<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)

(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 \_\_\_\_\_ (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 \_\_\_\_\_ (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												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	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)										
(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 Domestic Plot Ratio of 6.5 to 至 Domestic Plot Ratio of 7.8  
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 .....100 mPD 米 (主水平基準上) to 至  
.....110 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 Residential cum Commercial Development with Minor Relaxation  
of Domestic Plot Ratio and Building Height Restrictions

(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	Domestic: 9,571 sq.m Non-domestic: 1,227 sq.m .....Total : .....10,798 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	Not more than Domestic PR: 7.8; Non-domestic PR: 1.0	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	Domestic: 36.6%; Non-domestic: 82.3. %	<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	.....31 ..... storeys 層	
	<input checked="" type="checkbox"/> include 包括...2 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	Not more than 110mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....Not more than 99.3 米	<input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積 ..... 9,571 sq. m 平方米 ☒ About 約  
 number of Units 單位數目 ..... 191 .....  
 average unit size 單位平均面積 ..... 50 sq. m 平方米 ☒ About 約  
 estimated number of residents 估計住客數目 ..... 436 .....

☒ Non-domestic part 非住用部分GFA 總樓面面積

☒ eating place 食肆/shop and services 商店及服務行業 ..... 1,227 sq. m 平方米 ☒ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總  
 樓面面積)

.....  
 .....  
 .....

☒ other(s) 其他

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

2 storeys of basement car park; communal  
 recreational uses of residents (i.e. clubhouse) on 2/F;  
 covered landscape area on 3/F .....  
 (Please refer to the attached Supplementary  
 Planning Statement.)

☒ 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 ..... 436 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]
.....1.....	B1 & B2 .....	Ancillary Car Park .....
.....	G/F .....	Entrance, Lobby, Shop & Services/Eating Place, E&M Plant Rooms, Loading/Unloading Area ..
.....	1/F .....	Shop & Services/Eating Place, Plant Rooms .....
.....	2/F .....	Residents' Communal Recreational Facilities, Garden .....
.....	3/F .....	Covered Landscape Area .....
.....	4/F to 28/F .....	Residential Flats .....

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

..... Private open space (garden) on 2/F and planting areas on G/F and 2/F along the northern and  
 western edges facing Queen's Road East and Kennedy Street respectively .....



## 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)

June 2027

## 8. Vehicular Access Arrangement of the Development Proposal

### 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)          有一條現有車路。(請註明車路名稱(如適用))</p> <p>Kennedy Street</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)          有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>26</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>3</u></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 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 checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <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 <u>3</u></p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input 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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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?

Yes 是

☐ Please provide details 請提供詳情

.....  
.....  
.....  
.....  
.....

No 否

☒

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。)

Yes 是

☐ (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)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 ..... m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 ..... m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 ..... m 米 ☐ About 約

No 否

☒

Would the development proposal cause any adverse impacts?  
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☐

No unacceptable adverse impact would be generated.

Please refer to the attached Supplementary Planning Statement.

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)

Please refer to the attached Supplementary Planning Statement...

**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 Supplementary Planning Statement.....

**11. Declaration 聲明**

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

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

Signature  
簽署

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

POON Yin-ye, Jenny

Chief Estate Surveyor/Land Supply

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



Others 其他

on behalf of  
代表

Lands Department, the Government of the Hong Kong Special Administrative Region

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

Date 日期

13/12/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	No. 269, Queen's Road East, Wan Chai, Hong Kong 香港灣仔皇后大道東269號		
Site area 地盤面積	1,227 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,227 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Wan Chai Outline Zoning Plan No. S/H5/29 灣仔分區計劃大綱核准圖編號S/H5/29		
Zoning 地帶	"Residential (Group E)" Zone 住宅(戊類)地帶		
Applied use/ development 申請用途/發展	Proposed Residential cum Commercial Development with Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions in "Residential (Group E)" Zone at No. 269, Queen's Road East, Wan Chai, Hong Kong 擬在劃為「住宅(戊類)」地帶的香港灣仔皇后大道東269號作擬議住宅連商業發展並略為放寬住用地積比率和建築物高度限制		
(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	9,571 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	7.8 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,227 <input checked="" type="checkbox"/> About 約 (excluding the GFA for residents' clubhouse) <input type="checkbox"/> Not more than 不多於	1.0 <input type="checkbox"/> About 約 <input checked="" 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	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storey(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	99.3m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		110mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		31Storey(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 2 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Domestic Portion: 36.6 % <input checked="" type="checkbox"/> About 約 Non-domestic Portion: 82.3 %	
(v) No. of units 單位數目	191	
(vi) Open space 休憩用地	Private 私人	436sq.m 平方米 <input checked="" 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)	26 3
	Total no. of vehicle loading/unloading bays/ <del>lay</del> -bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	3

### 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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" 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"/>
<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 checked="" 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 (preliminary 初步)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估 (preliminary 初步)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Assessment 交通評估		
Visual Appraisal 視覺評估		

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。



地政處  
土地供應組  
LANDS DEPARTMENT  
LANDS ADMINISTRATION OFFICE  
LAND SUPPLY SECTION

電話 Tel: 2155 2488  
圖文傳真 Fax: 2523 4973  
電郵地址 Email: cesls@landsd.gov.hk  
本署檔號 Our Ref: LM(2) to LD-LS/24/EHGS/2013 (IV)  
來函檔號 Your Ref:

A/H5/417

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

九龍觀塘道388號創紀之城1期1座37樓3702-10室  
Units 3702-10, 37th Floor, Tower 1,  
Millennium City 1, 388 Kwun Tong Road  
Kwun Tong, Kowloon  
網址 Website: www.landsd.gov.hk

13 December 2021

來函請註明本署檔號  
Please quote our reference in your reply

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

By Hand

(Attn: Mr Raymond Chi To KAN)

Dear Mr Kan,

2021年12月15日  
此文件在 2021年12月15日 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 15 DEC 2021  
The Town Planning Board formally acknowledge  
the receipt of the application and documents upon receipt  
of the required information and documents.

**Planning Submission for  
Site shown "R(E)" on the Approved Wan Chai Outline Zoning Plan No. S/H5/29  
at No. 269 Queen's Road East, Wan Chai, Hong Kong  
(Planning Application under s.16 of the Town Planning Ordinance)**

The subject site has been included in the Land Sale Programme 2021-2022 for disposal. To maximise utilization of land resources and to increase flat production to meet the community's imminent housing demand, Lands Department is seeking Town Planning Board's planning permission under section 16 of the Town Planning Ordinance for using the site for a residential cum commercial development with minor relaxation of domestic plot ratio and building height restrictions. Enclosed please find the following information for submission to the Town Planning Board for consideration:

- (a) 5 signed original copies of the application form with plans; and
- (b) 70 hard copies of Supplementary Planning Statement.

2. The Board is kindly requested to give favourable consideration on the merits of the proposal and the application.

Yours sincerely,

(POON Yin-ye, Jenny)  
Chief Estate Surveyor/Land Supply  
Lands Department

Encl.

規劃申請  
在劃為「住宅（戊類）」地帶的  
香港灣仔皇后大道東 269 號作擬議住宅連商業發展  
並略為放寬住用地積比率及建築物高度限制

行政摘要

香港特別行政區政府地政總署根據《城市規劃條例》第 16 條提交這宗申請，要求城市規劃委員會（下稱「城規會」）批准在香港灣仔皇后大道東 269 號（下稱「有關用地」）作擬議住宅連商業發展，並略為放寬住用地積比及建築物高度限制。有關用地面積約為 1,227 平方米，在《灣仔分區計劃大綱核准圖編號 S/H5/29》（下稱「分區計劃大綱圖」）上劃為「住宅（戊類）」地帶。根據分區計劃大綱圖，這地帶的規劃意向，主要是鼓勵將該區重建作住宅用途。這類計劃須向城規會提出申請；同時，擬議略為放寬分區計劃大綱圖上的住用地積比率和建築物高度限制，亦須得到城規會的規劃許可。

政府致力地盡其用和增加房屋供應量，以應付市民迫切的住屋需求。因此，藉這機會建議略為放寬有關用地的住用地積比率和建築物高度限制，以增加房屋供應量，並提高設計靈活性和未來居民的生活質素。按照擬議方案，有關用地的最高住用地積比率建議增加百分之二十，由 6.5 倍增加至 7.8 倍；並建議將建築物高度限制稍微提高百分之十，由主水平基準以上 100 米提高至主水平基準以上 110 米。在擬議方案下，以平均單位面積 50 平方米計算，有關用地能夠提供額外 32 個住宅單位。

為方便評估擬議方案，我們已製備概念方案及相關擬議樓宇布局設計圖，以展示擬議發展在以分區計劃大綱圖所准許的發展限制為依歸的基線方案及略為放寬住用地積比率和建築物高度限制的擬議方案時的不同影響。在擬議方案下，該擬議住宅連商業發展總共有 31 層，包括 25 層共 191 個住宅單位、2 層住客公用康樂設施、2 層商業平台作商店及服務行業／食肆，和 2 層地下停車場提供 26 個私家車車位和 3 個電單車車位。擬議方案的製備已顧及當中多項因素，包括地盤限制、區內的建築物高度輪廓，對周邊環境、視覺、交通和基礎設施容量的可能影響，以及相關條例／指引如《建築物條例》、《可持續建築設計指引》和《香港規劃標準與準則》等的要求。

為展示該擬議住宅連商業發展的可行性及兼容性，已為擬議方案進行了交通評估和環境影響評估（包括初步的環境影響評估、排污影響評估、污水影響評估和視覺影響評估）。交通評估結果顯示擬議住宅連商業發展不會導致明顯的交通影響；而環境評估所包括的各種技術評估亦顯示在實施擬議緩解措施的情況下，擬議發展不會對周邊造成任何不良的空氣質素、噪音、排污、排水和視覺影響。同時，通過緩解措施，例如在特定位置的住用部分的建築後移及提供減音露台和減音窗，擬議發展預期不會承受不良的噪音影響。已諮詢有關政府部門，他們沒有就擬議方案提出異議或反對意見。

請城規會根據有關建議的優點，從優考慮這宗申請。



地政處  
土地供應組  
LANDS DEPARTMENT  
LANDS ADMINISTRATION OFFICE  
LAND SUPPLY SECTION

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

九龍觀塘道388號創紀之城1期1座37樓3702-10室  
Units 3702-10, 37th Floor, Tower 1,  
Millennium City 1, 388 Kwun Tong Road  
Kwun Tong, Kowloon  
網址 Website : [www.landsd.gov.hk](http://www.landsd.gov.hk)

電話 Tel: 2155 2488  
圖文傳真 Fax: 2523 4973  
電郵地址 Email: [cesls@landsd.gov.hk](mailto:cesls@landsd.gov.hk)  
本署檔號 Our Ref: LM(2) to LD LS/24/EHGS/2013 (IV)  
來函檔號 Your Ref: TPB/A/H5/417

來函請註明本署檔號  
Please quote our reference in your reply

21 January 2022

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

Urgent by E-mail

(Attn: Ms Cherry CHAN)

Dear Ms Chan,

**No. 269 Queen's Road East, Wan Chai, Hong Kong**  
**(Section 16 Planning Application No. A/H5/417)**

I refer to the above application submitted to the Town Planning Board (TPB) on 13 December 2021. In response to the public comments received on the above application, I would like to render the following information to clarify the concerns expressed:

**(a) Proposed Increase of Domestic Plot Ratio by 20%**

Land is a valuable resource in Hong Kong. The Government demands to make optimal use of land resources to meet the various development needs of society. The application site (the Site) is bounded by Queen's Road East and Kennedy Street. According to Building (Planning) Regulations (B(P)R), the Site is classified as Class B Site with **maximum permitted domestic Plot Ratio (PR) of 9**. As stated in **paragraph 2.1 of the submitted Supplementary Planning Statement (SPS)**, having strike balance amongst the various considerations, the domestic PR of the proposed residential cum commercial development is proposed to be increased by 20% from 6.5 to 7.8 which is below the maximum domestic PR permitted under B(P)R. The findings of various technical assessments conducted demonstrate that the proposed development would not generate unacceptable adverse impacts to its surroundings and would be compatible with its surrounding context. Hence, the proposed increase of domestic PR by 20% is considered appropriate for more optimal use of the Site.

**(b) Possible Adverse Impact to the Provision of G/IC Facilities in Wan Chai**

In respect of the concern on redevelopment of the Site for a residential cum commercial development would jeopardize the possibility of developing G/IC facilities on the Site, it should be noted that the Site is zoned "Residential (Group E)" ("R(E)") on the approved Wan Chai Outline Zoning Plan No. S/H5/29 with a planning intention to encourage redevelopment of the Site for residential use on application to the TPB. The proposed composite development in fact is in compliance with the planning intention of the Site. Besides, it is noted from TPB Paper No. 10762 on "Review of the Draft Wan Chai OZPs No. S/H5/26, 27 & 28 and Submission of the Draft Wan Chai OZP No. S/H5/28A under section 8 of Town Planning Ordinance to the Chief Executive in Council for Approval" considered by TPB on 18.8.2021 that:

- the planned provision for open space and G/IC facilities in the Wan Chai area is generally adequate to meet the demand of the planned population, except for the shortfall in Day Care Centres/Units for the Elderly (-41 places), Residential Care Homes for the Elderly (-314 places), leisure centre (-1) and swimming Pool (leisure) (-1); and
- provision of social welfare facilities have been and will be made through URA projects and/or purchasing scheme in the Wan Chai area to help meet the imminent need for premises for the earlier provision of welfare facilities.

Specifically, as shown in **Plans 1 to 3 of the submitted SPS**, the Site is in close proximity to a number of major open space and G/IC development including Hong Kong Jockey Club Garden, Wan Chai Park, St. James' Settlement True Light Home for the Aged, Freni Care and Attention Home, hospital, polyclinic, public swimming pool and schools etc. Further, based on the Proposed Indicative Scheme, adequate open space and greenery site coverage have been provided in accordance with Hong Kong Planning Standards and Guidelines and Sustainable Building Design Guidelines respectively. Additional demand for local open space in the Wan Chai area due to the proposed development is not expected. Nevertheless, should Social Welfare Department and/or other relevant social welfare or community services providers consider premises in the commercial podium of the proposed composite development suitable for provision of G/IC facilities, incorporation of such non-industrial uses into the commercial portion on the lowest two floors (i.e. G/F and 1/F) through the "Purchase of Premises for Welfare Facilities Programme" or market mechanism is possible.

**(c) Possible Traffic Congestion Issues**

The Traffic Assessment attached at **Appendix 1 of the submitted SPS** taking into account TD's Transport Planning and Design Manual and relevant reference materials including the Traffic and Transport Study for Wan Chai completed in September 2020. The trip generation and attraction for the morning (AM) peak hour and afternoon (PM) peak hour of the proposed composite development are summarized in **section 3 of the Traffic Assessment at Appendix 1 of SPS** and recapitulated as follows:

AM Peak Hour Flow (pcu/hr)		PM Peak Hour Flow (pcu/hr)	
Generation	Attraction	Generation	Attraction
24	17	13	14
41		27	

The estimated traffic flows for AM peak hour, which is more critical, would give Volume/Capacity (V/C) Ratios of 0.45% and 1.26% on Queen's Road East for inbound traffic and outbound traffic respectively. The induced traffic flow is considered to be insignificant. The only likely affected junction in the vicinity of the Site would be the junction of Queen's Road East/Kennedy Road/Rottonjee Hospital Entrance (the said junction) which is operating with spare capacity. With the gazetted Road Improvement Works currently being undertaken at the said junction, the traffic performance would be improved. The traffic impact of the proposed development to the said junction is anticipated to be minimal. As a whole, the traffic impact to be caused by the development is considered to be **not significant**.

In respect of the concern on provision of basement car park with car lifts, I would like to point out that as explained in **paragraphs 1.7 and 5.2.1 to 5.2.3 of the submitted SPS**, the Government has attached great importance to addressing the shortage of parking spaces since 2019. Due to site constraint, a 2-level conventional basement car park for 26 private car parking spaces and 3 motorcycle parking spaces served by 2 car lifts is proposed in the Indicative Scheme. As illustrated in the above, the estimated trip attraction to the Site is merely about 17 passenger car unit (pcu)/hour. The proposed two car lifts would have adequate capacity to cater for the estimated demand (i.e. 1 pcu per 3.5 minutes). The three loading/unloading bays together with the area for vehicle manoeuvring on G/F could be used as temporary waiting area for vehicle to basement car park. As such, queuing problem on the public road is not anticipated. Detailed design of the proposed car park and the associated car lift arrangement would be determined at the General Building Plan submission stage based on a traffic review to be conducted by the developer and subject to approval of relevant government departments.

2. With the clarification detailed in the above, the Board is kindly requested to give favourable consideration on the merits of the proposal and the application.

Yours sincerely,



( POON Yin-yee, Jenny )  
Chief Estate Surveyor/Land Supply  
Lands Department

c.c. DPO/HK (Attn: Ms Floria YT TSANG)

**Detailed Comments from the Government Departments**

1. Comments of the Commissioner for Transport (C for T):

- (a) In assessing the traffic impact of the proposed development, it is noted that the additional traffic to be generated from Hopewell Centre II Development as well as other planned developments in the vicinity has been taken into account. With the gazetted Road Improvement Works (RIW) now being carried out by Hopewell, the critical junction near the proposed development, i.e. junction of Queen's Road East / Kennedy Road / Ruttonjee Hospital Entrance will be widened and a footbridge across Queen's Road East will be provided. Therefore, the traffic performance of the said junction will be improved. Given the insignificant additional traffic arising from the proposed development upon completion, he considers that the traffic impact to the said junction is minimal.
- (b) Constrained by the existing buildings, widening nearby local roads such as King Sing Street is not possible at present. For the section of Kennedy Street fronting the proposed development, the proposed scheme illustrated in the planning application has provided a building setback from the kerbline of Kennedy Street by 5.9 m, which provides opportunity for enhancing the walking environment and enables possible road widening in future. Similarly, a building setback from the kerbline of Queen's Road East by 10 m is also shown in the proposed scheme. It is understood that relevant building setback clauses will be made in the land sale conditions.
- (c) Based on the proposed scheme illustrated in the planning application, two car lifts are proposed. It is estimated in the Traffic Assessment report that during peak hours, the trip attraction to the site (including those for loading/unloading activities at G/F) is 17 pcu/hr. If necessary, the three loading / unloading parking spaces and the hammerhead area on G/F can be used as additional temporary waiting area for vehicles to the basement carpark. It is therefore anticipated that the car lift operation will not cause serious queuing problem on Kennedy Street. While the future car lift arrangement will be determined by the purchaser, it will be submitted and scrutinized during the general building plan stage to ensure safety and minimize any adverse traffic impact on public road.
- (d) As regards the suggestions of improving the traffic arrangement and provision of warning signs surrounding the site, it would be dependent on the future layout of the site, therefore it would be covered and considered in the traffic review to be conducted by the future purchaser for approval by TD.
- (e) The proposed development will not reduce the width of carriageway of Kennedy Street and the connecting junctions, therefore there should not be any adverse impact to the passage of emergency vehicles arising from the proposed development.

2. Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) Gross floor area (GFA) concessions (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or site coverage (SC) calculation) under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151, including



Sustainable Building Design Guidelines as stated in PNAP APP-152, have been complied with.

- (b) GFA concession for private carparking spaces and loading/unloading areas may be considered when the relevant requirements as laid down in PNAP APP-2 have been complied with. Any excessive provision of carparking spaces will be included in GFA calculation.
- (c) For acquiring GFA and/or SC calculations for communal sky garden, balconies and utility platforms for residential building, relevant requirements as laid down in Joint Practice Notes No. 1 and 2 should be complied with.
- (d) All areas under building footprint should be included in GFA calculation unless exempted. Any application for exemption of prestige entrance, caretakers' office, Owners' Corporation Office, recreational facilities and covered landscape area from GFA calculation would be favorably considered if the relevant requirements in PNAP APP-42 have been complied with. The granting of GFA concession is subject to compliance with pre-requisites stipulated in PNAP APP-151 and 10% cap except those features described in paragraph 5 of PNAP APP-151.
- (e) Emergency vehicular access should be provided in compliance with regulation 41D of Building (Planning) Regulations (B(P)R).
- (f) The passage from the fireman service access point to the fireman's lift should be adequately separated from the remainder of the ground storey which should be in compliance with subsection D7 of the Code of Practice for Fire Safety in Buildings 2011 (FS Code 2011).
- (g) Means of escape for the use as commercial and domestic should be provided in compliance with regulation 41(1) of the B(P)R.
- (h) Refuge roof should be provided in compliance with subsection B18 of FS Code 2011.
- (i) Adequate fire separation between different uses of the building should be provided in compliance with section 35 of the Building (Construction) Regulations.
- (j) Fire screen wall in compliance with clause C13.4 of FS Code 2011 should be provided in open kitchens.
- (k) Access and facilities for persons with a disability should be provided in compliance with regulation 72 of B(P)R.
- (l) Prescribed windows for rooms for habitation, kitchens, caretaker office and Incorporated Owners meeting room should be provided in compliance with regulations 30 and 31 of the B(P)R.
- (m) Natural lighting and ventilation for internal bathrooms and toilets should be provided in compliance with regulation 36 of the B(P)R. Modification of which may be considered if the requirements and conditions as laid down in PNAP APP-89 and requirements on artificial lighting and ventilation are complied with in internal bathrooms and internal toilets respectively.

- (n) Justification on high headroom on G/F should be provided. Otherwise, high headroom may be included in gross floor area calculation.
- (o) Adequate open space should be provided in accordance with regulation 25 of the B(P)R.
- (p) Details comments on the compliance with the Buildings Ordinance can only be provided at the plan submission stage.

3. Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO):

It is noted that the following information on the Executive Summary and Environmental Review (**Appendix Ia** of the MPC Paper) is factually incorrect and incomplete:

- (a) The following historic buildings have been included in Batch II of the “Revitalising Historic Building Through Partnership Scheme (“R-Scheme”)” under the Development Bureau instead of “URA Development Scheme Plan Area” as mentioned in paragraph 3.2 (c), Plans 1 and 3 of the Executive Summary:
  - Nos. 72, 72A, 74 & 74A Stone Nullah Lane, four Grade 1 historic buildings, which are only approximate 38 ,eters away from the Site;
  - Nos. 2, 4, 6 & 8 Hing Wan Street, four Grade 3 historic buildings, which are only approximate 29 metres away from the Site; and
  - No. 8.King Sing Street, a Nil Grade building, which is approximate 19 metres away from the Site.
- (b) The graded buildings mentioned in (a) are now under “Viva Blue House” project which is being operated and managed by St. James’ Settlement. Details of the R-Scheme and “Viva Blue House” project are available on the website of the Commissioner for Heritage’s Office (<http://www.heritage.gov.hk>).
- (c) It is noted only one graded historic building is covered in paragraph 2.1.1.2 of the Environmental Review (Appendix 2 of **Appendix Ia** of the MPC Paper). Please include Old Wan Chai Market (Grade 3), No. 72, 72A, 74 & 74A Stone Nullah Lane (4 buildings) (Grade 1); No. 2, 4, 6 & 8 Hing Wan Street (4 buildings) (Grade 3), The Hong Kong Tuberculosis, Chest and Heart Diseases Association (Grade 3) and Boundary Stones Bearing Inscriptions ‘Inland Lot 86’ at Queen’s Road East, Wan Chai, Hong Kong in the Environmental Review.

## 就規劃申請/覆核提出意見

申請編號 Application No. A/H5/417

84

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

擬議住宅及商業發展，並略為放寬住用地積比率及建築物高度限制

「提意見人」姓名/名稱:

CHU PAK LAM

(先生 Mr. / 夫人 Mrs. / 小姐 Miss / 女士 Ms. / 其他 Other)

通訊地址:

電話號碼:

電郵地址:

\* 為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

\* To facilitate communication, either postal address, fax number or email address must be provided.

意見詳情:

支持土地政署方案

就申請提出意見的屆滿日期: 11/01/2022 (二)

請親身或利用郵寄、傳真(傳真號碼: 2877 0245 或 2522 8426)或電郵(電郵地址: tpbpd@pland.gov.hk)的方式，把表格送交城市規劃委員會秘書(地址: 香港北角渣華道 333 號北角政府合署 15 樓)；

## 個人資料聲明 STATEMENT ON PERSONAL DATA

(a) 城市規劃委員會就這份意見所收到的個人資料會交給城市規劃委員會秘書及政府部門作以下用途: (i) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及 (ii) 方便「提意見人」與城市規劃委員會秘書及政府部門之間進行聯絡。(b) 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述(a)段提及的用途。(c) 根據《個人資料(私隱)條例》(第486章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向城市規劃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。

## 就規劃申請/覆核提出意見

85.

申請編號 Application No. A/H5/417

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

擬議住宅及商業發展，並略為放寬住用地積比率及建築物高度限制

「提意見人」姓名/名稱: LUI FUNG KAM

(先生 Mr./ 夫人 Mrs./ 小姐 Miss/ 女士 Ms./ 其他 Other)

通訊地址: [REDACTED]

電話號碼: [REDACTED]

/ 電郵地址: [REDACTED]

\*為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

\* To facilitate communication, either postal address, fax number or email address must be provided.

意見詳情:

支持地政署方案

就申請提出意見的屆滿日期: 11/01/2022 (二)

請親身或利用郵寄、傳真(傳真號碼: 2877 0245 或 2522 8426)或電郵(電郵地址:

tpbpd@pland.gov.hk)的方式，把表格送交城市規劃委員會秘書(地址: 香港北角渣華道 333 號北角政府合署 15 樓)；

## 個人資料聲明 STATEMENT ON PERSONAL DATA

(a) 城市規劃委員會就這份意見所收到的個人資料會交給城市規劃委員會秘書及政府部門作以下用途: (i) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及 (ii) 方便「提意見人」與城市規劃委員會秘書及政府部門之間進行聯絡。(b) 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述(a)段提及的用途。(c) 根據《個人資料(私隱)條例》(第 486 章)的規定，「提意見人」有權查閱及更正其個人資料，如欲查閱及更正個人資料，應向城市規劃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。

5-11/417

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

參考編號

Reference Number:

211224-232455-20364

提交限期

Deadline for submission:

11/01/2022

提交日期及時間

Date and time of submission:

24/12/2021 23:24:55

有關的規劃申請編號

The application no. to which the comment relates:

A/H5/417

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lai

意見詳情

Details of the Comment :

反對高度限制放寬：

申請人地政署申請再起多10%高度，理據是“政府致力地盡其用和增加房屋供應量，以應付市民迫切的住屋需求”。地政署理據薄弱，現在不是起公屋或居屋，是起所謂豪宅，不是一般市民可以負擔購買，日後是舊匯同壹環既翻版，未能做到一般市民迫切的住屋需求，只是給發展商有更大的利潤，。另外這做法會出現屏風效應，因為堅彌地街一帶是唐樓，地型如n,頂部有堅尼地道大廈，兩邊已經有高廈，現在調教電視台有時都有難度，現在連入口也放寬高度限制，住在這邊的唐樓真是快連電視都睇不到了。

地下至三樓的用途：

呂祺是公用地，現在拍賣完，由公用地變私家土地，理應地下至三樓提供公眾設施給灣仔居民。例如：老人設備，泳池，室內運動場等。灣仔是老區設備落後，人口不斷上升，但設備沒有跟上。

# PERFECT WORLD COMPANY LIMITED

忠信物業管理有限公司

19/F., Chubb Tower, Windsor House, 311 Gloucester Road, Causeway Bay, Hong Kong.  
TEL: 2866 6999 FAX: 2861 5881

Our Ref.: P/PEM/E/OW/0082/22

**BY HAND ONLY**

10 January 2022

SO Tsz-lui Chillie  
District Planning Officer/Hong Kong  
Planning Department  
North Point Government Offices  
333 Java Road, North Point,  
Hong Kong

Dear Ms. So,

**Re: Proposed Residential cum Commercial Development with Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions of Application No. A/H5/417**

We are the building manager of a neighbouring property, One Wanchai, 1 Wan Chai Road, Wan Chai, Hong Kong.

Having consulted the residents of our building in connection with the captioned application, we object to the application and also enclose the comments from our building residents for your consideration. These are summarized as follows:

1. The site area falls within a high-density zone, and the captioned planning application would adversely affect the views of neighboring developments and increase traffic congestion. Even though policy measures may encourage the public to use the transport network more frequently, but their effectiveness and acceptability to the public would certainly be unable to be estimated at this moment.
2. If the building height restriction is relaxed, this will affect the airflow in this area and will create a wall effect.
3. The number of carpark spaces proposed is too high, considering the existing traffic congestion and narrow streets where the site area is located.
4. Suggest a further set back of the proposed building on the site area away from Queen's Road East.
5. There is insufficient flood discharge capacity to cope with high drainage demand during the rainy season. Recently, flooding had not only caused great inconvenience to the general public walking through the water, but the amount of floodwater poured into our building area had resulted in financial losses to our shop operators.

For these reasons, we strongly oppose to the application, it should be rejected.

Should you have any queries or would like to arrange an inspection of the affected area, please feel free to contact our Mr. Kay Chau at 2864-4460.

Yours sincerely  
For and on behalf of  
Perfect World Company Limited

Michael Au  
Senior Estate Manager

CL/CKY/cy



Encl. Comments from building residents

# COMMENTS 意見

5-10

Application No. A/H5/417

申請編號 A/H5/417

Location : 269 Queen's Road East, Wan Chai, Hong Kong

地點 : 香港灣仔皇后大道東 269 號

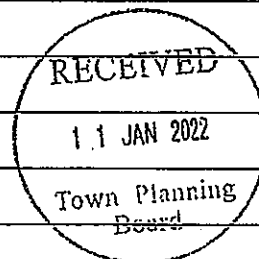
Proposal : Proposed Residential cum Commercial Development with Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions

擬議 : 擬議住宅及商業發展，並略為放寬住用地積比率及建築物高度限制

## Details of Comments:

### 意見詳情:

- ① I OPPOSE to any relaxation of the plot ratio and building height. The new development SHOULD NOT BE taller than Brilliant Court (慧賢軒). This is to minimize the "WALL EFFECT" (屏風效應)
- ② There should be some PUBLIC SPACE and GREENERY to enhance the living environment
- ③ Measures must be taken to minimize the NOISE and DUST from the construction.



ONE  
WANCHAI  
旺角

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2022年01月11日星期二 14:56  
收件者: tpbpd@pland.gov.hk  
副本: Peggy Lee  
主旨: 有關申請編號A/H5/417  
附件: 城規會申請編號A H5 417.pdf

致城市規劃委員會秘書處:

附件為就上述申請編號事宜提交意見, 請查收。

如有任何查詢,請致電 2865 3300 與本辦事處職員聯絡。謝謝!

陳小姐

---

李碧儀議員辦事處

Office of Peggy Lee Pik Yee,

Wan Chai District Councillor

電話 Tel: 2865 3300

傳真 Fax: 2865 3636

Facebook: <https://www.facebook.com/peggyleepikyee/>





**李碧儀議員辦事處** Office of Peggy Lee, Wan Chai District Councillor

香港北角政府合署 15 樓

城市規劃委員會

秘書處

致主席及各委員：

**有關申請編號 A/H5/417**

政府建議將此地段的地積比率增加百分之二十，由原來的 6.5 倍，增加至 7.8 倍，而其高度限制則增加百為之十，由原來的 100 米增加至 120 米。本人反對上述申請，主要原因如下：

1. 現時堅尼地道及皇后大道東的交通流量已非常堵塞，上學及放工的繁忙時段尤其嚴重，加上合和中心二期落成後的大量車流，若未有足夠的交通疏散配套下增加此地段的樓宇面積及單位，定會加重原有交通的負擔。
2. 建議提及擬建大廈將有商場，但一直以來皇后大道東以住宅為主，晚上放工時間後人流少，現時已時「吉鋪」處處，加上鄰近的銅鑼灣及金鐘已有不少大型商場，故此皇后大道東並沒有新商場的需要。本人建議改為新增一些乎合居民的設施、長者中心或綠化公共空間。
3. 反對將其高度限制由原來的 100 米增加至 120 米，由於此地段附近的大廈大部份為樓高十層以下的樓宇，這會對附近的居民增加屏風效應，以及會嚴重影響公共天線的接收系統。

由於現時灣仔區內公共空間不足，加上交通流量亦已飽和，居民均期望新的發展項目可以同時考慮為居民提供綠化的公共空間或社區設施，而不是單單賣地增加庫房收入及增加貴價樓的供應。有見及此，本人希望 貴會能全面考慮灣仔區內的實際需要，否則增加高度限制及地積比率的申請。

李碧儀

灣仔區議員

2022 年 1 月 11 日

17

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

參考編號

220110-184242-24174

Reference Number:

提交限期

11/01/2022

Deadline for submission:

提交日期及時間

10/01/2022 18:42:42

Date and time of submission:

有關的規劃申請編號

A/H5/417

The application no. to which the comment relates:

「提意見人」姓名/名稱

舊區街坊自主促進組 old district autonomous advancement group

Name of person making this comment:

意見詳情

Details of the Comment:

本團體舊區街坊自主促進組獲悉，地政總署就前身為呂祺教育服務中心（皇后大道東269號地盤），向城規會申請重建為一幢樓高31層的商住樓，有不少當區街坊亦表示關注及有反對聲音。

本團體的宗旨一直鼓勵街坊了解自身權益，集體捍衛基本權利及社會公義，並長遠一起關注城市可持續發展。

本團就此規劃申請有意見如下：

一) 未有充份諮詢街坊意見再作規劃

就我們所理解，很多灣仔街坊都是最近一、兩星期才獲悉相關更改土地用途申請，亦相信有很多灣仔街坊仍未知情。我們認為假如就如此通過修改用途是太倉促，地政總署亦應先重新充份詢問街坊對改變用途的意見再作規劃，而不是如現時般未詢問街坊意見已作出興建一幢樓高31層的商住樓的規劃。

二) 確保可供公眾使用的社區用途土地不被減少

據悉地盤過去約150年一直為教育用途，政府是否亦應優先考慮居民意見，是否希望重建後仍為作公共及社區用途？或即使用作興建住宅，是否有一定公共用途性質的房屋，如資助房屋，會比勾入賣地表作賣給私人發展商作牟利用途的商住樓更為恰當？

5-91

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



就規劃申請/覆核提出意見 (申請編號A/H5/417)  
11/01/2022 23:05

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

2 attachments



「地政署規劃申請AH5417」意見及建議書2022年1月.pdf支持呂祺關注組方案的聯署.pdf

致城市規劃委員會秘書：

就規劃申請A/H5/417，呂祺關注組以附件方式提交有關對規劃之意見，連聯署表達支持呂祺關注組的方案。

呂祺關注組

[REDACTED]  
2022年1月11日

# 聯署支持呂祺重建關注平台的建議方案

2/F: 社福設施用途

1/F: 公共空間

G/F: 可持續發展平台(回收站+街坊農圃)

	姓名	電話		姓名	電話
1	Anson Ko		21	Jasmine Tse	
2	Venus Chan		22	Jacob Lau	
3	Hugo Tsang		23	Lo 12 Y	
4	Cherity Tam		24	Ma Wanki	
5	Sam Wong		25	黃東陽	
6	<del>in A</del>		26	梁治然	
7	Hoi Yan Chiu		27	何海平	
8	CHUNG kwok-to		28	何少龍	
9	鄭金華		29	梁婉嫻	
10	Uncle		30	李曉龍	
11	Karen Man		31	劉珮瑩	
12	Michael		32	Lau Chi Yin	
13	吳煥華		33	Andy Lau	
14	Rachel Chan		34	Shirley Au	
15	Wilson Chan		35	鍾金彩	
16	李美玲		36	劉福壽	
17	陳偉康		37	Arman	
18	劉小純		38	<del>Arman</del>	
19	Nu Fung		39	馮月歡	
20	李		40	李	

38, 李淑嫻

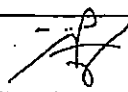
李淑嫻

# 聯署支持呂祺重建關注平台的建議方案

2/F: 社福設施用途

1/F: 公共空間

G/F: 可持續發展平台(回收站+街坊農圃)

	姓名	電話		姓名	電話
1	鄧嘉雯		21	丁丁妹	
2	尹耀明		22	92E-TO HA OH	
3	Kitty yu		23		
4	Si Ling		24		
5	Sam		25		
6	Vivian Lee		26		
7	林建芳		27		
8	Cici		28		
9	劉鳳鳴		29		
10	Ko Kinywa		30		
11	Way Ka Lam		31		
12	Stella		32		
13	Diana Wong		33		
14	劉素賢		34		
15	charlene yeung		35		
16	女常		36		
17	ITM		37		
18	LBM		38		
19	NON		39		
20	黃三新		40		

## 「地政署規劃申請A/H5/417」意見及建議書

2022年1月

灣仔皇后大道東269號現址為呂祺教育服務中心。據城規會文件所示，地政署現擬議該地作住宅及商業發展，並放寬住用地積比率及建築物高度限制。此建議書由呂祺關注組所撰，關注組由一班關注事態發展的街坊組成，收集附近居民意見。此書旨在代表區內居民及其他持份者，就申請A/H5/417表達憂慮及提出其他可行建議。

按地政總署提交的申請文件所見，此申請乃基於地盡其用和增加房屋供應量為目的，以應付市民迫切的住屋需求。故此，擬議方案期望能放寬原有地積比（增加20%，由6.5倍增至7.8倍）及建築物高度限制（提高10%，由100米增至110米，即增建三至四層樓），令用地能額外提供約32個住宅單位。另外，擬議方案提出共31層的建築物其中6層分別作住客康樂設施、商舖或食肆及可提供26個私家車車位和3個電單車車位的地下停車場。下文將分列討論，逐項指出附近居民的憂慮及意見。

### 1. 有關放寬原有地積比及建築物高度限制

#### 1.1 放寬有關限制未能達致應付市民迫切的住屋需求的初衷

根據一篇2021年東方日報的報導 [i]，皇后大道東269號市場估值高近20.9億元，賣地後適合建成精品豪宅，可想像其呎價會高於一般市民所能承擔，並不能針對改善社會上大多數人的住屋問題。參考政府差餉物業估價署《香港物業報告2021》[ii]初步統計數字，自2016起至今，本港私人住宅單位的空置量一直高於落成量（2016落成量為14600，空置量為43660；2020落成量20890，空置量52370），可見市場根本不乏私人住宅單位，因此以改善住屋問題為由放寬限制似乎說不通，此等破例之舉恐怕只會為城市規劃帶來長遠負面影響，更進一步加劇住屋矛盾。

據2021年12月文匯報指出 [iii]，「整個財政年度（2021年4月至2022年3月）合計私宅土地供應量達20,080伙，比起全年目標的1.29萬伙高出55.7%

，比前個財政年度亦高出54%，是自2017/18年度後首次重上逾2萬伙，見4年新高。政府預測未來3至4年，一手私宅物業市場供應量約有9.4萬伙單位，將繼續維持在一個相對較高的水平。」因此預計私人住宅供應將來持續穩定，未見有迫切需要為此用地額外增加住宅供應。

此外，按地政署擬議文件所示，放寬限制後預計可加建32個單位，容納多約73人居住，然而屆時開放空間會略為減少。灣仔區作為港島商住地區，本來鄰舍休憩用地已與規劃供應相比不足。據城市規劃委員會文件編號10512的附件 [iv]，鄰舍休憩用地為2.62公頃。即使地區休憩用地包括維多利亞公園及灣仔海濱長廊，但位置遠離住宅區，且需同時應付區外遊人需求，加上上述用地不時舉辦大型活動，本區居民（尤其老幼）根本難以享用相關設施。倘若確實放寬限制，增加區內人口，反而有機會損害原有區內居民生活質素，亦會增加區內交通、長者服務等社區設施的負擔。

## 1.2 增加附近交通負荷，或造成更嚴重擠塞

擬議放寬限制用地位處皇后大道東及堅彌地街交界，該路段不論行人路或車路亦偏窄，加上皇后大道東以北的道路設計上無法承受龐大的交通需要，行人及汽車流量本來已不勝負荷。以平日晚上繁忙時段為例，受紅隧入口及香港仔隧道出口交匯處影響，車流於晚上六時許在皇后大道東方向不時倒灌至船街，而堅尼地道方向則擠塞至香港鄧鏡波書院位置。

考慮到用地很大可能會建成貴價私人住宅，住戶將增加區內私家車數量，大幅增加社區的交通流量，屆時堵塞皇后大道東與堅尼地街的出入口的情況或會變本加厲，一旦道路無法保持暢通，裏面的小社區將變成死城。

關注組曾舉辦街站收集區內居民意見，不少街坊表示附近路窄，繁忙時間人多車多，內街常出現人車爭路的情況，十分危險。此外，更有街坊不只一次因健康狀況急召救護車，最後救護車受道路阻塞影響無法駛至計劃位置，最終需由親人合力將傷患抬到別處等待救援服務。

觀乎地政署提交的附件 <Traffic Assessment in Proposed Private Housing Development at 269 QRE, Wanchai HK>，當中雖有評估擬議內容對附近社區交通流量的改變，但未有清晰說明報告乃基於何種理據認為該項目不會對加劇交通阻塞問題。更重要的是，報告中用作推算結果的

數字並非經過實地考察所得，似乎未能如實反映現況，與區內居民經驗及觀察所比有嚴重落差。

另外，據2021年9月灣仔區議會屬下發展、規劃及交通委員會續議事項進展報告違例泊車黑點清單 [v]，堅彌地街一帶的備註項指出「車輛阻塞 / 交通擠塞於上午至放工時段間歇發生 \*」。加上堅彌地街有多間車房及的士行，於日間時間需於路面暫泊及交更之用，故車輛行駛時（尤其大型貨車）亦需減慢車速。就以上社區狀況及區內複雜性，堅彌地街需作詳細就車輛的交通影響評估。

### 1.3 違反城市規劃原則，影響社區環境（通風、日照、空氣質素、訊號）

根據早年由政府規劃署出版的《香港城市設計指引》，港島及九龍內陸地區的建築物高度限制乃基於保留和加強特定地區的地方特色、保留低密度地區及提供視覺調劑空間，盡量減低對毗鄰歷史建築物所帶來的負面影響，更重要是應避免形成「牆壁效應」，損害附近環境。

現擬議放寬高度不但會超越二零零二年半山區東部分區計劃大綱圖所訂的建築物高度限制，破壞由灣仔峽眺望灣仔的觀景廊，更會嚴重影響皇后大道東以南之社區環境。零碎地放寬個別的高度限制，導致高樓林立，有違規劃管制目的。放寬建築物高度與相鄰建築物循道衛理國際禮拜堂相約，會加劇屏風效應，阻擋區內通風並影響空氣質素，更甚者可能阻擋其他樓宇日照及接收天線訊號，亦會增加噪音及空氣污染。據2012年第四屆灣仔區議會第六次會議記錄 [vi]，鄭其建議員提出「呂祺教育服務中心或灣仔分科診所附近有一兩幢大廈，居民很擔心景觀受影響。他已把這些大廈居民的意見寄往規劃署。他很認同居民的憂慮，他們認為，舊唐樓的居民已無法收看電視，如再讓高樓包圍，可能連數碼電視也無法收看。本港現已推行數碼廣播，規劃署有否規定新大廈的天台必須安裝轉發器，以免舊唐樓被高樓包圍而無法接收電視訊息？」因此放寬高度限制是附近居民持續關注或會引起擔憂事項，申請人需考慮社區層面及詳細諮詢。

地政署所提交的申請文件環評附件雖有就空氣污染作討論，然而有關段落亦未能反映現況。基於擬議發展用地附近並未設有空氣質素監察測站，附件內容只引用東區數據作推算，似乎未能就實際情況作全面評估。加上附件未有討論其他對環境的潛在負面影響，故未能釋除區內持分者憂慮。



#### 1.4 若開先例，將影響區內其他重建項目

灣仔發展歷史悠久，加上作為港島商業中心地帶，與其他區相比較的確較少推出可發展用地。是次政府將此地納入賣地表作私人發展，在地產業界引起了熱烈討論，各發展商無不關注用地條款。加上是次放寬申請由政府部門提出，業界一致認為獲批機會大，且具重大指標作用。若是次破例放寬限制，相信定會造成連鎖效應，影響區內甚至本港其他重建項目，一眾發展商會紛紛以類近理由提出放寬限制申請，其影響之大難以估算。

據申請人提交環境評估中 (4.5.2 Review of Historical Information) 只從航拍照片參考，欠缺全面的歷史評估。根據香港政府檔案處資料，灣仔書院 (Wan Chai School) 建於1872年，為灣仔區最早由政府開辦之學校。於 "The Illustrated London News - Saturday 27 September 1873" (附件A1) 繪圖中已存在石水渠街及灣仔書院面貌。及後軒尼詩總督於1881年成立官立師範學堂(只開辦兩年) 及1905年華人足球隊曾改借灣仔書院為會址，1907年工務局同意書院擴建 (附件A2)，至1961年拆卸重建。

而本身該用地具有110年教育用途，具有歷史價值及社會功能，並不如地政署申請文中所說，由1945年起始用作教育用途，故此文件需重新詳細補充。雖然用地已定為住宅(戊類)用途，但政府也應重視該用地的歷史發展及社會意義，應思考如何將歷史教育及商業發展並行，應平衡兩方面發展，以互相並存。

沿皇后大道東100號起以東一帶有多個歷史建築 (附件A3)，包括南固臺 (一級歷史建築)、洪聖古廟 (一級歷史建築)、灣仔舊郵局 (法定古蹟)、灣仔舊街市 (三級歷史建築)、北帝廟 (法定古蹟)、藍屋建築群 (藍屋：一級歷史建築，黃屋：三級歷史建築) 等，此擬議項目對私人發展商及公眾重大的參考價值，現時建築亦需考慮與社區環境是否協調，若放寬限制先例將會為鄰近地區甚至本港整體保育事業帶來不可挽救的影響。

## 2. 建築物其中2層作為住客康樂設施

依前文所述，灣仔區的鄰舍休憩用地不足，若在擬議項目其中兩層劃作住戶專用的康樂設施，只供建築物內百多戶使用，實在有違善用社區休憩空間原則，甚至可能加深區內不同階層居民之間的矛盾。關注組在收集區內居民意見，絕大多數持分者對此擬議表示反對，認為區內休憩空間不足，宜盡可能開放用地予公眾使用，不少居民更就此提出其他可行方案，有關提議將於本書另一部分討論。

### 3. 建築物其中2層作為商業平台作商店及服務行業/食肆

擬議文件提出建築物其中兩層劃作商業用途，提供約十多個商店及服務行業／食肆鋪位。然而附近街道屬住宅區，居民一般能在附近購買所需日用品，該區人流高峰期一般只有平日午膳時間，在附近寫字樓辦公人士外出用膳期間。該用地其餘時間缺乏人流，若將建築物其中兩層作商鋪之用，相信未能提供吸引的經商條件，故不宜作經商之用。加上近年多棟商業大廈申請規劃發展（附件A4），鄰近有用地位於皇后大道東153至167號已申重建26層商業大廈，最低9層作零售及食肆用途，可見社區內的商業服務及食肆已相當充足。不少街坊認為區內不乏食肆及商鋪，且不少商店設於地面，十分方便，在項目中特設兩層作商用是多此一舉。

為達致地盡其用、平衡及回應社區需要目的，就此建議2層商業平台改作設福設施。據城市規劃委員會文件編號10512的附件 [iii]，灣仔區缺乏足夠的長者日間護理中心資助服務名額283個及安老院舍資助床位170個。及2020年財務委員會討論文件顯示 [vi]，灣仔需要購置7間物業以提供福利設施擬在所購物業設置的福利設施，包括：幼兒中心（平均634平方米）、長者鄰舍中心（平均179平方米）、殘疾人士地區支援中心（平均595平方米）、家長／親屬資源中心（平均221平方米）、特殊幼兒中心暨早期教育及訓練中心（平均770平方米）、網上青年支援隊（平均105平方米）。除灣仔區欠缺足夠的日間護理中心（283個資助服務名額）和安老院舍（170個資助床位），關注組建議可增設附合面積大小的社福設施，取代2層商業平台。

### 4. 建築物其中2層作為地下停車場

參考擬議項目內容，建築物其中兩層會作地下停車場之用，然而不少居民認為此計劃將更進一步加劇區內交通擠塞的問題。按擬議文件的平面圖及資料，兩層地下停車場只提供26個私家車車位及3個電單車車位。擬議建築物提供約190個私人住宅單位，即使當中只有18%住戶擁有的私家車，該地下停

車場亦未能滿足住戶需求，因而加劇附近違泊問題的機會十分大。再者，因為堅彌地街路窄及停車場面積小，車輛需以車粒進出停車場，因候粒及泊位需時，相信屆時會在皇后大道東與堅尼地街的出入口造成更嚴重堵塞。其次車輛出入口位置於堅彌地街，車輛需轉彎進出狹窄路口，亦會堵塞皇后大道東與堅尼地街的出入口。

事實上，區內並不乏收費停車場及路旁泊車位。參考2020年運輸及房屋局局長陳帆先生就立法會議員提問所作的書面答覆 [vii]，灣仔區約有1700多個路旁泊車位；約3360個公營停車場泊車位及約36360個私營停車場泊車位。灣仔區的收費停車場分佈平均，收費相若且合理 (附件A5)，亦屬擬議項目住戶經濟所能力負擔之範圍。此外，根據明報報導 [ix]，距離擬議項目約600米的灣仔司徒拔道1號亦將建4層停車場，相信已能為擬議項目住戶提供足夠車位。因此，不少區內居民希望地政總署再三評估附近泊車位的需求，並考慮能否更改相關樓層用途，以更有效達致地盡其用的原意。

若地政總署仍認為地下停車場是擬議項目必不可少的部分，請提供具體資料，回應以下街坊提問，以釋除區內居民的疑慮。

1. 每輛私家車平均需要多少時間由地面乘升降機到地下停車場樓層？
2. 若有多輛私家車同時需要進出地下停車場，堅彌地街入口最多能承受多少輛車在路面等候？
3. 若有多於一輛或以上車輛在堅彌地街入口等候進出時，路面是否有足夠位置讓緊急車輛 (如救護車、消防車、警車等) 駛入？

總括而言，上述種種為關注組收集所得的意見，下文將簡略提出區內居民就擬議項目的建議。由於住宅(戊類)用地可將建築物最底三層作特定用途，絕大多數街坊希望擬議項目能加入貼合社區需要的設施及用途。

地面樓層：作為可持續發展平台，設恆常回收站，不但回收常見可循環再造物料，更設廚餘機收集附近居民家區廚餘。平台亦可善用空間，設置街坊農圃，而經廚餘機處理過的肥料亦可用於農圃施肥。

雖然現時政府的「綠在區區」計劃每逢星期二在皇后大道東對出行人路近石水渠街設流動回收點，但不少居民反映回收點開放時間太短，未能有效推廣回收。現時區內多依靠街坊自發地有限度做回收，其中很多街坊表示

希望此平台能配合政府最快將在2023年起實施的垃圾徵計劃，並有助改善社區衛生情況，推廣社區持續發展。

一樓樓層：作為公共休憩空間，供區內居民自由使用。按前文所述，灣仔區內鄰舍休憩用地不足，不少居民期望該處可設有一個低度管理、開放予街坊自由享用的空間作休憩及活動之用，提升未來居民的生活質素。

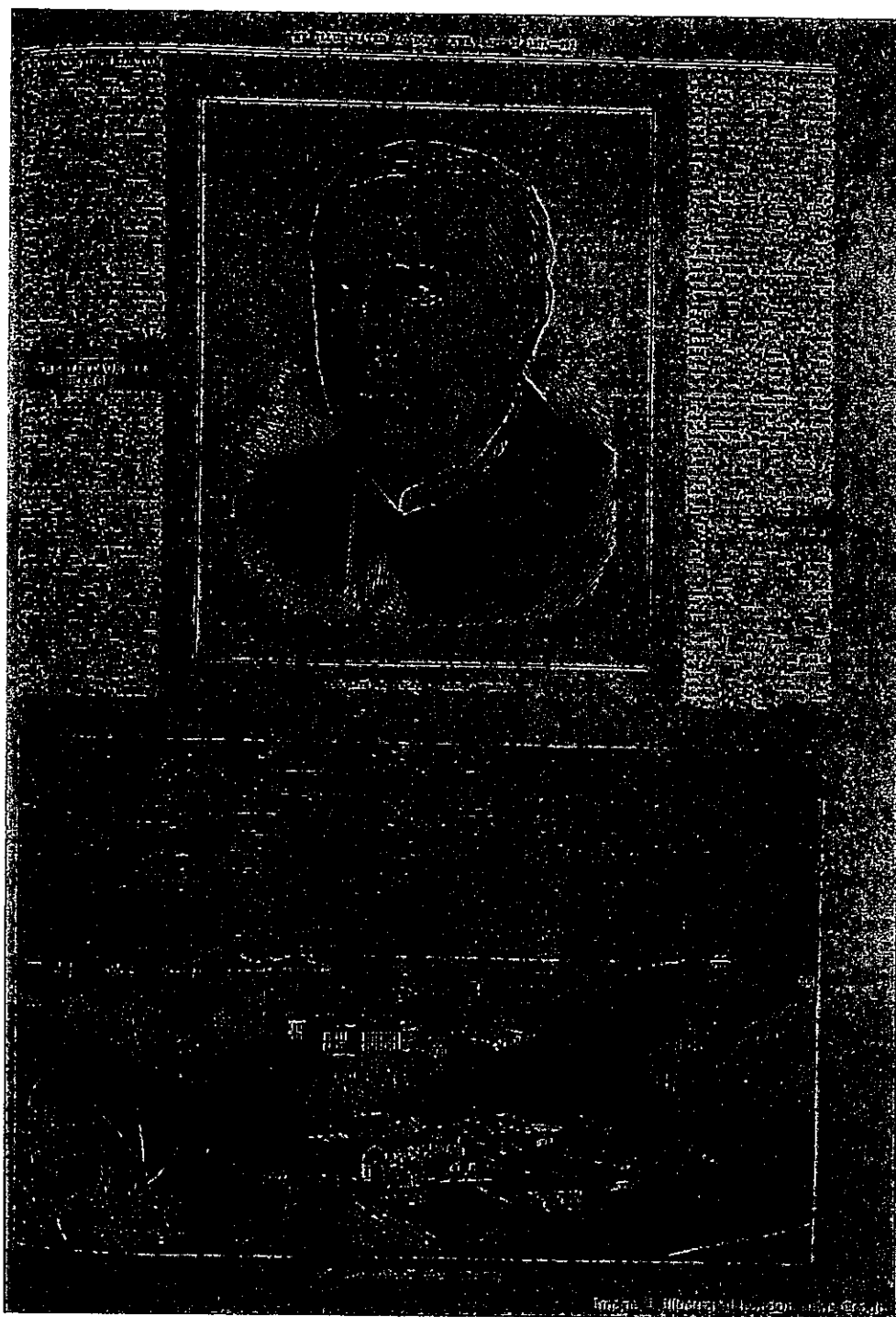
二樓樓層：作為社福設施用途，予非牟利機構管理。普遍街坊認為若該處讓社福機構管理，用地用途提高設計靈活性，達致地盡其用目的。街坊希望該樓層能設社區圖書館或教育、文藝性質的工作坊，甚至供大眾舉辦讀書或分享會。此外，不論區內外人士亦認為該處宜配合此用地的歷史背景，設立一個博物館，保留並介紹用地及灣仔歷史資料，推廣文化及保育傳承。

## 參考資料

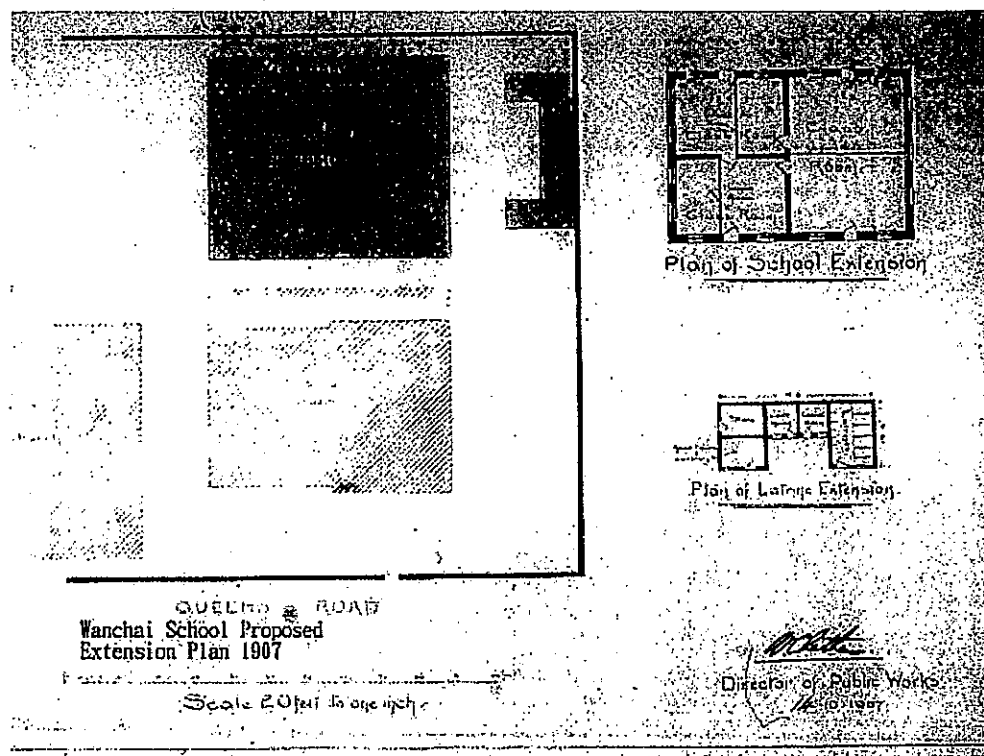
- [i] 東方日報 - 灣仔西營盤地料下季推, 2021-12-19  
[https://orientaldaily.on.cc/content/%E7%94%A2%E7%B6%93/odn-2021-1229-1229\\_00204\\_072/%E7%81%A3%E4%BB%94%E8%A5%BF%E7%87%9F%E7%9B%A4%E5%9C%B0%E6%96%99%E4%B8%8B%E5%AD%A3%E6%8E%A8](https://orientaldaily.on.cc/content/%E7%94%A2%E7%B6%93/odn-2021-1229-1229_00204_072/%E7%81%A3%E4%BB%94%E8%A5%BF%E7%87%9F%E7%9B%A4%E5%9C%B0%E6%96%99%E4%B8%8B%E5%AD%A3%E6%8E%A8)
- [ii] 差餉物業估價署《香港物業報告 2021》初步統計數字  
[https://www.rvd.gov.hk/doc/tc/HKPR2021\\_Preliminary\\_Findings\\_TC.pdf](https://www.rvd.gov.hk/doc/tc/HKPR2021_Preliminary_Findings_TC.pdf)
- [iii] 文匯報 - 下季供地5680伙遠超預期, 2021-12-31  
<https://www.wenweipo.com/epaper/view/newsDetail/1476610871273852928.html>
- [iv] 城市規劃委員會文件第10512 號附件, 2018-5-4  
[https://www.info.gov.hk/tpb/tc/whats\\_new/S\\_H5\\_28/TPB%20Paper%20No.%2010512\\_Annex%20\(Chi\).pdf](https://www.info.gov.hk/tpb/tc/whats_new/S_H5_28/TPB%20Paper%20No.%2010512_Annex%20(Chi).pdf)
- [v] 灣仔區議會屬下發展、規劃及交通委員會續議事項進展報告 - 違例泊車黑點清單:  
[https://www.districtcouncils.gov.hk/wc/doc/2020\\_2023/tc/committee\\_meetings\\_doc/DPTC/21455/wc\\_dptc\\_2021\\_c\\_41\\_annex2.pdf](https://www.districtcouncils.gov.hk/wc/doc/2020_2023/tc/committee_meetings_doc/DPTC/21455/wc_dptc_2021_c_41_annex2.pdf)
- [vi] 第四屆灣仔區議會第六次會議記錄, 2012-9-25  
[https://www.wd2.gov.hk/consultation%20material%20\(organized\)/Construction%20stage/25.09.2012\\_DC-mins\\_6\\_fair\\_c.pdf](https://www.wd2.gov.hk/consultation%20material%20(organized)/Construction%20stage/25.09.2012_DC-mins_6_fair_c.pdf)
- [vii] 財務委員會討論文件 - 基本工程儲備基金總目703— 建築物社會福利設施—多種用途/雜項1SG—「購置處所以提供福利服務」, 2020-5-15  
<https://www.legco.gov.hk/yr19-20/chinese/fc/fc/papers/f20-06c.pdf>
- [viii] 立法會十五題: 港島區泊車位, 2020-7-15  
<https://www.info.gov.hk/gia/general/202007/15/P2020071500261.htm>
- [ix] 司徒拔道友邦大廈擬重建逾25萬呎商廈, 2021-10-22

<https://finance.mingpao.com/fin/instantp/20211022/1634904085941/%E5%8F%B8%E5%BE%92%E6%8B%94%E9%81%93%E5%8F%8B%E9%82%A6%E5%A4%A7%E5%BB%88%E6%93%AC%E9%87%8D%E5%BB%BA%E9%80%BE25%E8%90%AC%E5%91%8E%E5%95%86%E5%BB%88>

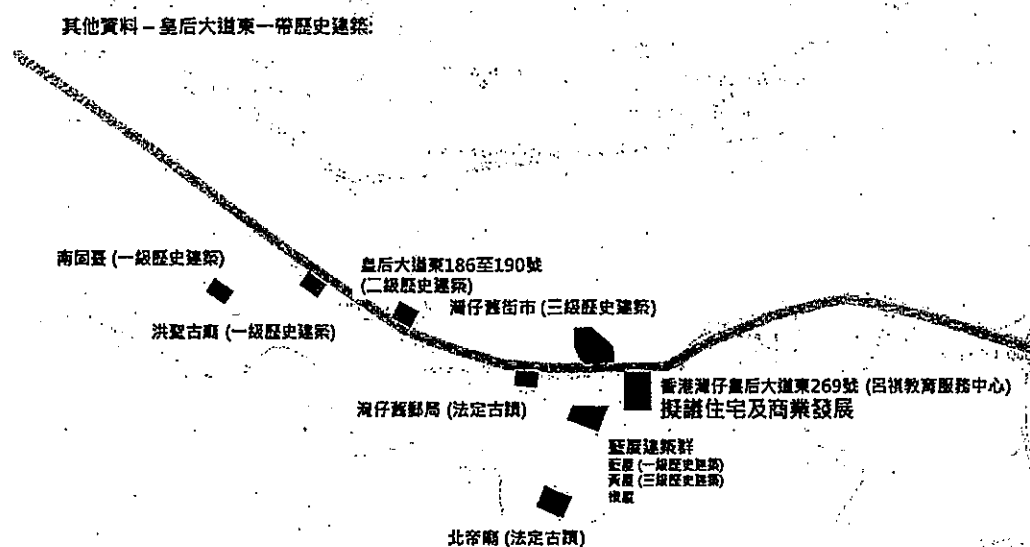
附件A1. The Illustrated London News - Saturday 27 September 1873



附件A2. 工務局文件, 1907-10-14

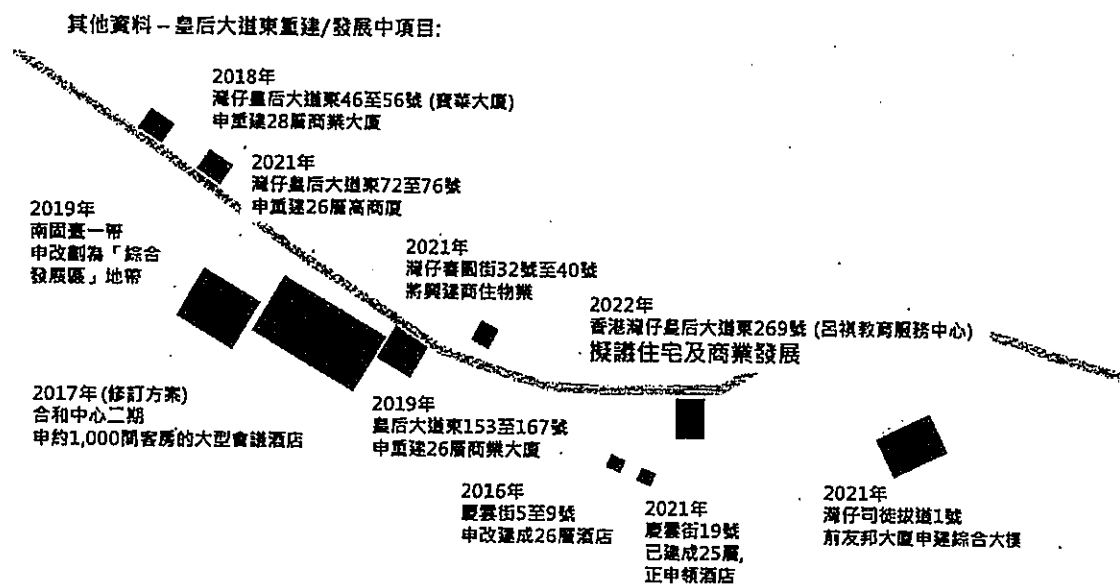


附件A3. 皇后大道東一帶歷史建築地圖

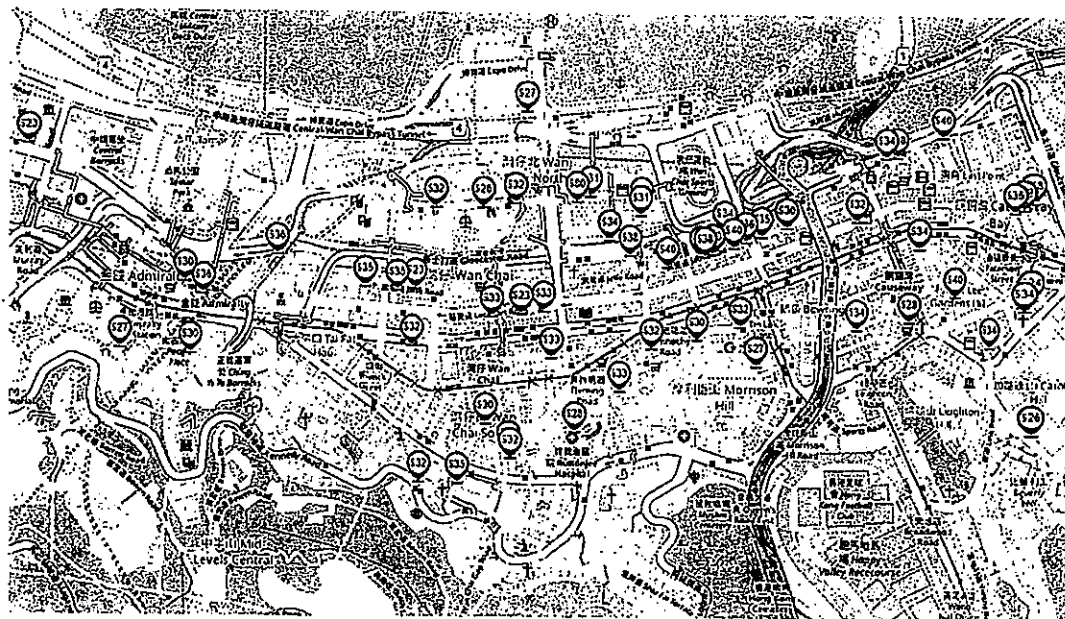




## 附件A4. 皇后大道東重建/發展中項目地圖



## 附件A5. 灣仔現有收費停車場地圖



5-92

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



A/H5/417 269 Queen's Road East, Wan Chai ex GIC  
11/01/2022 22:31

From:

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

1 attachment



Wanchai HKPSG.pdf

A/H5/417

269 Queen's Road East, Wan Chai

Site area : About 1,227sq.m Government Land

Zoning : "Res (Group E)"

Applied development : MR of PR (20%) and BHR 110Mpd (10%) / 191 Units / OS  
436sq.m / 29 Vehicle Parking

Dear TPB Members,

Strong objections re the intended use. This was a GIC site, the Lui Kee Education Services Centre that was rezoned and is on the current Land Sale programme.

That Lands is applying for the relaxations instead of the developer who acquires the site raises questions. Why such a detailed layout plan? Has some agreement already been reached with a particular developer?

This is a government site, why is it not being developer for assisted housing? Many Wanchai residents are being forced out of their homes due to redevelopment and have great difficulties in securing a home in the district so that they can continue to live in familiar surroundings, part of the development should accommodate community services.

Of even greater concern is the fact that a building that belonged to the community is to be privatized. Instead of shops, despite the multitude of retail stores in the district and the trend towards online shopping calling into question the need for any additional space,

This building is on a junction with entrances on two streets. It is an ideal location for the provision of GIC facilities in the podium with a separate and dedicated entrance.

Unfortunately the Wan Chai OZPs in recent years have concentrated on issues like building heights and have not included a chart of the HKPSG data. However the the 2020 Wong Nai Chung OZP does list the data and it shows a shocking deficit with regard to RCHE (60%) and Elderly Day Care (75%), see attached.

Government sites should be utilized to address not only housing and commercial but also the needs of the community, particularly those of the growing number of elderly citizens. Members cannot approve this application as it indicates that accumulating revenue via Land Sales is overriding the urgent need for elderly and community care facilities

Mary Mulvihill

Provision of Major Community Facilities in Wan Chai District  
在灣仔區提供的主要社區設施

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺(與已規劃供應比較)
			Existing Provision 現有供應	Planned Provision (including Existing Provision) 已規劃供應(包括現有供應)	
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每40名12-17歲青少年 設一個全日制學校課室	170 classrooms 個課室	449 classrooms 個課室	449 classrooms 個課室	+279 classrooms 個課室
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每25.5名6-11歲兒童 設一個全日制學校課室	171 classrooms 個課室	409 classrooms 個課室	445 classrooms 個課室	+274 classrooms 個課室
Kindergarten and Nursery 幼兒班與幼稚園	34 classrooms for 1,000 children aged 3 to 6 每1,000名3-6歲以下 幼童設34個課室	41 classrooms 個課室	184 classrooms 個課室	196 classrooms 個課室	+155 classrooms 個課室
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 人設一間	0	1	1	+1
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人設一間	1	2	2	+1
Clinic/ Health Centre 普通科診療所/ 健康中心	1 per 100,000 persons 每100,000人設一間	2	3	3	+1
Specialist Clinic/ Polyclinic 專科診療所/ 分科診療所	1 whenever a regional or district hospital is built 每興建一所醫院，便應同時設置一所專科診療所/分科診療所	N/A 不適用	3	3	N/A 不適用
Hospital Beds 醫院床位	5.5 beds per 1,000 persons 每1,000人 設5.5個床位	1,216 beds 個床位	2,005 beds 個床位	2,234 beds 個床位	+1018 beds 個床位
Magistracy 裁判法院	1 per 660,000 persons 每660,000人設一間	0	1	1	+1

Type of Facilities  設施種類	Hong Kong Planning Standards and Guidelines (HKPSG)  《香港規劃標準與準則》	HKPSG Requirement (based on planned population)  《香港規劃標準與準則》要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision)  乘餘/短缺(與已規劃供應比較)
			Existing Provision  現有供應	Planned Provision (including Existing Provision)  已規劃供應(包括現有供應)	
District Elderly Community Centres 長者地區中心	One in each new development area with a population of around 170 000 or above 每個人口約為 170 000 人或以上的新發展區設一間	N/A 不適用	2	2	N/A 不適用
Neighbourhood Elderly Centres 長者鄰舍中心	One in a cluster of new and redeveloped housing areas with a population of 15 000 to 20 000 persons, including both public and private housing 每個人口為 15 000 人至 20 000 人的新建和重新發展的住宅區(包括公營及私營房屋)設一間	N/A 不適用	3	3	N/A 不適用
Day Care Centres/ Day Care Units^ (Centre-base) 長者日間護理中心/長者日間護理單位^ (以中心為本)	17.2 subsidised places per 1 000 elderly persons aged 65 or above~ ^ 每 1 000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額~ ^	446	110	110	-336
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1 000 elderly persons aged 65 or above~ 每 1 000 名 65 歲或以上的長者設 21.3 個資助床位~	1,381	572 ^	572	-809
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 每 12,000 名 6-24 歲兒童/青年設一間	1	2	2	+1

Type of Facilities  設施種類	Hong Kong Planning Standards and Guidelines (HKPSG)  《香港規劃標準與準則》	HKPSG Requirement (based on planned population)  《香港規劃標準與準則》要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision)  剩餘/短缺(與已規劃供應比較)
			Existing Provision  現有供應	Planned Provision (including Existing Provision)  已規劃供應(包括現有供應)	
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons 每100,000至150,000人設一間	1	1	1	0
District Open Space 地區休憩用地	10 ha per 100,000 persons <sup>#</sup> 每100,000人10公頃 <sup>#</sup>	18.52 ha 公頃	35.89 ha 公頃	40.26 ha 公頃	+21.74 ha 公頃
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons <sup>#</sup> 每100,000人10公頃 <sup>#</sup>	18.52 ha 公頃	15.33 ha 公頃	15.97 ha 公頃	-2.55 ha 公頃
Sports Centre 體育中心	1 per 50,000 to 65,000 persons 每50,000至65,000人設一個	2	3	3	+1
Sports Ground/ Sports Complex 運動場/ 運動場館	1 per 200,000 to 250,000 persons 每200,000至250,000人設一個	0	4	4	+4
Swimming Pool Complex – Standard 游泳池場館 – 標準池	1 complex per 287,000 persons 每287,000人設一個場館	0	2	2	+2
Post Office 郵政局	Accessible within 1.2 km in urban area 在市區設於1.2公里的範圍內	N/A 不適用	7	7	N/A 不適用

Note 註：

The planned population of the Wan Chai District is about 185,200. If including transient population, the overall figure is about 221,300  
灣仔區的規劃人口約為 185,200人。若連同暫住人口，總數將約為221,300人。

# The requirements excludes planned population of transients and the provision is based on the information as at January 2020.  
有關要求不包括流動居民，供應所根據的資料為截至2020年1月。

Δ Provided by Social Welfare Department. The figure refers to the number of subsidised (Residential Care Homes for the Elderly) RCHE places. The total number of RCHE within the district, including both subvented and self-financing RCHE, is 572.  
由社會福利署提供。有關數字為資助安老宿位。區內津貼和自負盈虧安老院舍共提供572個安老宿位。

– This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.  
此乃長遠目標，在規劃和發展過程中，社會福利署會就實際提供的服務作出適當考慮。

^ The facilities belong to the centre-based facilities of Community Care Services (CCS). The planning standard of the CCS facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.  
這些設施屬於以中心為本的社區護理服務。社區照顧服務設施(包括中心為本及家居為本)的規劃標準是以人口為基礎。《安老服務計劃方案》對中心為本及家居為本的社區照顧服務的分配沒有硬性的規定。不過，一般來說，家居為本的服務及中心為本的服務分別滿足六成和四成社區照顧服務方面的需求。

97

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

參考編號

Reference Number:

220111-224044-59159

提交限期

Deadline for submission:

11/01/2022

提交日期及時間

Date and time of submission:

11/01/2022 22:40:44

有關的規劃申請編號

The application no. to which the comment relates:

A/H5/417

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Bella

意見詳情

Details of the Comment:

- 1) 用地為住宅及商業發展，希望能建公屋以解決基層急切的住屋需求，而不是建精品私人住宅。而私人住宅樓宇從來都不缺乏，而且空置單位更十分多。
- 2) 反對放寬住用地積比率，反對建築物高度限制100米上調至110米。會影響灣仔景觀及造成屏風效應。
- 3) 根據地政署我申請文件，反對用地增設地下停車場，以造成灣仔交通負擔，加上用地的行車路為單行線，而地面行人路又窄，會人車爭路，影響交通及行人安全。
- 4) 並建議增設大眾休憩空間及公共設施。  
不應只作私人用途。而用地110年均是教育大眾，作育英才的地方，現不應只發展只供私人用途。而灣仔向來缺乏合比例及數目的休憩空間。而社區設施亦不足。
- 5) 本身該地具有110年教育用地歷史，具有歷史價值，並不如地政署申請文年所說，由1945年起始教育用途。雖然已定為住宅或類用途，但政府也應重視該用地本身意義，應思考如何將歷史教育及商業發展並行，應平衡2方面發展，以互相並存。

5-3

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

參考編號

Reference Number:

211230-214348-72583

提交限期

Deadline for submission:

11/01/2022

提交日期及時間

Date and time of submission:

30/12/2021 21:43:48

有關的規劃申請編號

The application no. to which the comment relates:

A/H5/417

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林穎豪

意見詳情

Details of the Comment :

關於此規劃申請，我有以下兩項建議：

第一，建議在發展計畫中加設大型垃圾收集設施，方便附近居民倒垃圾。石水渠街一帶人口眾多，但垃圾收集設施不足。即使食環署最近在石水渠街一帶放置大型垃圾桶，但容量不足及清潔工人每晚很早便清走垃圾桶，附近居民只好辛苦地步行到三板街垃圾收集站倒垃圾。加設大型垃圾收集設施，既方便此發展計畫下的新業主，亦方便現有街坊。

第二，建議藉重建呂祺教育中心之機會，改善周邊交通。現時石水渠街一帶的道路及行人路先天設計狹窄(例如景星街)，不能應付因附近新住宅及商舖而日益增加的車流及人流，造成人車爭路，險象環生。在此發展計畫下，車流人流勢必增加，故建議藉此：

- (1)擴闊介乎皇后大道東至景星街一段的堅彌地街及改善皇后大道東交界位；
- (2)擴闊皇后大道東及堅彌地街的交界位及
- (3)於堅彌地街及景星街交界加設警示設施，讓行人可及時注意車輛進入景星街。

整體而言，我不反對重建呂祺教育中心，但要留意重建計畫如何避免帶來過份的人流和車流，對現有社區造成負面影響。



## 就規劃申請/覆核提出意見

35

申請編號 Application No. A/H5/417

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

擬議住宅及商業發展，並略為放寬住用地積比率及建築物高度限制

「提意見人」姓名/名稱: Anna Wong

(先生 Mr. / 夫人 Mrs. / 小姐 Miss / 女士 Ms. / 其他 Other)

通訊地址:

電話號碼:

電郵地址: [REDACTED]

\* 為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

\* To facilitate communication, either postal address, fax number or email address must be provided.

意見詳情:

基層市民能受惠於房屋需要，停車場車輛出入做成交通擠塞，附近道路容納不到太多車輛，納米橋不合人性化住屋人均面積，政府設計似乎缺乏納米橋

就申請提出意見的屆滿日期: 11/01/2022 (二)

請親身或利用郵寄、傳真(傳真號碼: 2877 0245 或 2522 8426)或電郵(電郵地址:

tpbpd@pland.gov.hk)的方式，把表格送交城市規劃委員會秘書(地址: 香港北角渣華道 333 號北角政府合署 15 樓)；

## 個人資料聲明 STATEMENT ON PERSONAL DATA

(a) 城市規劃委員會就這份意見所收到的個人資料會交給城市規劃委員會秘書及政府部門作以下用途: (i) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查詢；以及 (ii) 方便「提意見人」與城市規劃委員會秘書及政府部門之間進行聯絡。(b) 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述(a)段提及的用途。(c) 根據《個人資料(私隱)條例》(第 486 章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向城市規劃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。

## 就規劃申請/覆核提出意見

36

申請編號 Application No. A/H5/417

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

擬議住宅及商業發展，並略為放寬住用地積比率及建築物高度限制

「提意見人」姓名/名稱:

黃國偉

(先生 Mr. / 夫人 Mrs. / 小姐 Miss / 女士 Ms. / 其他 Other)

通訊地址:

電話號碼:

電郵地址:

\*為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

\* To facilitate communication, either postal address, fax number or email address must be provided.

意見詳情:

以香港現狀，私人發展商擁有很多土地，所以張科楷增加地積比率，在邏輯上是講不通的，除非增加了地積比率，令回報量社會需要量大減。

反之，公營房屋增加地積比率，增加公營房屋數量，才可舒緩房屋緊絀性，而市民才可居者有其屋。

當公營房屋量化發展，私人市場房屋的需求亦會下降，從而從根本上解決都市整體解決整個房屋市場的平穩了。

這樣，社會的壓力亦不難自行解決。

就申請提出意見的屆滿日期: 11/01/2022 (二)

請親身或利用郵寄、傳真(傳真號碼: 2877 0245 或 2522 8426)或電郵(電郵地址:

tpbpd@pland.gov.hk)的方式，把表格送交城市規劃委員會秘書(地址: 香港北角渣華道 333 號北角政府合署 15 樓)；

## 個人資料聲明 STATEMENT ON PERSONAL DATA

(a) 城市規劃委員會就這份意見所收到的個人資料會交給城市規劃委員會秘書及政府部門作以下用途: (i) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及 (ii) 方便「提意見人」與城市規劃委員會秘書及政府部門之間進行聯絡。(b) 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述(a)段提及的用途。(c) 根據《個人資料(私隱)條例》(第486章)的規定，「提意見人」有權查閱及更正其個人資料，如欲查閱及更正個人資料，應向城市規劃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。

## 就規劃申請/覆核提出意見

39

申請編號 Application No. A/H5/417

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

擬議住宅及商業發展，並略為放寬住用地積比率及建築物高度限制

「提意見人」姓名/名稱: Venus Chan

(先生 Mr. / 夫人 Mrs. / 小姐 Miss / 女士 Ms. / 其他 Other)

通訊地址: [REDACTED]

電話號碼: [REDACTED]

電郵地址: [REDACTED]

\*為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

\* To facilitate communication, either postal address, fax number or email address must be provided.

意見詳情:

石水渠街一帶交通及皇后大道東交通向來繁忙，若增設首層建築，定會造成交通問題。

石水渠街一帶為舊住宅，大部分為舖位，環境較差，若增設首層建築，將造成環境問題，或光污染等，更影響原來街道整體質素。

就申請提出意見的屆滿日期: 11/01/2022 (二)

請親身或利用郵寄、傳真(傳真號碼: 2877 0245 或 2522 8426)或電郵(電郵地址:

tpbpd@pland.gov.hk)的方式，把表格送交城市規劃委員會秘書(地址: 香港北角渣華道 333 號北角政府合署 15 樓)；

## 個人資料聲明 STATEMENT ON PERSONAL DATA

(a) 城市規劃委員會就這份意見所收到的個人資料會交給城市規劃委員會秘書及政府部門作以下用途: (i) 處理這份意見，包括公佈這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及 (ii) 方便「提意見人」與城市規劃委員會秘書及政府部門之間進行聯絡。(b) 「提意見人」就這份意見提供的個人資料，或亦會向其他人披露，以作上述(a)段提及的用途。(c) 根據《個人資料(私隱)條例》(第 486 章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向城市規劃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。

## 就規劃申請/覆核提出意見

申請編號 Application No. A/H5/417

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

擬議住宅及商業發展，並略為放寬住用地積比率及建築物高度限制

「提意見人」姓名/名稱: Wong

(先生 Mr. / 夫人 Mrs. / 小姐 Miss / 女士 Ms. / 其他 Other)

通訊地址: [REDACTED]

電話號碼: [REDACTED]

電郵地址: [REDACTED]

\*為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

\* To facilitate communication, either postal address, fax number or email address must be provided.

意見詳情:

• 周邊的私人屋宇多，商業發展，負擔不起

• 不符社區內的需要

就申請提出意見的屆滿日期: 11/01/2022 (二)

請親身或利用郵寄、傳真(傳真號碼: 2877 0245 或 2522 8426)或電郵(電郵地址:

tpbpd@pland.gov.hk)的方式，把表格送交城市規劃委員會秘書(地址: 香港北角渣華道 333 號北角政府合署 15 樓)；

## 個人資料聲明 STATEMENT ON PERSONAL DATA

(a) 城市規劃委員會就這份意見所收到的個人資料會交給城市規劃委員會秘書及政府部門作以下用途: (i) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及 (ii) 方便「提意見人」與城市規劃委員會秘書及政府部門之間進行聯絡。(b) 「提意見人」就這份意見提供的個人資料，或亦會向其他人上披露，以作上述(a)段提及的用途。(c) 根據《個人資料(私隱)條例》(第486章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向城市規劃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。

**Advisory Clauses**

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines, and any proposal on bonus plot ratio (PR) and site coverage (SC) and/or gross floor area (GFA) concession/exemption for the proposed development will be approved/granted by the Building Authority (BA). You should approach the Buildings Department (BD) direct to obtain the necessary approvals. In addition, if the building design elements and the bonus PR/GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board may be required;
- (b) to note the comments of the Commissioner for Transport that the traffic assessment was conducted based on a reference scenario (i.e. the Proposed Scheme) only and the future development mix is unknown at this stage, the future developer is required to submit a traffic review report on the development in compliance with the land sale conditions. In view of the subject site (the Site) adjoins Queen's Road's East which is a busy and major route, the future developer should submit the proposed access arrangement for construction vehicles and the construction traffic impact with consideration of other known projects in the vicinity during demolition and construction stages. Construction traffic generated should preferably limited to non-peak hours to minimise the adverse traffic impact;
- (c) to note the comments of the Director of Environmental Protection that based on the submitted Environmental Review, practicable mitigation measures such as acoustic balcony and acoustic window are required to be adopted to mitigate traffic noise impact on the development. Since the works would involve demolition of existing building and excavation for construction of the new residential building, it is advised to minimise the generation of construction and demolition (C&D) materials, reuse and recycle the C&D materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development;
- (d) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable as some of the flats are facing west and to consider measures such as providing canopy/covered space, vertical green, etc. along the building façade to enhance street environment and microclimate of the area;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that to ensure open requirements as stipulated in the Hong Kong Planning Standards and Guidelines could be met despite any future changes/updates to the proposed layout in detail design stage. Approval of the planning application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Tree removal applications should be submitted direct to relevant authority(ies) for approval;
- (f) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department that:
  - (i) GFA concession for private carparking spaces and loading/unloading areas may be considered when the relevant requirements as laid down in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical

Engineers (PNAP) APP-2 have been complied with. Any excessive provision of carparking spaces will be included in GFA calculation;

- (ii) For acquiring GFA and/or SC calculations for communal sky garden, balconies and utility platforms for residential building, relevant requirements as laid down in Joint Practice Notes No. 1 and 2 should be complied with;
- (iii) All areas under building footprint should be included in GFA calculation unless exempted. Any application for exemption of prestige entrance, caretakers' office, Owners' Corporation Office, recreational facilities and covered landscape area from GFA calculation would be favorably considered if the relevant requirements in PNAP APP-42 have been complied with. The granting of GFA concession is subject to compliance with pre-requisites stipulated in PNAP APP-151 and 10% cap except those features described in paragraph 5 of PNAP APP-151;
- (iv) Emergency vehicular access should be provided in compliance with regulation 41D of B(P)R;
- (v) The passage from the fireman service access point to the fireman's lift should be adequately separated from the remainder of the ground storey which should be in compliance with subsection D7 of the Code of Practice for Fire Safety in Buildings 2011 (FS Code 2011);
- (vi) Means of escape for the use as commercial and domestic should be provided in compliance with regulation 41(1) of the B(P)R;
- (vii) Refuge roof should be provided in compliance with subsection B18 of FS Code 2011;
- (viii) Adequate fire separation between different uses of the building should be provided in compliance with section 35 of the Building (Construction) Regulations;
- (ix) Fire screen wall in compliance with clause C13.4 of FS Code 2011 should be provided in open kitchens;
- (x) Access and facilities for persons with a disability should be provided in compliance with regulation 72 of B(P)R;
- (xi) Prescribed windows for rooms for habitation, kitchens, caretaker office and IO meeting room should be provided in compliance with regulations 30 and 31 of the B(P)R;
- (xii) Natural lighting and ventilation for internal bathrooms and toilets should be provided in compliance with regulation 36 of the B(P)R. Modification of which may be considered if the requirements and conditions as laid down in PNAP APP-89 and requirements on artificial lighting and ventilation are complied with in internal bathrooms and internal toilets respectively;
- (xiii) Justification on high headroom on G/F should be provided. Otherwise, high headroom may be included in gross floor area calculation;

- (xiv) Adequate open space should be provided in accordance with regulation 25 of the B(P)R; and
  - (xv) Details comments on the compliance with the BO can only be provided at the plan submission stage;
- (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. To 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 the Buildings Department;
- (h) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. To observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (i) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO) that:
- (i) Noting that the application is submitted by LandsD and the Site has been included in the land sale programme (April 2021 to March 2022) of LandsD, the future developer of the Site should provide AMO with the details of the works arising from the development for comment through departmental referrals of relevant building plans, protective/ mitigation measures, etc;
  - (ii) Lui Kee Education Service Centre situated on the Site was built in 1960 and may have potential heritage value, it is recommended to conduct photographic recording if in-situ preservation of the building is considered not feasible for the proposed development;
  - (iii) You are required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
  - (iv) The following historic buildings have been included in Batch II of the “Revitalising Historic Building Through Partnership Scheme (“R-Scheme”)” under the Development Bureau:
    - Nos. 72, 72A, 74 & 74A Stone Nullah Lane, four Grade 1 historic buildings, which are only approximate 38 meters away from the Site;
    - Nos. 2, 4, 6 & 8 Hing Wan Street, four Grade 3 historic buildings, which are only approximate 29 metres away from the Site; and

- No. 8 King Sing Street, a Nil Grade building, which is approximate 19 metres away from the Site;
- (v) The graded buildings mentioned in (iv) are now under “Viva Blue House” project which is being operated and managed by St. James’ Settlement. Details of the R-Scheme and “Viva Blue House” project are available on the website of the Commissioner for Heritage’s Office (<http://www.heritage.gov.hk>);
- (vi) Old Wan Chai Market (Grade 3), No. 72, 72A, 74 & 74A Stone Nullah Lane (4 buildings) (Grade 1); No. 2, 4, 6 & 8 Hing Wan Street (4 buildings) (Grade 3), The Hong Kong Tuberculosis, Chest and Heart Diseases Association (Grade 3) and Boundary Stones Bearing Inscriptions ‘Inland Lot 86’ at Queen’s Road East, Wan Chai, Hong Kong should be included in the Environmental Review.