

2024年 2月 8日

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

This document is received on **- 8 FEB 2024**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400101 10/ By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/118/440
	Date Received 收到日期	- 8 FEB 2024

- 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)

Shinnyo-En Hong Kong

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

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

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	2/F Commercial Podium of Nos. 2-4 Tin Hau Temple Road and No. 180 Tung Lo Wan Road, Tin Hau
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,165 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft North Point Outline Zoning Plan No. S/H8/27
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)" and "Commercial/Residential"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

- ☒ sent request for consent to the "current land owner(s)" on 10/01/2024 (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one "✓".

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	1,165 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Religious Institution (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(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 1,165 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 1,165 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	2/F	Vacant	Religious Institution

(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" data-bbox="496 1357 1453 1854"> <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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括storeys of basements 層地庫
☐ exclude 不包括storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

*measured from site formation level at about 185.5mPD.

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

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

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

政府、機構或社區設施

.....
.....
.....☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積).....
.....
.....☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

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

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

.....

.....

.....

.....

.....

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

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

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

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

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

3rd quarter of 2024

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

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

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 Supporting Planning Statement attached.

11. Declaration 聲明

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

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

Signature
簽署


.....
KITTY WONG
.....

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

Director
.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KTA Planning Limited
.....

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

Date 日期

10/01/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	2/F Commercial Podium of Nos. 2-4 Tin Hau Temple Road and No. 180 Tung Lo Wan Road, Tin Hau		
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft North Point Outline Zoning Plan No. S/H8/27		
Zoning 地帶	"Residential (Group A)" and "Commercial/Residential"		
Applied use/ development 申請用途/發展	Religious Institution		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,165 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	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 (CMH only) <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

* including 47 mechanical parking and 1 accessible parking space

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

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

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

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

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S16 PLANNING APPLICATION

Draft North Point Outline Zoning Plan No. S/H8/27

**Proposed Religious Institution in “Residential (Group A)” and
“Commercial/Residential” Zones,
Level 2 Commercial Podium, Nos. 2-4 Tin Hau Temple Road and
No. 180 Tung Lo Wan Road, Tin Hau, Hong Kong**

SUPPORTING PLANNING STATEMENT

January 2024

Applicant:

Shinnyo-En Hong Kong

Consultancy Team:

KTA Planning Ltd.



PLANNING LIMITED

規 劃 顧 問 有 限 公 司



Executive Summary

The Applicant, Shinnyo-En Hong Kong, is seeking approval from the Town Planning Board ("TPB") for the proposed Religious Institution partly at Level 2 of the commercial podium of Nos. 2-4 Tin Hau Temple Road and partly at No. 18 Tung Lo Wan Road, Tin Hau, Hong Kong ("the Subject Premises"). The Subject Premises falls within area zoned "Residential (Group A)" ("R(A)") and partly within an area zoned "Commercial/Residential" ("C/R") on the Draft North Point Outline Zoning Plan ("Draft OZP") No. S/H8/27.

The Subject Premises has a floor area of about 1,165 sq.m. Various facilities including a main altar area, multi-purpose rooms, private meditation rooms and other supporting facilities will be provided within the Premises for worshipping and religious training activities. Fire services installations will be implemented within the Subject Premises in efficient working order at all times.

The proposal is fully justified based on the following reasons:

- The proposal will continue to meet the planning intention of the "C/R" and "R(A)" zones.
- The proposed Religious Institution is a suitable use at the Subject Premises in terms of compatibility and accessibility.
- The approval of this Planning Application will enable the continuous provision of this much needed religious services to the local community.
- The Subject Premises is located at the non-domestic portion / commercial podium of the two buildings with separate access via Parks Commercial Building at Tung Lo Wan Road. No disturbance or nuisance to the local residents of Magnolia Mansion will be anticipated.
- The approval of this Planning Application will be consistent with TPB's previous decisions.
- No adverse impact due to the proposed Religious Institution onto the surrounding neighbourhood is anticipated.

With the justifications presented above, we sincerely request the TPB to give favourable consideration to this Planning Application.

行政摘要

申請人香港真如苑，擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請在天后廟道 2-4 號及銅鑼灣道 180 號 2 樓商業平台的申請處所作宗教機構用途。申請處所位於北角分區計劃大綱草圖(下稱大綱草圖)編號 S/H8/27 的「住宅(甲類)」及「商業/住宅」地帶內。

申請處所的樓面面積約 1,165 平方米。處所內將提供各種設施，包括主祭台、多功能室、私人冥想室和其他支援設施，用於宗教崇拜及培訓活動。申請處所會設置消防裝置，確保消防安全。

擬議宗教機構理據充份如下：

- 擬議宗教機構將繼續符合「住宅(甲類)」和「商業/住宅」地帶的規劃意向。
- 在土地相容性和可達性方面，申請處所很適合作宗教機構用途。
- 規劃申請如獲批准將能夠為社區繼續提供需要的宗教服務。
- 申請處所位於兩棟建築物的非住用部分/商業平台內，由百樂商業中心在銅鑼灣道的入口進出，不會對景香樓的居民帶來滋擾。
- 同類型規劃申請先前亦獲城規會批准。
- 擬議宗教機構不會對周邊環境帶來不良影響。

基於上述理據，希望是次申請能獲得城規會支持。

Executive Summary

行政摘要

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**S16 Planning Application
Draft North Point OZP No. S/H8/27**

**Proposed Religious Institution
in “Residential (Group A)” and “Commercial/Residential” Zones,
Level 2 Commercial Podium,
Nos. 2-4 Tin Hau Temple Road and
No. 180 Tung Lo Wan Road,
Tin Hau, Hong Kong**

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of Shinnyo-En Hong Kong (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed Religious Institution at Level 2 of the commercial podium of Nos. 2-4 Tin Hau Temple Road and partly at No. 18 Tung Lo Wan Road, Tin Hau, Hong Kong (“the Subject Premises”). The Subject Premises falls partly within area zoned “Residential (Group A)” (“R(A)”) and partly within “Commercial/Residential” (“C/R”) on the Draft North Point Outline Zoning Plan (“Draft OZP”) No. S/H8/27. This Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The proposed development layout will be described in Section 3. The planning merits and justifications of the Proposed Development are included in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location

2.1.1 The Subject Premises is partly located at level 2 commercial podium of Nos. 2-4 Tin Hau Temple Road (currently occupied by Magnolia Mansion) and partly at No. 180 Tung Lo Wan Road (currently occupied by Park Commercial Centre), Tin Hau, Hong Kong (**Figure 2.1 refers**). Magnolia Mansion is bounded by Tin Hau Temple Road to its north, Ming Tak Building to its east and Chaung’s On the Park to its south while Park Commercial Centre is bounded by Tin Hau Temple Road to its north, Tung Lo Wan Road to its west and Kin Wah House to its south. The podium of the two buildings are interlinked at G/F to 2/F and the Subject Premises has a total floor area of about 1,165 sq.m.

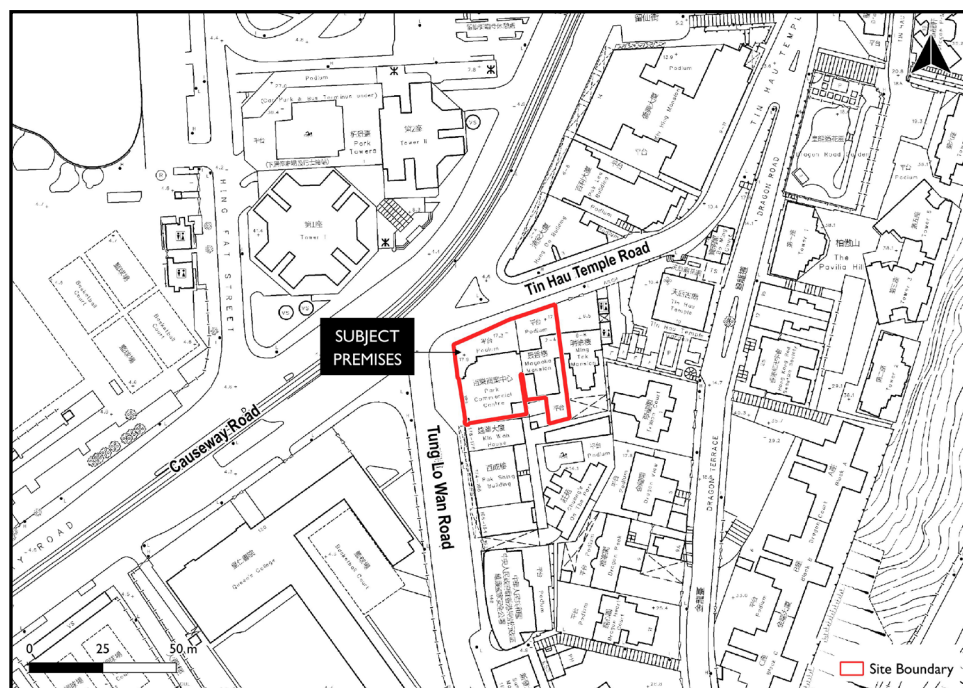


Figure 2.1 Site Location Plan

2.2 Existing Condition

2.2.1 Magnolia Mansion is a 23-storey residential development completed in 1976 and Park Commercial Centre is a 24-storey commercial development completed in 2002. The major floor uses of the two buildings are summarized in **Table 2.1** below. The Subject Premises is currently vacant (**Figure 2.2 refers**).

Table 2.1 Major Floor Uses

Level	Current Uses
Magnolia Mansion (Nos. 2-4 Tin Hau Temple Road)	
G/F	Shop and Services
1/F	Kindergarten
2/F	Subject Premises
3/F – 23/F	Residential Units
Parks Commercial Centre (No. 180 Tung Lo Wan Road)	
LG/F	Eating Place
G/F	Shop and Services and Eating Place
1/F	Kindergarten
2/F	Subject Premises
3/F – 22/F	Office and Learning Centre / Tutorial School

2.2.2 Photos showing the existing condition of the Subject Premises can be found in **Figure 2.2**.

Figure 2.2 Photos of Existing Condition of the Subject Premises



Photo 1 Entrance at Tin Hau Temple Road



**Photo 2 Commercial Podium/
Non-residential Portion of
Magnolia Mansion and Park
Commercial Centre**



**Photo 3 Existing Condition of the
Premises**



**Photo 4 Existing Condition of the
Premises**

2.3 Accessibility

2.3.1 The Subject Premises can be accessed via the escalator from G/F entrance of Parks Commercial Building (at Tin Hau Temple Road). The Site is well served by various public transport modes including MTR Tin Hau Station (only 50m away from the Site) and various bus routes and tram service running along Causeway Road.

2.4 Statutory Planning Context

2.4.1 The Subject Premises falls within an area zoned “R(A)” and “C/R” on the Draft OZP (**Figure 2.3** refers). According to the Statutory Notes of the Draft OZP, the planning intention of “R(A)” zone is “*primarily for high-density residential developments.*” It is also stated that “*Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building except in “Residential (Group A) 4” zone.*” For “C/R” zone, the planning intention is “*primarily for commercial and/or residential development.*” It is also stated that “*commercial, residential and mixed commercial/residential uses are always permitted.*” ‘Religious Institution’ is a column 2 use under both zonings and permission from the TPB is required.

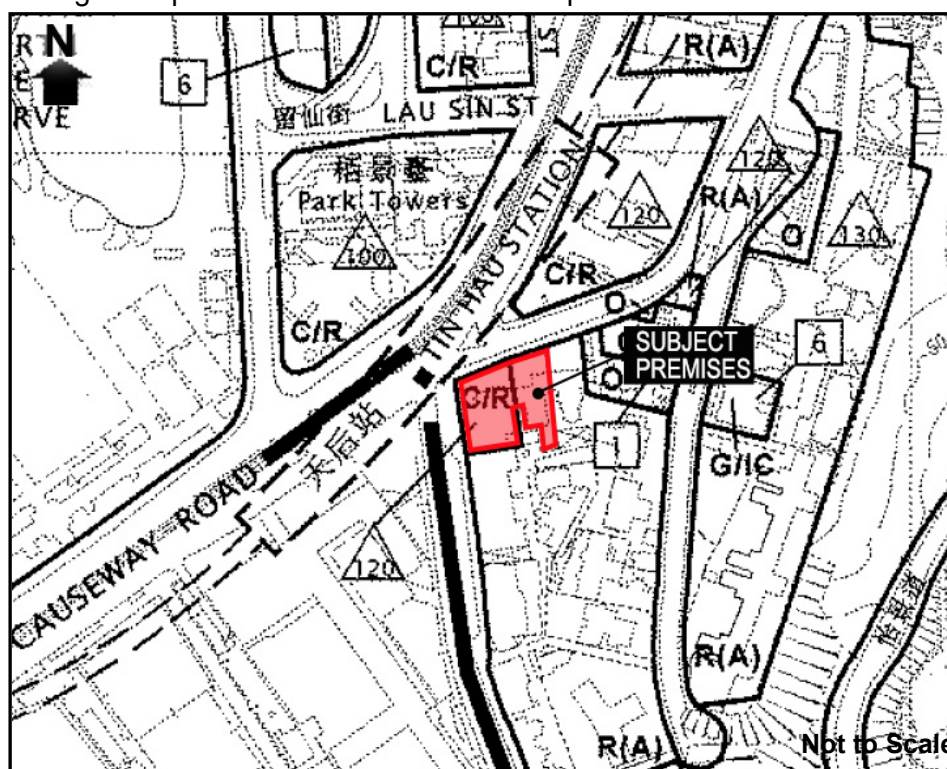


Figure 2.3 Zoning Context Plan (Extracted from OZP No. S/H8/27)

2.5 Surrounding Land Use

2.5.1 The Site is located in a predominately residential neighbourhood surrounded by some Government, Institution or Community uses and major district open space. Within the same “R(A)” zone, there are a

number of residential developments including Kin Wah House, Chuang’s On the Park, Trillion Court and Dragon View. Across from Tin Hau Temple Road to its northeast is another “C/R” zone occupying by a number of composite buildings including Hung On Building, Park Lee Building and Kiu Hing Mansion. To its northwest across from King’s Road / Causeway Road is another “C/R” zone where Park Towers is situated. To its southwest is an area zoned “Government, Institution or Community” (“G/IC”) currently occupied by Queen’s College. To its east is an “Open Space” (“O”) zone where Tin Hau Temple Garden is located. Adjacent to it is another “G/IC” zone occupied by Tin Hau Temple. To its further northwest across from Causeway Road is a large “O” zone where Victoria Park is located.

3. BACKGROUND OF SHINNYO-EN AND PROPOSED LAYOUT FOR THE PREMISES

3.1 Background of Shinnyo-en

3.1.1 Shinnyo-en is an international Buddhist community grounded in cultivation of the wisdom and love embodied in the Buddha's teaching. The spiritual path to peace and happiness cultivated at Shinnyo-en is rooted in a profound sense of shared humanity that comes from understanding that all living beings are interconnected. Shinnyo-en practices cultivate the three Buddhist disciplines of integrity, meditation, and wisdom. These practices nurture and bring out the natural goodness of people, and foster harmony in their lives and in the relationships shared with others.

3.2 Nature of Activities to be Held at the Subject Premises

3.2.1 Three main activities will be conducted at the Subject Premises on a monthly basis. A typical schedule is enclosed at **Appendix 1** of this Supporting Planning Statement.

1. Buddhist services (法會) involve chanting and typically a talk. Participants will be seated in a theatre format, facing the altar in the main worship hall or facing television screens in other rooms. Such services are conducted 5 to 10 times a month. About 100 to 150 nos. of participants would attend over the weekend at each service. Weekday services typically have less than 100 nos. of participants attending. Each service lasts for about 1 to 1.5 hours (maximum). Prior reservation of seats is required for the service.
2. Meditation training which is often conducted at the end of each service or by itself. Post service meditation training (接心) is held in the main altar room or in individual private rooms. In the main altar area, meditation trainees are seated shoulder to shoulder forming a square facing each other. The meditation guides will provide meditation guidance to the trainees on an one-on-one basis. Each trainee will receive a short personalized meditation guidance up to three to four minutes from the meditation guide. For the private meditation session, it usually lasts from 15 minutes to at the most 30 minutes. Another “meditation only” training (會坐) that takes place on a bi-monthly basis is conducted on its own with session begins after a short chanting. The entire session will last up to 2 hours. There will usually be about 80 trainees per training.
3. Dharma School (智流學院) with its three course levels involves students attending teachings at the temple. There are up to 10 students at each course level. Classes are conducted via

pre-recorded video lessons. Normally there are two lessons conducted per class, with each lesson lasting for an hour. Classes are conducted over the annual semester from April to November each year with 1 to 2 classes per month.

- 3.2.2 Other activities include meetings with a maximum of 30 people attending. There are volunteer activities such as temple cleaning which takes place once in a few months.

3.3 The Proposed Layout

- 3.3.1 Schematic layout plan for the proposed Religious Institution is presented in **Appendix 2** of this Supporting Planning Statement. There will be a main altar area for worship activities with an altar preparation room, interpretation room, AV control room, prayer writing room and storage room adjacent to it. There will be 3 nos. of multi-purpose rooms for the Dharma School and for service attendance, meditation training and meetings and 5 nos. of private meditation rooms. Other supporting facilities including ancillary office space for staff, restrooms, lockers, and smaller rooms for baby-sitting of children and social gatherings, etc will also be provided within the Premises. Fire services installations will be implemented within the Subject Premises in efficient working order at all times.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Continue to Meet the Planning Intention of the “Residential (Group A)” and “Commercial/Residential” Zones

- 4.1.1 The Subject Premises is located partly in area zoned “R(A)” and partly zoned “C/R” on the Draft OZP. The planning intention of the former is primarily for high-density residential developments with commercial uses on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building while the latter is primarily for commercial and/or residential development. The proposed Religious Institution is a column 2 use on the Statutory Notes of both zonings. The Subject Premises, located at 2/F of a purposely designed non-residential portion of the building / commercial podium, would conform to the planning intention of both “R(A)” and “C/R” zones.

4.2 Suitability of the Proposed Use at the Subject Premises

Compatibility

- 4.2.1 The Subject Premises is located in a purposely designed non-residential portion of the building / commercial podium and Religious Institution is considered compatible with other uses including School (kindergarten), Shop and Services and Eating Places uses. The proposed Religious Institution is also considered not incompatible with the adjacent land uses including predominately residential developments with shop and services, eating places on the lower floors and other “G/IC” uses in the vicinity.

Accessibility

- 4.2.2 The Subject Premises can be easily accessed via the escalator at Parks Commercial Building along Tin Hau Temple Road. It is also well served by various public transport modes including MTR, bus and tram routes running along Causeway Road.

4.3 Providing the Much Needed Religious Service

- 4.3.1 Shinnyo-en was inaugurated in Hong Kong more than 30 years ago. The current premises of Shinnyo-en in Wan Chai has been in use since 1998. The existing premises is located in an older building with sights of water seepage. Apart from deteriorating condition of the facilities, the Applicant is facing the problem of insufficient available floor space that hinder the provision of quality service. Moreover, the existing premises (with limited floor space per floor) spans over 3 levels which is inconvenient for staff and participants, especially young children and elderly. With the need of service expansion and improved building condition, a new premises with larger floor space is required. The Subject Premises with floor area of 1,022 sq.m would be suitable for the provision of various facilities to meet the service needs. Shinnyo-en practices put emphasis on the cultivation of

three Buddhist disciplines i.e. integrity, meditation, and wisdom through the various activities including Buddhist service, meditation training and training course i.e. Dharma School. All these services would bring participants/trainees together to receive guidance and to gather in community to share their experiences of practice, ask questions, and study the basis of these disciplines as they practice them. Hence, the approval of this Planning Application will enable the continuous provision of the much needed religious services to the local community.

4.4 No Nuisance to Local Residents

4.4.1 The Subject Premises is located at the non-domestic portion / commercial podium of the two buildings with separate access via Parks Commercial Building at Tung Lo Wan Road. No disturbance or nuisance to the local residents of Magnolia Mansion will be anticipated.

4.5 The Approval of Planning Application Would Be Consistent with Previous Decisions of the Town Planning Board

4.5.1 Similar Planning Applications for ‘Religious Institution’ in “R(A)” and “C/R” zones on the same OZP were approved or approved with conditions by the TPB in previous years. Details of these precedent cases are provided in **Table 4.1** below:

Table 4.1 Similar Planning Applications Previously Approved by the Town Planning Board

Address	Nature of Application & Application No.	Date of Approval
Unit A and B, 1/F, Yalford Building, 44-58 Tanner Road, North Point	Religious Institution (Bible Study Rooms) at “R(A)” Zone (Planning Application No. A/H8/375)	25 Nov 2005
1/F (Portion) and 2/F (Portion), New Trend Plaza, 278-288 King's Road, North Point	Proposed Religious Institution (Church) at “C/R” Zone (Planning Application No. A/H8/410)	16 Dec 2011
Shop D of G/F and 1/F, Aik San Mansion, 355-361 King's Road, North Point	Proposed Religious Institution at “C/R” Zone (Planning Application No. A/H8/426)	14 Sep 2016

4.5.2 Hence, the approval of this Planning Application will be consistent with TPB's previous decisions.

4.6 No Adverse Impact

Traffic

- 4.6.1 The Subject Premises is conveniently located along King's Road / Causeway Road in Tin Hau which is well served by various public transport modes. Tin Hau MTR Station is just located opposite across Causeway Road with only about 50m walking distance away from the Site. The staff/participants/visitors/trainees can easily gain access to the Subject Premises via various public transport modes instead of private cars. No adverse traffic impact onto the surrounding road network will be anticipated.

Environmental

- 4.6.2 The Subject Premises will not rely on openable window for ventilation. Hence, there will not be any traffic noise or air quality impact associated with the proposed use.

Fire Safety

- 4.6.3 Fire services installations will be implemented within the Subject Premises in efficient working order at all times. No fire safety hazards will be posed to the users of the Premises.

5. SUMMARY AND CONCLUSION

- 5.1 In light of the above, it is evident that the proposed Religious Institution at the Subject Premises should be favourably considered by the TPB from land use planning perspective.
- 5.2 The Planning Department is respectfully requested to give favourable consideration to support the Planning Application in planning context based on the following:
- a) The Applicant is seeking approval from the TPB under Section 16 of the Town Planning Ordinance for the proposed Religious Institution at the Subject Premises.
 - b) The proposal will continue to meet the planning intention of the "R(A)" and "C/R" zones.
 - c) The proposed Religious Institution is a suitable use at the Subject Premises in terms of compatibility and accessibility.
 - d) The approval of this Planning Application will enable the continuous provision of this much needed religious services to the local community.
 - e) The Subject Premises is located at the non-domestic portion / commercial podium of the two buildings with separate access via Parks Commercial Building at Tung Lo Wan Road. No disturbance or nuisance to the local residents of Magnolia Mansion will be anticipated.
 - f) The approval of this Planning Application will be consistent with TPB's previous decisions.
 - g) No adverse impact due to the proposed Religious Institution onto the surrounding neighbourhood is anticipated.

**Similar s.16 Applications for Religious Institution
within the “Commercial/Residential” (“C/R”) and
“Residential (Group A)” (“R(A)”) Zones
on the Draft North Point Outline Zoning Plan No. S/H8/27**

Approved Applications within “C/R” Zone

	Application No.	Location	Date of Consideration	Approval Conditions
1	A/H8/175	1/F, 238 King’s Road, North Point	20.9.1991	(1)
2	A/H8/225	Part of G/F to 3/F (including upper part), 438-497 King’s Road, North Point	12.1.1996	Nil
3	A/H8/410	1/F (Portion) and 2/F (Portion), New Trend Plaza, 278-288 King’s Road, North Point	16.12.2011	(2)
4	A/H8/426	Shop D of G/F and 1/F, Aik San Mansion, 355-361 King’s Road, North Point, Hong Kong	14.9.2016	(2)

Approval Conditions

- (1) Provision of noise mitigation measures for the church against traffic noise from King’s Road.
- (2) Provision of fire services installations and water supplies for firefighting.

Approved Application within “R(A)” Zone

	Application No.	Location	Date of Consideration	Approval Conditions
1	A/H8/375	Unit A and B, 1/F, Yalford Building, 44-58 Tanner Road, North Point	25.11.2005	(1)

Approval Condition

- (1) Provision of water supply for firefighting and fire service installations.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/H8/440

意見詳情 (如有需要，請另頁說明)

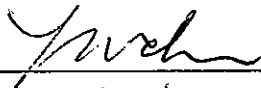
Details of the Comment (use separate sheet if necessary)

明德樓業主會不反對上述申請，只反對出入口設在天后廟道2-4號，理由是天后廟道2-4號行人路太狹窄，如有信眾聚集便影響行人及影響輪椅人士出入。

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

明德樓業主委員會

簽署 Signature





日期 Date

4/3/2024



2

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

240305-085707-31263

Reference Number:**提交限期**

08/03/2024

Deadline for submission:**提交日期及時間**

05/03/2024 08:57:07

Date and time of submission:**有關的規劃申請編號**

A/H8/440

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Cheung Pang-Hung

Name of person making this comment:**意見詳情****Details of the Comment :**

- 1) There is a kindergarten on the first floor, and setting up a religious institution next to young children may not be appropriate, as it could create an unsuitable environment for the kids.
- 2) There is no need for an additional Japanese religious institution in this neighborhood since there are already two temples catering to the community's needs.
- 3) One of the religious practices of the institution involves the use of fire, which poses a potential fire hazard.
- 4) The building is situated at the corner of a busy junction, which could lead to traffic congestion for both pedestrians and vehicles.

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



反對A/H8/440的申請
05/03/2024 19:27

From:

To:

Sent by:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk
tpbpd@pland.gov.hk

本人是百樂商業中心的租客，本人反對以上的申請，因為人流的增加，會對其他租客，特別是本中心上課的小朋友，帶來不便和影響。

4

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



Application: A/H8/440

05/03/2024 17:39

From:

To:

Sent by:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

tpbpd@pland.gov.hk

致城規會有關人員：

就以上規劃申請，本人現提出反對，因本大廈多是教學機構或辦學團體，故恐怕該申請會對小朋友造成不便及影響，敬請貴會作出考慮，感謝。

此致

譚慧萍

2024年3月5日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月08日星期五 18:15
收件者: tpbpd/PLAND
主旨: A/H8/440

類別: Internet Email

敬啟者：

本人是銅鑼灣道 180 號百樂商業中心之租戶，對於 A/H8/440 之項目規劃深表憂慮及表示反對。百樂商業中心有很多教育機構，經常有大量接送放學之家長及幼童出入，尤其是星期六經電梯大堂更是水洩不通，再多的人流必定會帶來危險的隱憂。雖然該項目位置有自動扶手電梯進出，但電梯均為大廈共用，如該單位租用者為教會，所舉辦之宗教活動離不開星期六、日，必定會為本大廈及帶來難以估計的人流，此外該單位位於一幼稚園之樓上，參與宗教活動人士必須經過幼稚園才能到達 2 樓，大量陌生人進出必定會為幼童帶來滋擾，因此本人非常反對該單位租用給教會進行宗教活動。

從我的 iPhone 傳送

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (BD) that:
 - (i) the proposed religious institution partly falls within Park Commercial Centre and partly falls within Magnolia Mansion which are physically separated by fire shutters. The fire shutters separating the premises should be maintained;
 - (ii) since the proposed religious institution is situated at the premises of two different buildings, the applicant is reminded that both parts of the premises should be self-sustainable under the Buildings Ordinance (BO) in all aspects including but not limited to the provisions of Means of Escape, Means of Access, Fire Resisting Construction, Barrier Free Access and Sanitary Fitments;
 - (iii) deficiencies in the provision of facilities for persons with a disability is noted as the approved accessible toilet at 2/F of Park Commercial Centre is removed from layout plan submitted by the applicant;
 - (iv) according to the BO, any person who intends to carry out building works in private buildings (including alterations and additions works in existing buildings) or on private land are required to submit plans to the BD for prior approval and consent, unless such works are exempted under section 41(3) of the BO or are carried out as minor works following the simplified requirements of the Minor Works Control System;
 - (v) before commencement of building works, advice from building professionals, registered contractors and, when necessary, authorized persons should be sought for ensuring compliance with the BO; and
 - (vi) detailed comments on compliance with the BO would be given upon formal building plans submission;
- (b) to note the comments of the Commissioner for Transport that the applicant is advised to adopt management measures to encourage staff/participants/visitors/trainees to use the public transport to reduce any traffic impact; and
- (c) 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 or referral from the licensing authority.