

2022年11月7日

此文件在 收到・城市規劃委員會
只會在收到所有所需的資料及文件後才正式確認收到
申請的日期。

This document is received on -7 NOV 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202688

18/10 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/119/84
	Date Received 收到日期	- 7 NOV 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CHAN WOON MAN 陳煥文

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)

HUI WAH KUI 許華驅

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.27 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG. A KUNG NGAM LOT 27 SEC. A
(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 74.8sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 331sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shau Kei Wan Outline Zoning Plan No.S/H9/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" (O) - 92% "Other Specified Use" annotated Business(OU) - 8%
(f) Current use(s) 現時用途	Open Parking Space for Goods Vehicles (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="504 1344 1436 1832"> <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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Eating Place

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	331 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	4.425	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	91.71 %	<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	5 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	16.1 m 米 <input checked="" type="checkbox"/> About 約	

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

☒ eating place 食肆 125.2 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 102.9 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)

AC Plant Room & Utility Storage 68.6 sq. m.
 Ancillary Storage 34.3 sq. m. at 2/F

☐ 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]
1	G/F	Eating Place
	M/F	Eating Place
	1/F	AC Plant Room and utility storage
	2/F	Ancillary office (50%) and storage (50%)
	3/F	Ancillary office

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

.....
 NIL

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 2025

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 style="text-align: center;">A KUNG NGAM VILLAGE ROAD</p> <hr/> <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 type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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

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

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

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

10. Justifications 理由

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

Please refer to Executive Summary and the planning statement (Annex 1).

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

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

HUI WAH KUI 許華驅

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

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

Date 日期

18/10/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	NO.27 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG. A KUNG NGAM LOT 27 SEC. A		
Site area 地盤面積	74.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Shau Kei Wan Outline Zoning Plan No.S/H9/18		
Zoning 地帶	"Open Space" (O) - 92% "Other Specified Use" annotated Business(OU) - 8%		
Applied use/ development 申請用途/發展	Proposed Eating Place		
(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	NIL <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NIL <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	331 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	4.425 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NIL	
	Non-domestic 非住用	1	
	Composite 綜合用途	NIL	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NIL	m 米 <input type="checkbox"/> (Not more than 不多於)
		NIL	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NIL	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	16.1	m 米 <input checked="" 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)
		5	Storeys(s) 層 <input checked="" 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	NIL	m 米 <input type="checkbox"/> (Not more than 不多於)
		NIL	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NIL	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	91.71 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	NIL	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NIL	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

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 checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Topographic Survey, Site Plan, Extract copy from Shau Kei Wan Outline Zoning Plan No. S/H9/18		

Reports 報告書

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

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

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

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

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EXECUTIVE SUMMARY

This planning application is submitted on behalf of the land owner (the Applicant) for proposed development of a building for “Eating Place” (General Restaurant) at A Kung Ngam Lot No. 27 Sec. A, No. 27 A Kung Ngam Village Road, (the Application Site”). The Application Site about 92% falls within “Open Space” (O) zone and about 8% falls within “Other Specified Use” annotated “Business” on the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18. As “Eating Place” and ancillary office are permitted under the planning Notes in Column 2 uses, a planning permission from the Town Planning Board (“TPB”) is required.

The Application Site is on a plot of vacant land which has been used for open parking space for goods vehicles. The proposed development involves one block 5-storeys building of site coverage 91.71% and 16.1 m. in height. The area of the Application Site is about 74.8 sq. m. with proposed roofed over area of one building about 68.6 sq. m. and the rest of the area will remain as an open space for a reserve of future road-widening.

The major justifications for the proposed development are:

- the proposed development is in general compatible with the surrounding environment and it is a sustainable development;
- the proposed “Eating Place”/Restaurant of the development would serve the needs of the local residents and the workers of the Industrial/Office Buildings nearby;
- the proposed development will be exactly in accordance with the lease conditions under the government lease and the prevailing building regulations of Buildings Department ;
- the proposed development is a small scale development and will not cause adverse traffic and sewerage impacts on the surrounding area.

In view of the above justifications, hoping the MPC of TPB will give favourable consideration to approve this planning application.

行政摘要

此規劃申請乃代表土地擁有人呈交，位於阿公岩村道 27 號，阿公岩地段 27 號 A 分段（“申請地點”）擬建壹幢五層樓宇作食肆（酒樓）用途，申請地點大約 92%座落在筲箕灣分區計劃大綱核准圖編號 S/H9/18 之「休憩用地（O）」、另外 8%座落在「其他指定用途“商貿”」根據該大綱圖的註釋，「食肆」是屬於「休憩用地」第二欄用途，因此需要向城市規劃委員會（“城規會”）提交規劃許可申請。

申請地點是座落於一幅空置的私人土地上，沿用至現在作露天停泊貨車用途。擬發展的申請涉及興建壹幢五層 16.1 米高的樓宇及建築上蓋面積比率 91.71%。申請地點總面積大約是 74.8 平方米，建築面積大約 68.6 平方米，剩餘的土地將保留開放空置，作預留將來的道路擴闊土地。

本規劃申請的主要理據如下：

- 擬議發展與鄰近的構築物發展相容，是一個適合位於申請地點的持續發展；
- 擬議發展用途「食肆/ 酒樓/餐廳」可以提供該區的居民及附近工貿大廈的工人/職員膳食需要；
- 擬議發展建造的壹幢樓宇，將會完全根據政府契約的條文規定，及屋宇署的條例批准內容進行發展；
- 擬議發展只是屬於小型發展，食肆/酒樓/餐廳的規模面積會局限座位及人客數目，所以不會對附近地方構成不良交通及排污方面的影響。

基於上述理據，希望城規會能給予支持的考慮批准本申請。

SUMMARY OF APPLICATION

Applicant:	Chan Woon Man 陳煥文
Applied Use:	Proposed Development/Redevelopment of a building for “Eating Place”
Existing Use:	Open parking space for goods vehicles
Location:	No. 27 A Kung Ngam Village Road, Shau Kei Wan, H.K.
Land Status:	(a) AKNL 27 Sec. A (999 years from 1.1.1894) (b) House Lot under the Government lease for unrestricted uses except the non-offensive trade clause
Site Area:	About 74.8 m ²
Lease:	Held under Government Lease of a lease term 999 years from 1.1.1894.
Statutory Plan:	Hong Kong Planning Area No. 9 Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18
Zoning:	“Open Space” (about 92%) “Other Specified Use” annotated “Business” (about 8%)

1. INTRODUCTION

- 1.1 This planning statement is prepared by Mr. Hui Wah Kui 許華驅 on behalf of Chan Woon Man 陳煥文 (the "Applicant"), the registered landowner of Section A of A Kung Ngam Lot No. 27 to seek planning approval from the Town Planning Board (the TPB) to redevelop one block of building for "Eating Place" and ancillary office on the subject Lot (the "Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown at **Figure 2**.
- 1.2 The Application Site, with an area of about 74.8 square meters, falls within an area zoned "Open Space" (about 92%) and "Other Specified Uses" annotated "Business" (about 5%) on the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18. According to the Notes of the OZP, development of house for "Eating Place" and ancillary office in "Open Space" (O) zone requires planning permission from the Town Planning Board (the "Board"). An extracted copy of the application site in OZP No. S/H9/18 is shown at **Figure 3**.
- 1.3 The ancillary office is solely for supporting the operation of "Eating Place/General Restaurant" as well as handling "take-away" and "delivery" orders from customers during operation hours.
- 1.4 The Application Site is a plot of private land of 74.8 sq. m. (about) granted under government lease of 1.1.1894 for a lease term of 999 years from 1.1.1894. The Lot is virtually unrestricted except the non-offensive trade clause.
- 1.5 In order to facilitate the Board's consideration of this application, the following sections describe the Application Site and its surroundings, providing details of the proposed use and justifications to support the application.

2. SITE CONTEXT

Location

- 2.1 The Application Site is situated at A Kung Ngam Village, Shau Kei Wan. The site is about 5 m to the southeast and south of A Kung Ngam Village Road and A Kung Ngam Village Lane surrounded by village houses and Industrial Buildings. **Figure1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.2 The Application Site, as shown in the Proposed Site Plan (Redevelopment Plan No. CF0603/ANKL/SH-D1 of 2.5.2022) with the lot boundary and coordinates at **Figure 2** covers an area of approximately 74.8 square metres with one proposed building of site coverage 91.71% (68.6 sq. m.) The Application Site is currently leased for goods vehicles open parking.

Surrounding Land Uses

- 2.3 The surrounding areas are predominantly village houses to the west of the application site and Industrial buildings to the north and south of the site. The frontage of the application site is junction of A Kung Ngam Village Road and A Kung Ngam Village Lane (see the “Site Plan” at **Figure 2.**)

Access

- 2.4 The Application Site is accessible via A Kung Ngam Village Road (**Figure 1 & Figure 2** refer.)

3. LAND STATUS

- 3.1 The area and registered owner of the subject lot is at Table 1 below:

Table 1: The Registered Owner of the Subject Lot

Lot No.	Lot Area (about)	Landowner
A Kung Ngam Lot No. 27 S.A	74.8 sq. m.	Chan Woon Man 陳煥文

- 3.2 The subject lot is held under Government Lease of 1.1.1894 with a lease term 999 years. The landowner will submit development application to the Lands Department and Buildings Department for consideration but subject to planning approval.

4. PLANNING CONTEXT

Statutory Plan

- 4.1 According to the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18 was gazetted in April, 2015, the Application Site falls majorly within the “Open Space” (O) zone (about 95%). The planning intention of the “Open Space” zone is for the provision of Out-door open-air public space for active and/or passive recreational uses serving the needs of the local residents as well as the general public. At present, most of the open space sites are small sitting-out areas well distributed within the Area and accessible on foot. Besides, active recreational activities can be found at the open space site on Nam On Street. Also additional open space sites including a 15m wide promenade and three large open space sites are provided on the Aldrich Bay Reclamation Area to serve the population in the Area. The waterfront promenade and Open Space to the north of Oi Lai Street had also been completed upon the gazette date of the OZP No. S/H9/18. Obviously, the “Open Space” areas had been implemented in the district by phases since the previous application (MPC Paper No. A/H9/61 dated 24.6.2005) of the application site for ‘Religious Institution- Buddhist Hall with ancillary Office and Quarters’. However, the application site and its adjoining land in the ‘Open Space’ zone still remain as status quo that proves the site would not be feasible and cost effective for ‘Open Space’ development.

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.1 The Applicant seeks the Board’s permission to use the Application Site for development of an Industrial-office building for “Eating Place” and ancillary office purposes.

Operation hours (both ‘Eating Place” and ancillary office): from 0800-2200 daily

Site Layout and Design

- 5.2 The Floor Layout Plan No. CF0603/HK/BP-01 of May 2022 in **Figure 4** illustrates the proposed site and floors configuration.

The development parameters of the Application are summarized as follows:

Site Area	74.8 sq.m. (Site coverage 91.71%)
Total Floor Area	331 sq. m.
No. of Storeys	5 (Plot ratio : 4.425 about)
Building Height	16.1 m. excluding a stairhood of 2.14 m (height)

Landscape Proposal

- 5.3 While the application site is relatively small in area of 74.8 sq.m., it would not be much possible area left (12.2 sq.m.) for landscape within the site upon completion of the building. The non-building area is designated for future road-widening reserve and can be implemented by way of strata-resumption under “Roads (Works, Use and Compensation) Ordinance Cap.370.

Drainage Proposal

- 5.4 A new drainage system in competency with the adjoining drainage will be constructed to collect surface runoff from the Application Site including periphery U-channels and catch pits, which will then be diverted to the existing drains. The drainage facilities will be designed and implemented in accordance with criteria set out by the Drainage Services Department as an approval condition if the application is approved by the Board.

Environmental Consideration

- 5.5 There are government sewerage systems in the close vicinity of the application site, drainage connection would be feasible in terms of the topographical features adjoining the application site. Drainage proposals for drainage connection to government sewerage system and storm water discharge channels will be submitted to Drainage Services Department and Buildings Department for approval and implementation.

Geotechnical Consideration

- 5.6 The application site does not involve slope work for geotechnical assessment report. However, the topographical survey plan at **Figure 5** indicates that uneven gradient/level of application site with the adjoining land. The applicant will appoint an Authorised Person/Registered Structural Engineer to submit site formation plans for the work proposal together with the prescribed plans for the drainage works and site formation works to the Building Authority for approval.

Fire Safety Consideration

- 5.7 Proposal of fire service installations will be provided according to Fire Safety (Buildings) Ordinance and regulations for ‘General Restaurant’ upon submission of General Building Plans (GBP) to Buildings Department. Provision has been made to provide two separate staircases on the G/F & M/F’s “Eating Place/restaurant” to address Buildings department’s concern and, also enhance the relevant fire service requirements.

Government Lease

- 5.8 The government lease of the subject lot 'A Kung Ngam Lot No. 27 Section A' contains an Offensive Trades clause and the proposed use "Eating Place" does contravene the non-offensive trades restriction under the lease. In accordance with the Lands Administration Office Practice Note No. 3/2021, the applicant will apply to Director of Food and Environmental Hygiene for a General Restaurant Licence, and the subsequent grant of a General Restaurant Licence by DFEH will enable Lands Department to grant an Offensive Trade Licence automatically as long as the relevant statutory food business licence is also in force.

6. PREVIOUS PLANNING APPLICATION OF THE APPLICATION SITE

Previous planning application No. A/H9/61 was considered by the Metro Planning Committee on 24.6.2005 and the application was rejected for the following reasons:

- a) the proposed Buddhist Hall is not in line with the planning intention of the "Open Space" zone, which is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public; and
- b) the proposed Buddhist hall development is technically unacceptable as it encroaches upon a road access to the eastern part of A Kung Ngam Industrial Area and its design cannot meet the relevant building requirements.

7. CHANGES BETWEEN THE CURRENT APPLICATION AND THE PREVIOUS APPLICATION

Change of proposed uses, building height and site coverage in comparison of the previous application.

Having taken into consideration of the reasons for rejection to the previous application No. A/H9/61 of the same application site, the applicant has changed the proposed uses, the design and development layout to cope with the concerns and departmental comments from DPO/SK & Island of Planning Department, DLO/HKE of Lands Department, CBS/HKE of Buildings Department, Director of Fire Services, Commissioner for Transport, Director of Drainage Services Department and Director of Highways.

Illustration of the changes:

	<u>Current Application</u>	<u>Previous Application</u>
a) Proposed Uses	Restaurant & ancillary office	Buddhist Hall with ancillary Office & Quarters
b) Total GFA.	331 sq. m.	418.78 sq. m.
c) No. of Storeys	5	6
d) Plot ratio	4.425	5.9
e) Site coverage	68.6 sq. m. (91.71%).about	74.753 sq. m (94.94%) about
f) Building height	16.1 m.	21.6 m.

8. JUSTIFICATIONS

1. The proposed development is in general compatible with surrounding environment and which is a sustainable development.
2. The proposed “Eating Place (Restaurant) of the development would serve the needs of the local residents and the workers of the Industrial/Office buildings.
3. The proposed development will comply with the lease conditions of AKN Lot 27 under the government lease and the prevailing building regulations of Buildings Department.
4. The design layout and the intended uses of the proposed development have been modified from the previous application to address the departmental concerns on the rejection of the previous application.
5. The proposed development is a small scale development and will not cause adverse traffic and sewerage impacts on the surrounding developments.
6. The application site is at the north-eastern fringe of the ‘Open Space’ (O) zone and the lot should be considered as abutting A Kung Ngam Village Lane as the government land between the lot and the road is currently being used as a pavement, although it partly rests on AKNL 27 S.A.

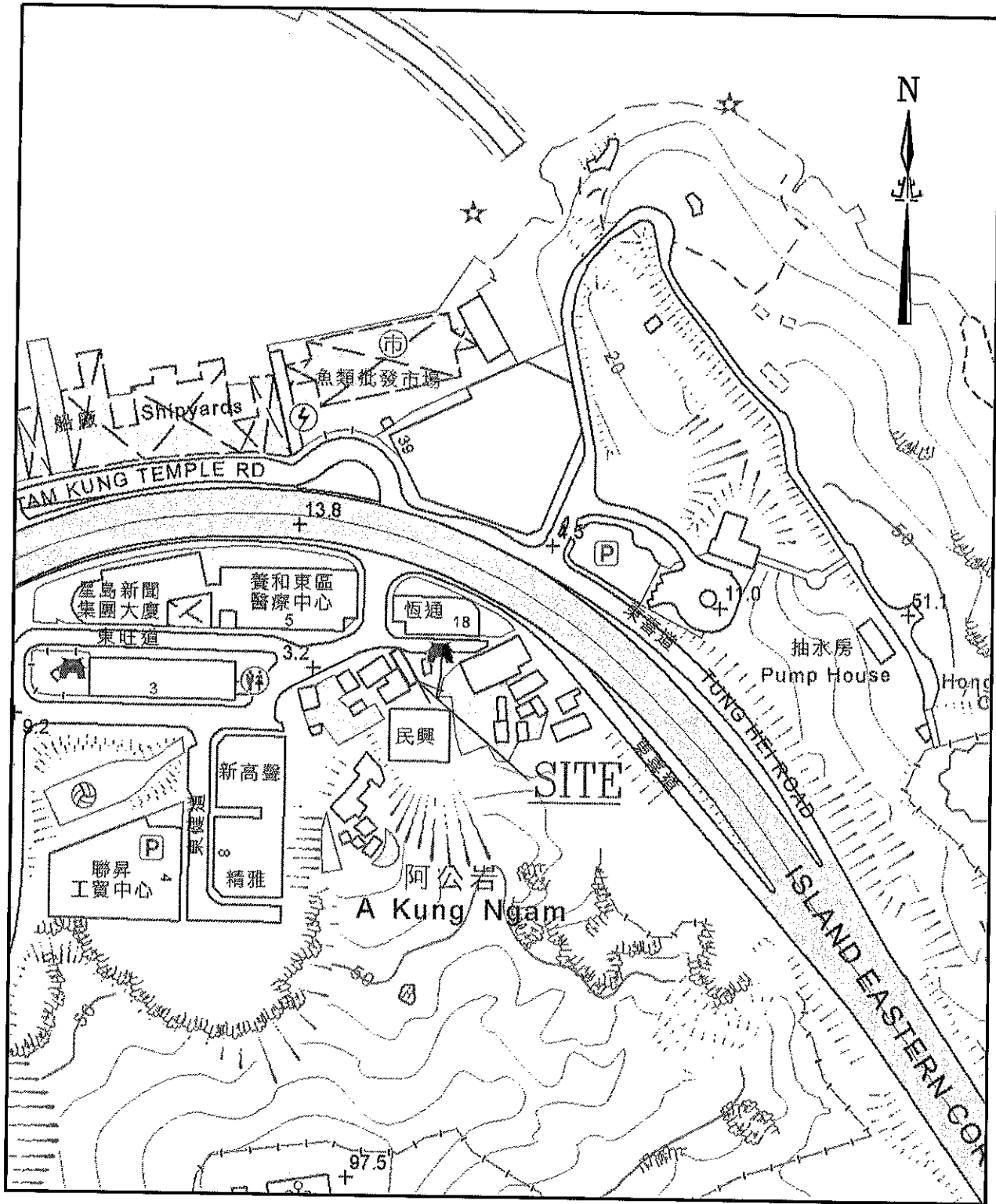
9. CONCLUSION

In view of the application site is in the fringe of the “Open Space” (O) zone and the open space development would be unlikely implemented since the previous application of the same site in 2005 (Application No. A/H9/61), the MPC of TPB is requested to give favourable consideration of the above justifications to approve this planning application.

Hui Wah Kui
October 2022

Figure 1

LOCATION PLAN OF A KUNG NGAM LOT 27 S.A



SCALE 1:2000

(Survey Sheet No.: 11-SE-B)

CK LAU SURVEYORS LIMITED

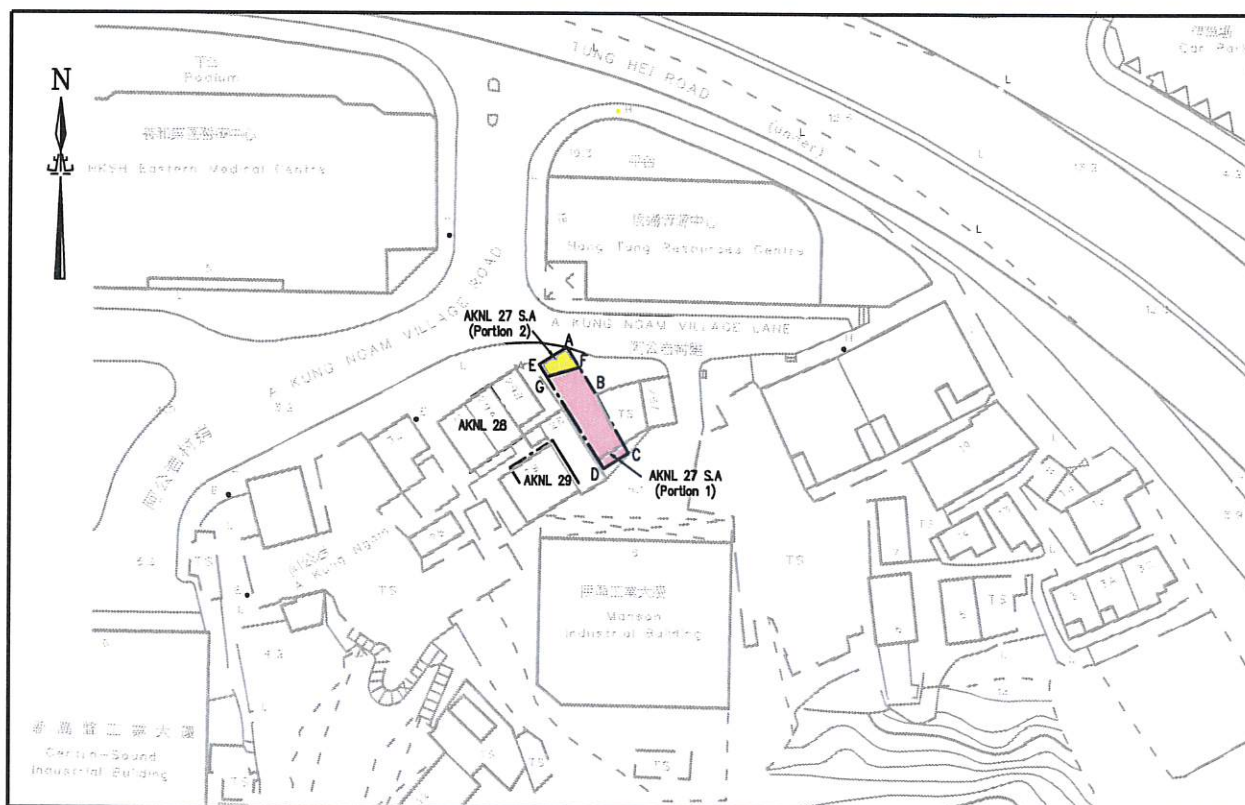
Office R, 8/F, Kings Wing Plaza 2, No.1 On Kwan Street,
Shek Mun, Shatin, N.T.
Tel: 3706 7603 Fax: 3012 9968

Ref. SRP No:

Plan No: CF0603/HK/AKNL27A/D1

Date: May, 2022

PROPOSED RE-DEVELOPMENT ON A KUNG NGAM LOT No. 27 S.A



SCALE 1:1000

(Survey Sheet No.: 11-SE-9C)

COLOURED PINK AREA 62.6 SQUARE METRES (ABOUT)

LOCATION PLAN



SCALE 1:20000

Side	Bearing ' ' "	Distance in metres	Point	Northing in metres	Easting in metres
F-B	147 35 45	4.452	F	815933.354	842067.640
B-C	151 06 31	9.210	B	815929.595	842070.026
C-D	237 35 45	3.992	C	815921.531	842074.476
D-G	327 35 53	14.978	D	815919.392	842071.106
G-F	73 54 35	4.746	G	815933.354	842067.640

LEGENDS:

Proposed Building Site Areas
Ground Floor

Non-Building Areas

CK LAU SURVEYORS LIMITED

Office R, 8/F, Kings Wing Plaza 2, No.1 On Kwan Street,
Shek Mun, Shatin, N.T.
Tel: 3706 7603 Fax: 3012 9968

Ref. SRP No: HK3718

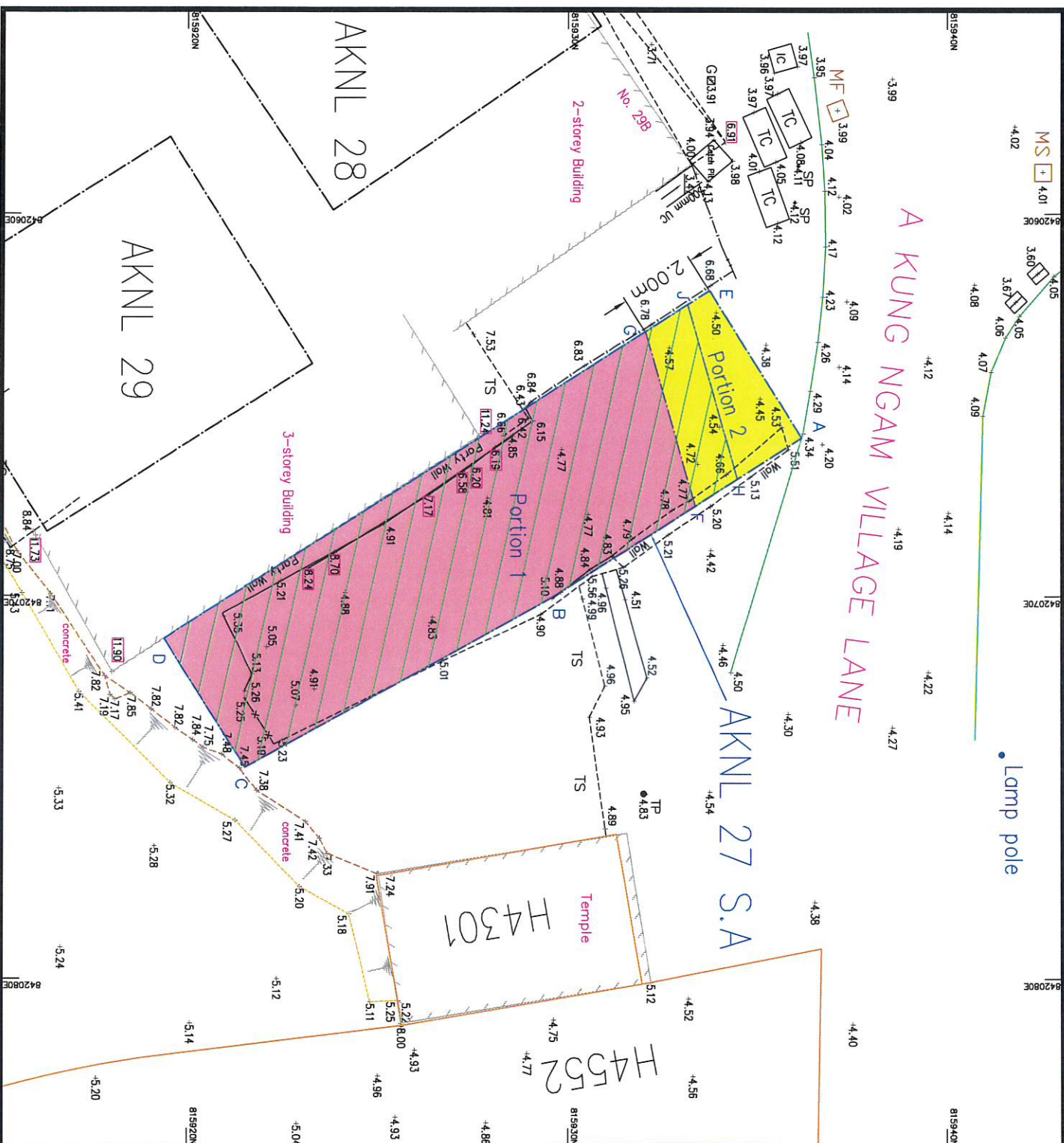
Plan No: CF0603/ANKL27A/SH-D1

Date: 2 May, 2022

Figure 3

Extracted Part Print of OZP No. S/H9/18





☐ Urgent ☒ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Fw: A H9 84
23/02/2023 17:41

From: KT NG/PLAND/HKSARG
To: Wan Man AU YEUNG/PLAND/HKSARG@PLAND, Aaron Ka Long
LEUNG/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by KT NG/PLAND/HKSARG on 23/02/2023 17:34 -----

From: [REDACTED]
To: tpbpd@pland.gov.hk
Cc: ktng@pland.gov.hk
Date: 23/02/2023 16:54
Subject: A H9 84

Hi TPB,

We hereby submit the revised
S16 Form, the planing statement, executive summary , revised Plan and our response to
departmental comments for your consideration.

Approval has been granted by the Board for deferment on 13.1.2023.

Hui Wah Kui



For the lot owner CF0603_Building_Plan-D4.pdf Form No. S.16-I -R3.pdf



Planning Statement for Redevelopment of A.K.N.L. 27 Sec. A, A Kung Ngam. Shaukiwan, H.K-R3.pdf



S.16 Executive Summary for A Kung Ngam Lot No. 27 Sec. A 20230223.pdf RtoC.pdf

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

CHAN WOON MAN 陳煥文

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)

HUI WAH KUI 許華驅

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.27 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG. A KUNG NGAM LOT 27 SEC. A
(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 74.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 262.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shau Kei Wan Outline Zoning Plan No.S/H9/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" (O) - 92% "Other Specified Use" annotated Business(OU) - 8%
(f) Current use(s) 現時用途	Open Parking Space for Goods Vehicles (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

- ☐ Plot ratio restriction 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

Proposed Development of a 4 - storeys Building for "Eating Place"

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

(b) Development Schedule 發展細節表

- | | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 262.4 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 3.5 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 91.71 % | <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 | 4 storeys 層 | |
| | <input type="checkbox"/> include 包括 storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | 12.95 m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

☒ eating place 食肆 62.6 GFA 總樓面面積 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 34.3 at 3/F 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)

☒ 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)

AC Plant Room & Utility Storage 68.6 sq. m.
Ancillary Storage 34.3 sq. m. at 2/F & 3/F
Food Storage 62.6 sq.m. at 1/F

☐ 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]
1	G/F	Eating Place
	1/F	Food Storage
	2/F	AC Plant Room and utility storage
	3/F	Ancillary office (50%) and storage (50%)

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

NIL

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 2025

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 style="text-align: center;">A KUNG NGAM VILLAGE ROAD</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 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>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

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

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

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

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

10. Justifications 理由

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

Please refer to Executive Summary and the planning statement (Annex 1).

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

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

HUI WAH KUI 許華驅

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

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

Date 日期

23/2/2023

(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

- 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：

- 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
- facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	NO.27 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG. A KUNG NGAM LOT 27 SEC. A		
Site area 地盤面積	74.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Shau Kei Wan Outline Zoning Plan No.S/H9/18		
Zoning 地帶	"Open Space" (O) - 92% "Other Specified Use" annotated Business(OU) - 8%		
Applied use/ development 申請用途／發展	Proposed Development of a 4-storeys Building for "Eating Place"		
(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	NIL <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NIL <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	262.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	3.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NIL	
	Non-domestic 非住用	1	
	Composite 綜合用途	NIL	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NIL	m 米 <input type="checkbox"/> (Not more than 不多於)
		NIL	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NIL	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	12.95	m 米 <input checked="" 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)
		4	Storeys(s) 層 <input checked="" 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	NIL	m 米 <input type="checkbox"/> (Not more than 不多於)
		NIL	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NIL	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	91.71 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	NIL	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NIL	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____	NIL
	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) _____ _____	NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Topographic Survey, Site Plan, Extract copy from Shau Kei Wan Outline Zoning Plan No. S/H9/18		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

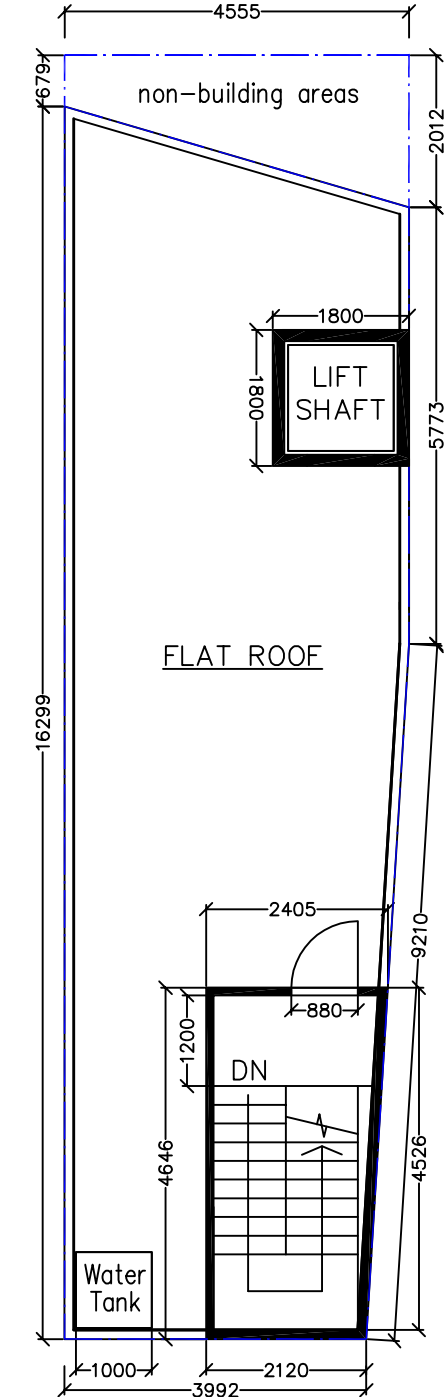
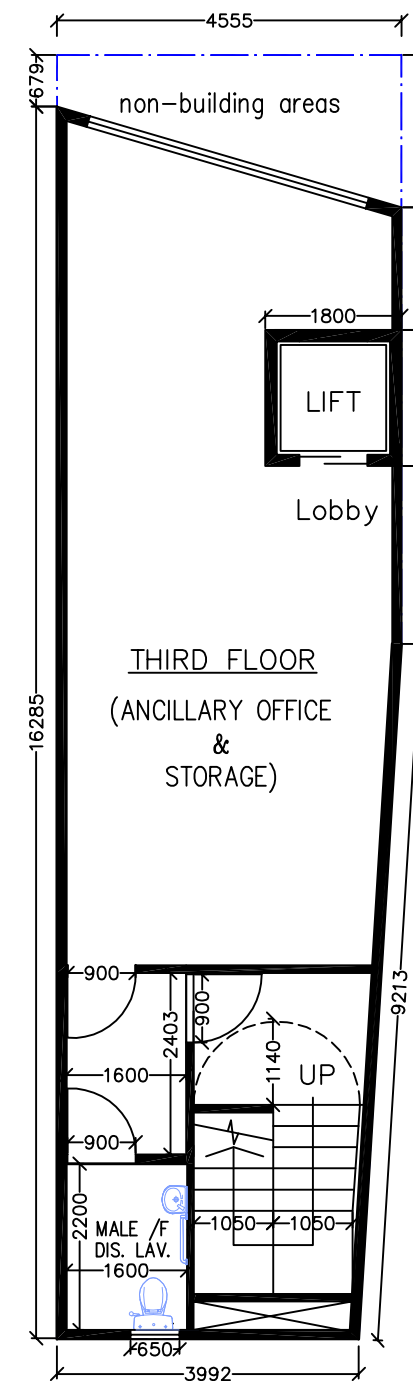
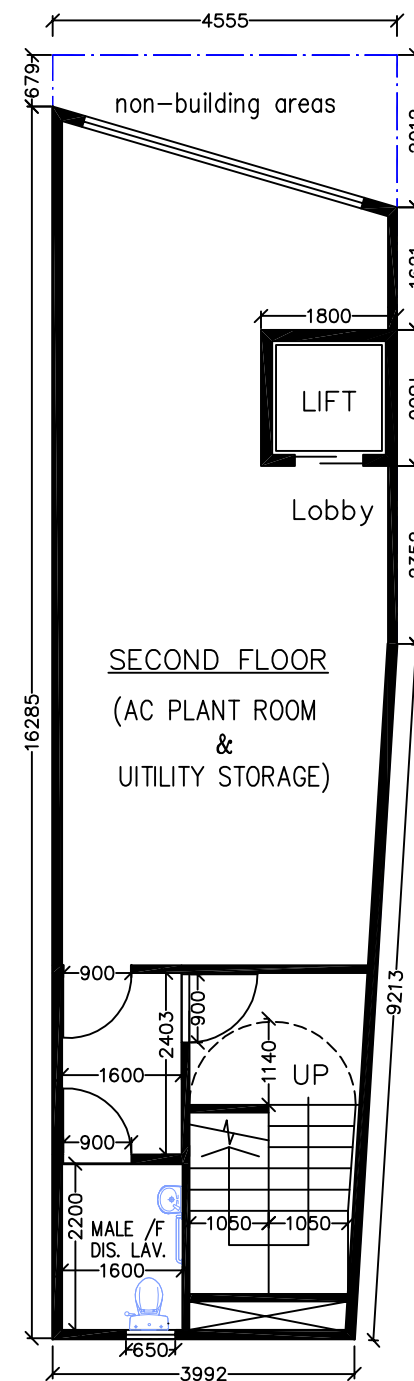
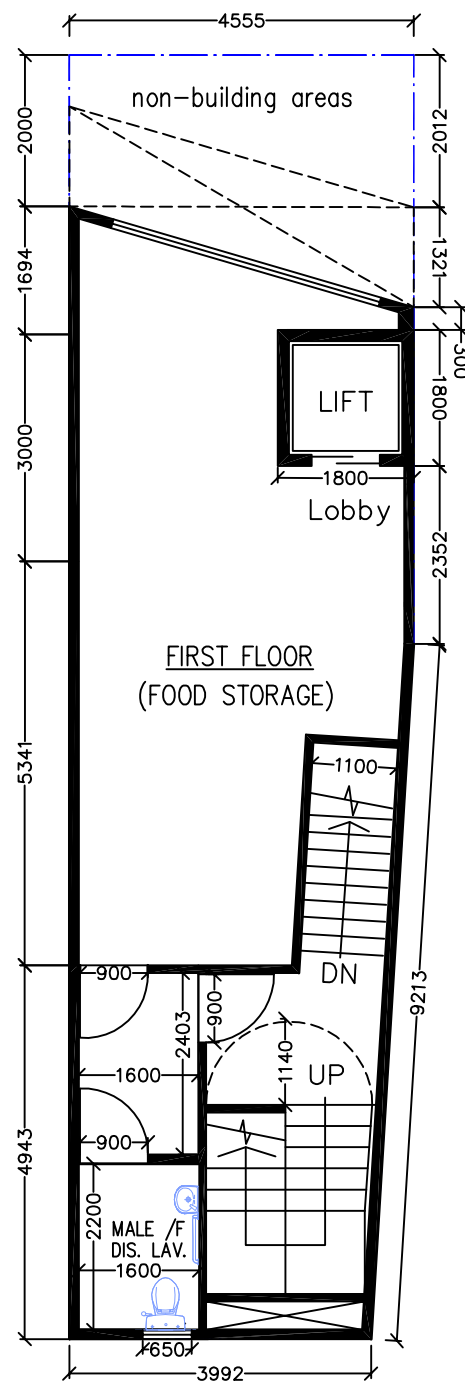
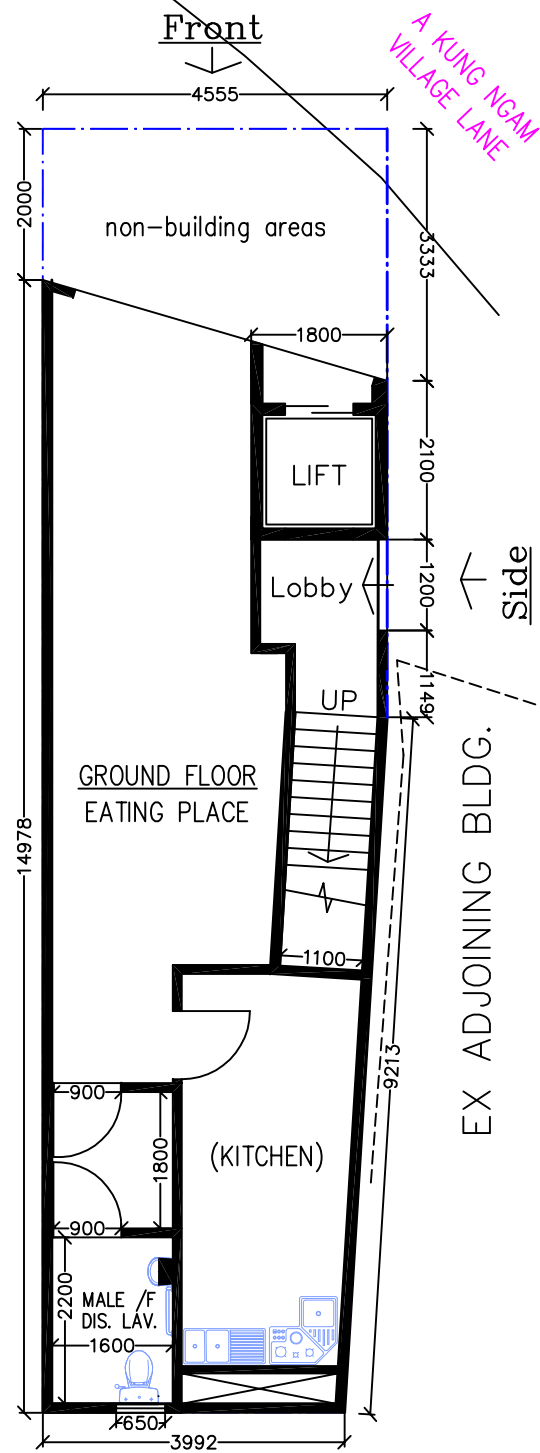
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

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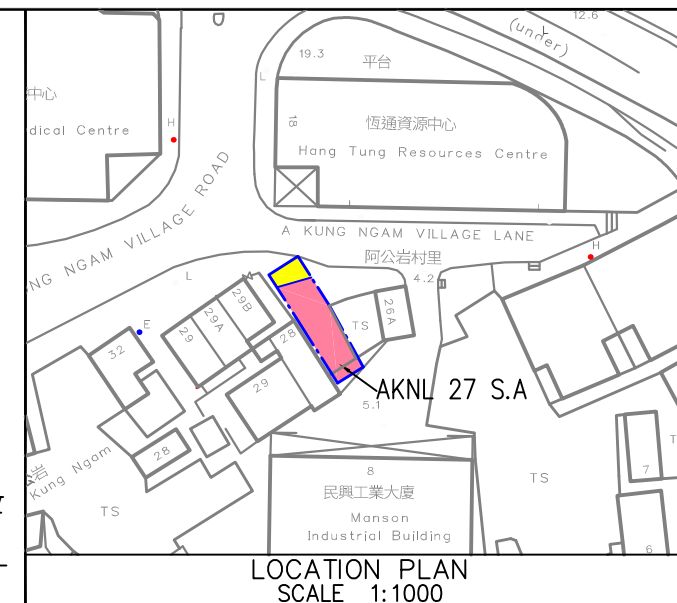
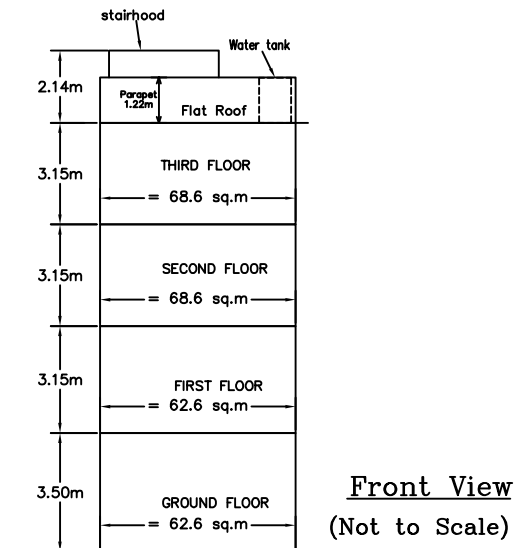
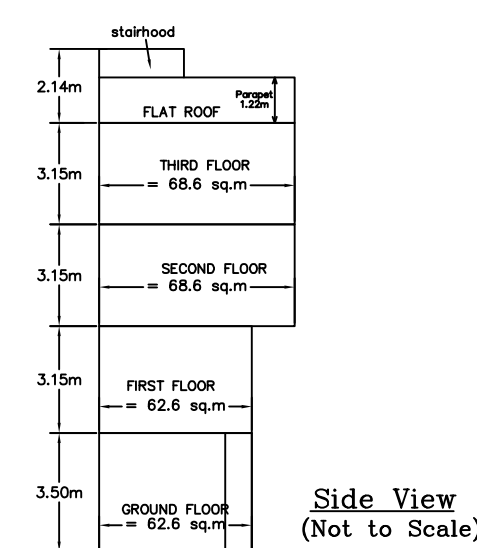
Drawing Title:

GENERAL BUILDING PLAN OF A KUNG NGAM LOT 27 S.A

Survey District : Hong kong
Date of prepare : February, 2023
Scale: 1:100 Field Book: CF0603
Survey Sheet : 11-NE-9C
Record Plan No. : CF0603/HK/BP-01-D4

Prepared by:

Herbert IE Szie Hong (FHKIA, ARAIA, RIBA, A.P.)
Hong Kong Registered Architect



EXECUTIVE SUMMARY

This planning application is submitted on behalf of the land owner (the Applicant) for proposed development of a building for “Eating Place” (General Restaurant) at A Kung Ngam Lot No. 27 Sec. A, No. 27 A Kung Ngam Village Road, (the Application Site”). The Application Site about 92% falls within “Open Space” (O) zone and about 8% falls within “Other Specified Use” annotated “Business” on the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18. As “Eating Place” and ancillary office are permitted under the planning Notes in Column 2 uses, a planning permission from the Town Planning Board (“TPB”) is required.

The Application Site is on a plot of vacant land which has been used for open parking space for goods vehicles. The proposed development involves one block 4-storeys building of site coverage 91.71 and 12.95 m. in height. The area of the Application Site is about 74.8 sq. m. with proposed roofed over area of one building about 62.6 sq. m. and the rest of the area 12.2 sq. m. will remain as an open space for a reserve of future road-widening. The Ground floor area of the building will be about 62.6 sq. m. with total GFA of 262.4 sq.m..

The major justifications for the proposed development are:

- the proposed development is in general compatible with the surrounding environment and it is a sustainable development;
- the proposed “Eating Place”/Restaurant of the development would serve the needs of the local residents and the workers of the Industrial/Office Buildings nearby;
- the proposed development will be exactly in accordance with the lease conditions under the government lease and the prevailing building regulations of Buildings Department ;
- the proposed development is a small scale development and will not cause adverse traffic and sewerage impacts on the surrounding area.

In view of the above justifications, hoping the MPC of TPB will give favourable consideration to approve this planning application.

行政摘要

此規劃申請乃代表土地擁有人呈交，位於阿公岩村道 27 號，阿公岩地段 27 號 A 分段（“申請地點”）擬建壹幢五層樓宇作食肆（酒樓）用途，申請地點大約 92%座落在筲箕灣分區計劃大綱核准圖編號 S/H9/18 之「休憩用地（O）」、另外 8%座落在「其他指定用途“商貿”」根據該大綱圖的註釋，「食肆」是屬於「休憩用地」第二欄用途，因此需要向城市規劃委員會（“城規會”）提交規劃許可申請。

申請地點是座落於一幅空置的私人土地上，沿用至現在作露天停泊貨車用途。擬發展的申請涉及興建壹幢 4 層 12.95 米高的樓宇及建築上蓋面積比率 91.71%。申請地點總面積大約是 74.8 平方米，建築面積大約 62.6 平方米，剩餘的 12.2 平方米將保留開放空置，作預留將來的道路擴闊土地。擬建樓宇地下層覆蓋面積約 62.6 平方米，整幢樓宇的總樓層地板面積大約 262.4 平方米。

本規劃申請的主要理據如下：

- 擬議發展與鄰近的構築物發展相容，是一個適合位於申請地點的持續發展；
- 擬議發展用途「食肆/酒樓/餐廳」可以提供該區的居民及附近工貿大廈的工人/職員膳食需要；
- 擬議發展建造的壹幢樓宇，將會完全根據政府契約的條文規定，及屋宇署的條例批准內容進行發展；
- 擬議發展只是屬於小型發展，食肆/酒樓/餐廳的規模面積會局限座位及人客數目，所以不會對附近地方構成不良交通及排污方面的影響。

基於上述理據，希望城規會能給予支持的考慮批准本申請。

SUMMARY OF APPLICATION

Applicant:	Chan Woon Man 陳煥文
Applied Use:	Proposed Development/Redevelopment of a building for “Eating Place”
Existing Use:	Open parking space for goods vehicles
Location:	No. 27 A Kung Ngam Village Road, Shau Kei Wan, H.K.
Land Status:	(a) AKNL 27 Sec. A (999 years from 1.1.1894) (b) House Lot under the Government lease for unrestricted uses except the non-offensive trade clause
Site Area:	About 74.8 m ²
Lease:	Held under Government Lease of a lease term 999 years from 1.1.1894.
Statutory Plan:	Hong Kong Planning Area No. 9 Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18
Zoning:	“Open Space” (about 92%) “Other Specified Use” annotated “Business” (about 8%)

1. INTRODUCTION

- 1.1 This planning statement is prepared by Mr. Hui Wah Kui 許華驅 on behalf of Chan Woon Man 陳煥文 (the "Applicant"), the registered landowner of Section A of A Kung Ngam Lot No. 27 to seek planning approval from the Town Planning Board (the TPB) to redevelop one block of building for "Eating Place" and ancillary office on the subject Lot (the "Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown at **Figure 2**.
- 1.2 The Application Site, with an area of about 74.8 square meters, falls within an area zoned "Open Space" (about 92%) and "Other Specified Uses" annotated "Business" (about 5%) on the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18. According to the Notes of the OZP, development of house for "Eating Place" and ancillary office in "Open Space" (O) zone requires planning permission from the Town Planning Board (the "Board"). An extracted copy of the application site in OZP No. S/H9/18 is shown at **Figure 3**.
- 1.3 The ancillary office is solely for supporting the operation of "Eating Place/General Restaurant" as well as handling "take-away" and "delivery" orders from customers during operation hours.
- 1.4 The Application Site is a plot of private land of 74.8 sq. m. (about) granted under government lease of 1.1.1894 for a lease term of 999 years from 1.1.1894. The Lot is virtually unrestricted except the non-offensive trade clause.
- 1.5 In order to facilitate the Board's consideration of this application, the following sections describe the Application Site and its surroundings, providing details of the proposed use and justifications to support the application.

2. SITE CONTEXT

Location

- 2.1 The Application Site is situated at A Kung Ngam Village, Shau Kei Wan. The site is about 5 m to the southeast and south of A Kung Ngam Village Road and A Kung Ngam Village Lane surrounded by village houses and Industrial Buildings. **Figure1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.2 The Application Site, as shown in the Proposed Site Plan (Redevelopment Plan No. CF0603/ANKL/SH-D1 of 2.5.2022) with the lot boundary and coordinates at **Figure 2** covers an area of approximately 74.8 square metres with one proposed building of site coverage 91.71% (68.6 sq. m.) The Application Site is currently leased for goods vehicles open parking.

Surrounding Land Uses

- 2.3 The surrounding areas are predominantly village houses to the west of the application site and Industrial buildings to the north and south of the site. The frontage of the application site is junction of A Kung Ngam Village Road and A Kung Ngam Village Lane (see the “Site Plan” at **Figure 2.**)

Access

- 2.4 The Application Site is accessible via A Kung Ngam Village Road (**Figure 1 & Figure 2** refer.)

3. LAND STATUS

- 3.1 The area and registered owner of the subject lot is at Table 1 below:

Table 1: The Registered Owner of the Subject Lot

Lot No.	Lot Area (about)	Landowner
A Kung Ngam Lot No. 27 S.A	74.8 sq. m.	Chan Woon Man 陳煥文

- 3.2 The subject lot is held under Government Lease of 1.1.1894 with a lease term 999 years. The landowner will submit development application to the Lands Department and Buildings Department for consideration but subject to planning approval.

4. PLANNING CONTEXT

Statutory Plan

- 4.1 According to the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18 was gazetted in April, 2015, the Application Site falls majorly within the “Open Space” (O) zone (about 95%). The planning intention of the “Open Space” zone is for the provision of Out-door open-air public space for active and/or passive recreational uses serving the needs of the local residents as well as the general public. At present, most of the open space sites are small sitting-out areas well distributed within the Area and accessible on foot. Besides, active recreational activities can be found at the open space site on Nam On Street. Also additional open space sites including a 15m wide promenade and three large open space sites are provided on the Aldrich Bay Reclamation Area to serve the population in the Area. The waterfront promenade and Open Space to the north of Oi Lai Street had also been completed upon the gazette date of the OZP No. S/H9/18. Obviously, the “Open Space” areas had been implemented in the district by phases since the previous application (MPC Paper No. A/H9/61 dated 24.6.2005) of the application site for ‘Religious Institution- Buddhist Hall with ancillary Office and Quarters’. However, the application site and its adjoining land in the ‘Open Space’ zone still remain as status quo that proves the site would not be feasible and cost effective for ‘Open Space’ development.

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.1 The Applicant seeks the Board’s permission to use the Application Site for development for “Eating Place” and ancillary office purposes.

Operation hours (both ‘Eating Place” and ancillary office): from 0800-2200 daily

Site Layout and Design

- 5.2 The Floor Layout Plan No. CF0603/HK/BP-01 of May 2022 in **Figure 4** illustrates the proposed site and floors configuration.

The development parameters of the Application are summarized as follows:

Site Area	74.8 sq.m. (Site coverage 91.71%)
Total Floor Area	262.4 sq. m.
No. of Storeys	4 (Plot ratio : 3.5 about)
Building Height	12.95 m. excluding a stairhood of 2.14 m

	(height)
--	----------

Landscape Proposal

- 5.3 While the application site is relatively small in area of 74.8 sq.m., it would not be much possible area left (12.2 sq.m.) for landscape within the site upon completion of the building. The non-building area is designated for future road-widening reserve and can be implemented by way of strata-resumption under "Roads (Works, Use and Compensation) Ordinance Cap.370.

Drainage Proposal

- 5.4 A new drainage system in competency with the adjoining drainage will be constructed to collect surface runoff from the Application Site including periphery U-channels and catch pits, which will then be diverted to the existing drains. The drainage facilities will be designed and implemented in accordance with criteria set out by the Drainage Services Department as an approval condition if the application is approved by the Board.

Environmental Consideration

- 5.5 There are government sewerage systems in the close vicinity of the application site, drainage connection would be feasible in terms of the topographical features adjoining the application site. Drainage proposals for drainage connection to government sewerage system and storm water discharge channels will be submitted to Drainage Services Department and Buildings Department for approval and implementation.

Geotechnical Consideration

- 5.6 The application site does not involve slope work for geotechnical assessment report. However, the topographical survey plan at **Figure 5** indicates that uneven gradient/level of application site with the adjoining land. The applicant will appoint an Authorised Person/Registered Structural Engineer to submit site formation plans for the work proposal together with the prescribed plans for the drainage works and site formation works to the Building Authority for approval.

Fire Safety Consideration

- 5.7 Proposal of fire service installations will be provided according to Fire Safety (Buildings) Ordinance and regulations for 'General Restaurant' upon submission of General Building Plans (GBP) to Buildings Department. Provision has been made to provide two separate staircases on the G/F "Eating Place/restaurant" & 1/F to address Buildings department's concerns and, also enhance the relevant fire service requirements.

Government Lease

- 5.8 The government lease of the subject lot 'A Kung Ngam Lot No. 27 Section A' contains an Offensive Trades clause and the proposed use "Eating Place" does contravene the non-offensive trades restriction under the lease. In accordance with the Lands Administration Office Practice Note No. 3/2021, the applicant will apply to Director of Food and Environmental Hygiene for a General Restaurant Licence, and the subsequent grant of a General Restaurant Licence by DFEH will enable Lands Department to grant an Offensive Trade Licence automatically as long as the relevant statutory food business licence is also in force.

6. PREVIOUS PLANNING APPLICATION OF THE APPLICATION SITE

Previous planning application No. A/H9/61 was considered by the Metro Planning Committee on 24.6.2005 and the application was rejected for the following reasons:

- a) the proposed Buddhist Hall is not in line with the planning intention of the "Open Space" zone, which is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public; and
- b) the proposed Buddhist hall development is technically unacceptable as it encroaches upon a road access to the eastern part of A Kung Ngam Industrial Area and its design cannot meet the relevant building requirements.

7. CHANGES BETWEEN THE CURRENT APPLICATION AND THE PREVIOUS APPLICATION

Change of proposed uses, building height and site coverage in comparison of the previous application.

Having taken into consideration of the reasons for rejection to the previous application No. A/H9/61 of the same application site, the applicant has changed the proposed uses, the design and development layout to cope with the concerns and departmental comments from DPO/SK & Island of Planning Department, DLO/HKE of Lands Department, CBS/HKE of Buildings Department, Director of Fire Services, Commissioner for Transport, Director of Drainage Services Department and Director of Highways.

Illustration of the changes:

	<u>Current Application</u>	<u>Previous Application</u>
a) Proposed Uses	Restaurant & ancillary office	Buddhist Hall with ancillary Office & Quarters
b) Total GFA.	262.4 sq. m.	418.78 sq. m.
c) No. of Storeys	4	6
d) Plot ratio	3.5	5.9
e) Site coverage	68.6 sq. m. (91.71%).about	74.753 sq. m (94.94%) about
f) Building height	12.95 m.	21.6 m.

8. JUSTIFICATIONS

1. The proposed development is in general compatible with surrounding environment and which is a sustainable development.
2. The proposed “Eating Place (Restaurant) of the development would serve the needs of the local residents and the workers of the Industrial/Office buildings.
3. The proposed development will comply with the lease conditions of AKN Lot 27 under the government lease and the prevailing building regulations of Buildings Department.

4. The design layout and the intended uses of the proposed development have been modified from the previous application to address the departmental concerns on the rejection of the previous application.
5. The proposed development is a small scale development and will not cause adverse traffic and sewerage impacts on the surrounding developments.
6. The application site is at the north-eastern fringe of the 'Open Space' (O) zone and the lot should be considered as abutting A Kung Ngam Village Lane as the government land between the lot and the road is currently being used as a pavement, although it partly rests on AKNL 27 S.A.

Supplementary information: Operation hours from 0800-2200 daily

Seating capacity of Eating place: 20-25 customers/guests maximum in the same session.

9. CONCLUSION

In view of the application site is in the fringe of the "Open Space" (O) zone and the open space development would be unlikely implemented since the previous application of the same site in 2005 (Application No. A/H9/61), the MPC of TPB is requested to give favourable consideration of the above justifications to approve this planning application.

Hui Wah Kui
Feb 2023

Planning Application No. A/H9/84

Supplementary Notes for responding to the comments from various Government Departments.

1. Comments of Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department:

- 1) For the subject site to be considered as a Class A site for the purpose of Regulations 20 and 21 of the Building (Planning) Regulations (B(P)R), it should be a site abutting on one specific street of not less than 4.5 m wide. Where there is a physical separation of a site from a street by an intervening strip of land, whether the site can be considered as abutting on the street for the site classification will depend upon the function, status and ownership of the intervening land. The applicant's attention is drawn to PNAP APP-124. In this regard, Buildings Department reserves its position under regulations 20 and 21 of the (B(P)R).

Response:

The applicant will appoint an Authorized Person (AP) to provide Buildings Department with his findings and details on this aspect upon submission of General Building Plan under regulations 20 and 21 of the (B(P)R).

- 2) The proposed building with above-ground storey used for the purpose of eating place and only one required staircase is not acceptable. The applicant's attention is drawn to regulation 41(1) of the B(P)R and Clause B6.1 of the Code of Practice for Fire Safety in Buildings 2011.

Response:

The applicant has revised the use of eating place restricted on Ground Floor only and provision of separate staircase for G/F & 1/F. Revised General Building Plan (Record Plan No. CF0603/HK/BP-01-D3) at Appendix 1 (Replacement of Figure 4) refers.

- 3) Gross floor area (GFA) concessionaire (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or site coverage calculation) under PNAP APP-151 will only be considered when the pre-requisites in paragraph 6 of PNAP APP-151, including Sustainable Building Design Guidelines as stated in PNAP APP-152, have been complied with.

Response:

The Authorized Person will take note and observe the pre-requisites in paragraph 6 of PNAP APP-151 upon preparation of GBP and GFA concessionaire calculation.

- 4) All areas under building footprint will be included in GFA calculation unless exempted.

Response:

The AP will note and observe.

- 5) Modification for exemption under regulation 41D of the B(P)R for the deficiency of emergency vehicular access may be considered by on a case by case basis. The applicant's attention is drawn to PNAP APP-136.

Response:

The AP will note and observe 41D of the B(P)R and PNAP APP-136 accordingly.

- 6) Access and facilities for persons with a disability in compliance with Regulation 72 of B(P)R and Design Manual: Barrier Free Access 2008 should be provided.

Response:

The AP will note and comply with the regulation 72 of B(P)R in preparation of the building plan submission.

- 7) Details comments under the Building Ordinance will be made at building plan submission stage.

Response: Noted

2. Comments of Chief Engineer/Hong Kong and Islands, Drainage Services Department

- a) Environmental Protection Department (EPD) is the planning authority of sewerage infrastructure and should be consulted on the sewerage aspect.
- b) Subject to the view of EPD, submission of sewerage impact assessment report may be required to support the proposed development and/or the proposed change of land use

Response: Noted.

3. Comments of Director of Environmental Protection, EPD

The applicant is required to clarify whether air-conditioner will be provided for the proposed eating place and the premises will not rely on openable window for ventilation.

Response: Air- conditioners will be provided for the proposed Eating Place and will not rely on openable windows for ventilation.

4. Comments of District Lands Officer/Hong Kong East, Lands Department

- (a) The Application Site involves a private lot (namely Section A of Ah Kung Ngam Lot No. 27) ("the Lot"). The Lot is held under a Government Lease for a term of 999 years commencing on 1 January 1894.
- (b) The Government Lease governing the Lot is virtually unrestricted except non-offensive trade clause. The proposed uses, particularly "Eating Place", contravene the non-offensive trades restriction under lease. A lease modification, which may be affected by way of an offensive trade licence, is required. The applicant is advised to LandsD Land Administration Office (LAO) Practice Note (PN) Issue No. 2/2021.

Response:

In accordance with the LAO PN No.3/2021, the applicant will apply to the Director of Food and Environmental Hygiene (DFEH) for a General Restaurant Licence, and the subsequent grant of General Restaurant Licence by DFEH will enable Lands Department to grant an Offensive Trade Licence automatically as long as the relevant statutory food business Licence is also in force.

- (c) The site area stated in the application form i.e. 74.8 sq. m (about) has not been checked. The applicant should ensure that the proposed development is entirely within the Lot and would not encroach onto the adjoining government land. The applicant is advised to refer to Lands D LAO PN Issue No. 3/2008 and 1/2017.

Response:

The applicant will appoint an Authorized Land Surveyor (ALS) to set out the title boundary of the Lot (Section A of Ah Kung Ngam Lot No. 27) on site prior to commencement of the site formation work for the proposed development. Lands D LAO PN Issue No. 3/2008 and 1/2017 will be observed.

5. Comments of Chief Architect/CMD2, Architectural Services Department

Based on the information provided, it is noted that the proposed development mainly consists of one block with building height of 5-storeys (about 16.1 m in height). Since the adjacent areas are mainly Open Space ("O") areas in the OZP, it is considered undesirable from visual impact point of view and may not be compatible to adjacent areas.

Response:

The portion of "O" zone where the application site situated is intruding onto "Other Specified Uses" annotated "Business". The surrounding areas are predominantly village houses to the west of the application site and industrial buildings to the north and south of the site. CTP of

Urban Design & Landscape, PD commented that judging from the proposal, the proposed development with a BH of about 16.1 m in height is unlikely to induce significant visual impact to the surroundings. In fact, it is noted that the portion of "Open Space" (O) zone has never been implemented for almost 18 years since the previous application (MPC Paper No. A/H9/61 dated 24.6.2005) of the application site for "Religious Institution- Buddhist Hall with ancillary Office and Quarters". The application site and its adjoining land in that portion of (O) zone still remain as status quo that proves the application site would not be feasible and cost effective for "Open Space" development.

6. Comments of Director of Fire Services

DFS has no objection in principle to the captioned application subject to water supplies for fire fighting and fire service installations being provided to the satisfaction of the Director of Fire Services.

Details fire safety requirements will be formulated upon receipt submission of general building plans.

Applicant is advised to observe the requirements of Emergency Vehicular Access (EVA) as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department.

Response:

Proposal of Fire Service Installations will be incorporated in the submission of general building plans and application to DFEH for "General Restaurant" Licence at the G/F of the premises.

7. Comments of District Officer (Eastern)/HK, Home Affairs Department

No public comments have been received

8. No comments from Traffic Engineering (HK) Division, Transport Department.

Detailed Comments from Government Departments

Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department

- (a) for the Site to be considered as a Class A site for the purpose of regulations 20 and 21 of the B(P)R, it should be a site abutting on one specified street or not less than 4.5m wide. Where there is a physical separation of a site from a street by an intervening strip of land, whether the site can be considered as abutting on that street for the purpose of site classification will depend upon the function, status and ownership of the intervening land. The applicant's attention is drawn to Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-124. In this regard, he reserves his position under regulations 20 and 21 of the B(P)R;
- (b) GFA concessions (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or site coverage calculation) under PNAP APP-151 will only be considered when the pre-requisites in paragraph 6 of PNAP APP-151, including Sustainable Building Design Guidelines as state in PNAP APP-152, have been complied with;
- (c) all areas under building footprint will be included in GFA calculation unless exempted; and
- (d) modification for exemption under regulation 41D of the B(P)R for the deficiency of EVA may be considered by on a case-by-case basis. The applicant's attention is drawn to PNAP APP-136.

Comment of the Director of Environmental Protection

The applicant is reminded to strictly comply with all requirements under relevant pollution control ordinances, and follow and adopt the recommendations stipulated in Environmental Protection Department (EPD) Guideline "Control of Oily Fume and Cooking Odour from Restaurant and Food Business".

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

參考編號

Reference Number:

221116-204355-48816

提交限期

Deadline for submission:

06/12/2022

提交日期及時間

Date and time of submission:

16/11/2022 20:43:55

有關的規劃申請編號

The application no. to which the comment relates: A/H9/84

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr Yu

意見詳情

Details of the Comment :

反對設食肆，衛生情況欠佳、引來外人，對村民出入不方便同時增加犯罪率。
另外，通告張貼在隱蔽的地方，村民經過不會注意到，不能及時作出回覆

2

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

參考編號

Reference Number:

221116-211616-60787

提交限期

Deadline for submission:

06/12/2022

提交日期及時間

Date and time of submission:

16/11/2022 21:16:16

有關的規劃申請編號

The application no. to which the comment relates:

A/H9/84

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ku

意見詳情

Details of the Comment :

本人是亞公岩村村民，此村非開放觀光，村民都不需要食肆，除了影響環境衛生，亦令更多非村民在村附近逗留或徘徊，本村本來就沒有任何保安措施，亦沒有閘門阻擋外來人，改建食肆亦嚴重影響村民生活環境。此外，此規劃申請亦特別被申請者刻意隱瞞，他把此申請書張貼於其改建單位內，並沒有對外公開。

3

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



Application No. A/H9/84

01/12/2022 13:08

From:

To:

File Ref:

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

有關: Application No. A/H9/84 Proposed Eating Place at A Kung Ngam Lot No. 27 S.A., 27 A Kung Ngam Village Road, Shaukeiwan.

執事先生/小姐,

本人為民興工業大廈之業主代表, 本人反對以上地點轉為食肆用途. 此地段為本大廈 (及另外2幢大廈) 的唯一出入口 (必經之路), 如一改為食肆用途, 將會有車輛及人流的問題. 如此通道一被阻塞, 將對小路內的大廈出入做成很大的問題.

另外本大廈旁有數間“鐵皮屋”, 入住之人數也頗多, 如此食肆發生火警或其他緊急事故, 將做成一定之人命或財物損失, 希望貴處於批核此申請前考慮以上之問題.

多謝!

Kwok Ching Chi

[REDACTED]

4.

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

221202-140414-00366

提交限期**Deadline for submission:**

06/12/2022

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

02/12/2022 14:04:14

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

A/H9/84

「提意見人」姓名/名稱**Name of person making this comment:**The Incorporated Owners of
Manson Industrial Building**意見詳情****Details of the Comment :**

申請A/H9/84 (A Kung Ngam Lot No.27 S.A, 27 A Kung Ngam Village Road, Shau Kei Wan)
我們反對該項申請，申請興建位置是民興工業大廈入口位置，大廈入口通道經已過窄，
救火車亦不能駛入。民興工業大廈入口附近，政府理應重新規劃一條安全及足夠寬闊的
車輛通道，絕對不適宜改變加建任何建築物，或令入口範圍更加複雜並產生人身及財產
安全風險，以及環境衛生問題。

致城市規劃委員會有關阿公岩村規劃處申請號(A/H9/84) 地址. 筲箕灣阿公岩村道 27 號丈量約份第 27 號 A 分段改變用途經資詢本村村民意見后結果為;

贊成票;(1)

反對票;(35) 共 36

經過點算作實以大比數票為反對票特此呈上貴處作參考正視還望貴處聆聽村民意願并作出正確決定

阿公岩村居民呈上

蔡: [REDACTED]

2022 年 12 月 3 日



規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/H9/84
地點 Location (見下圖 See Plan Below)	筲箕灣阿公岩村道27號阿公岩丈量約份第27號A分段 A Kung Ngam Lot No. 27 S.A. 27 A Kung Ngam Village Road, Shau Kei Wan
地帶及圖則 Zoning and Plan	「休憩用地」及「其他指定用途」註明「商業」 "Open Space" and "Other Specified Uses" annotated "Business" 筲箕灣分區計劃大綱核准圖編號S/H9/18 Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18
建議 Proposal	擬議食肆 Proposed Eating Place

任何人士均可就這宗申請提出意見。有關意見必須於2022年12月6日或之前，以專人送遞或郵遞（香港北角渣華道333號北角政府合署15樓）、傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 6 Dec 2022.

詳情 Particulars

- 這是根據《城市規劃條例》（下稱「條例」）第36條提出的申請。
This is an application made under section 36 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會（下稱「委員會」）就這宗申請作出考慮前，登入委員會的網頁（https://www.info.gov.hk/tpb/tc/planning_application/A_H9_84.html）或掃描本通告的二維碼，及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.info.gov.hk/tpb/tc/planning_application/A_H9_84.html) or scanning the QR code in this Notice) and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department

(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輦路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的《城市規劃委員會規例》的規定作以下用途：
(a) 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士（下稱「意見人」）的姓名供公眾查閱；以及
(b) 方便意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- 委員會考慮申請的暫定會議日期已上載於委員會的網頁（www.info.gov.hk/tpb/）。考慮規劃申請的會議（是行政會議的部分除外），會向公眾開放。如須觀看會議，請親臨在會議日期的一天前以電話（2231 5061）、傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 根據委員會在考慮申請時舉行的文件，會在發送給委員會秘書處及政府部門，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4819或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4819 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2022年11月15日
Town Planning Board
15 Nov 2022

(任何人在未經委員會許可而塗去、更改、毀壞或移除本通告，均可被檢控或判處罪行。)
(Any person who obliterated, defaced, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

申請地點 Application Site

養和東區醫療中心

HKSH Eastern Medical Centre

平台

恆通資源中心

Hang Tung Resources Centre

A KUNG NGAM VILLAGE LANE

阿公岩村里

民興工業大廈

Manson Industrial Building

新高聲工業大廈

Centro-Sound Industrial Building

精雅印刷集團大廈

Elegance Printing Centre

東區走廊

東喜道(下層)

TUNG HEI ROAD

(under)

4.8 +
TUNG WONG ROAD

阿公岩村道

A KUNG NGAM VILLAGE ROAD

阿公岩

Kung Ngam

①

贊成

村民意向書

1 票

本村有村民向城市規劃委員會提出在阿公岩村興建食肆，位置在玉皇廟和兩層白色石屋中間的空地（申請編號 A/H 9/84 地址筲箕灣阿公岩村道 27 號阿公岩丈量約份第 27 號 A 分段），城市規劃委員會已貼出資詢通告，在 2022 年 12 月 6 日前提出意見，有見及此，希望本村村民提出贊成或反對的寶貴意見，集合意見書向城市規劃委員會反映。

姓名 程樹權 電話 贊成/反對在阿公岩村興建食肆。意見：本人贊成在 27 號 A 分段興建食肆，但因為位置在阿公岩上村和下村之間的地段，懇請城規會只可以興建壹層建築物，已免影響風水及運氣。

6

姓名 電話 贊成/反對在阿公岩村興建食肆。意見：

贊成 1 票

姓名 電話 贊成/反對在阿公岩村興建食肆。意見：

請刪除贊成或反對

意見書共 頁

日期 2022 年 11 月 28 日

3

村民意向書

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12

胡輝信

姓名

電話

~~贊成~~/反對在阿公岩村

興建食肆。意見：

嚴重污染及影響交通

13

胡輝信

姓名

電話

~~贊成~~/反對在阿公岩村

興建食肆。意見：

反對

姓名

電話

~~贊成~~/反對在阿公岩村

興建食肆。意見：

14

黃

反對

3 票

請刪除贊成或反對

意見書共 3 頁

日期 2022 年 12 月 1 日

5

村民意向書

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姓名 電話 ~~贊成~~/反對在阿公岩村
興建食肆。意見:

Yennykaun

反對

17

姓名 電話 ~~贊成~~/反對在阿公岩村
興建食肆。意見:

18

Kai Chon Lung

姓名 電話 ~~贊成~~/反對在阿公岩村
興建食肆。意見:

19

Tsui Kwok Ming

沒定幾好，卫生變壞

請刪除贊成或反對

意見書共 5 頁

日期 2022 年 11 月 29 日

(3 票)

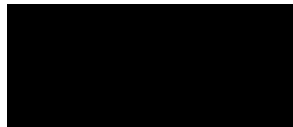
村民意向書

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姓名 電話 ~~贊成~~/反對在阿公岩村興建食肆。意見：

22

WU YEN KIM



反對

姓名 電話 ~~贊成~~/反對在阿公岩村興建食肆。意見：

23

FAN KAM CHUNG



反對

姓名 電話 ~~贊成~~/反對在阿公岩村興建食肆。意見：

24

Wang Mei ching



反對

請刪除贊成或反對意見書共 7 頁

日期 2022 年 12 月 1 日

3 票

改變用途作商業活動，交通疏暢，衛生差，停車位亂泊

村屋，環境清潔，用作食肆易有居民出入，人流雜，噪音多，衛生差

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



A/H9/84 Kung Nam Village OS

03/12/2022 03:05

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

Application 83 withdrawn, objections applicable to 84 and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 16 August 2022 1:07 AM CST

Subject: A/H9/83 Kung Nam Village OS

A/H9/83

A Kung Ngam Lot No. 27 S. A, 27 A Kung Ngam Village Road, Shau Kei Wan

Site area: About 74.8sq.m

Zoning: "Open Space" (92%) and "Other Specified Uses" annotated "Business"

Applied development : Eating Place / Private Clubhouse / PR 4.25 / 5 floors /
Vehicle Parking??

Dear TPB Members,

There is an existing building there so what is this being used for? Buddhist Hall was rejected in 2005, is there any indication of a Niche operating?

Mentions that the lot is part of a parking lot but there is no record of approval for this use?

Purports to provide amenity for community but then describes use as 'Private Club' indicating restricted use.

Members should seek clarification with regard to the true nature of the operation.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to notes the comments of the District Lands Officer/Hong Kong East, Lands Department (LandsD) that:
 - (i) the Government Lease governing the Lot is virtually unrestricted except non-offensive trades clause. The proposed uses, particularly “eating place”, contravene the non-offensive trades restriction under lease; and
 - (ii) the site area stated in the application form, i.e. 74.8m² (about), has not been checked. The applicant should ensure that the proposed development is entirely within the Lot and would not encroach onto the adjoining Government land. The applicant is advised to refer to LandsD LAO PN Issue Nos. 4/2008 and 1/2017;
- (b) to note the comments of the Director of Fire Services that water supplies for fire fighting and fire service installations should be provided to the satisfaction of the D of FS. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. The applicant is advised to observe the requirements of emergency vehicular access (EVA) 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 (BD);
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, BD that:
 - (i) the proposed building used for the purpose of eating place/food storage and only one required staircase is not acceptable as it would contravene the provision under regulation 41(1) of the Building (Planning) Regulations (B(P)R) and Clause B6.1 of the Code of Practice for Fire Safety in Buildings 2011. The applicant’s attention is drawn to regulation 41(1) of the B(P)R and Clause B6.1 of the Code of Practice for Fire Safety in Buildings 2011, which states “For building with only one required staircase, no room or storey of the building may be used for any occupancy other than domestic or offices, except the ground storey may be used for the purpose of a shop or carparking space...”;
 - (ii) for the Site to be considered as a Class A site for the purpose of regulations 20 and 21 of the B(P)R, it should be a site abutting on one specified street of not less than 4.5m wide. Where there is a physical separation of a site from a street by an intervening strip of land, whether the site can be considered as abutting on that street for the purpose of site classification will depend upon the function, status and ownership of the intervening land. The applicant’s attention is drawn to Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-124;
 - (iii) 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 calculation) under PNAP APP-151 will only be considered when the pre-requisites in paragraph 6 of PNAP APP-151, including Sustainable Building Design Guidelines as state in PNAP APP-152, have been complied with;
 - (iv) all areas under building footprint will be included in GFA calculation unless exempted;

- (v) modification for exemption under regulation 41D of the B(P)R for the deficiency of EVA may be considered by on a case-by-case basis. The applicant's attention is drawn to PNAP APP-136;
 - (vi) access and facilities for persons with a disability in compliance with regulation 72 of B(P)R and Design Manual: Barrier Free Access 2008 should be provided; and
 - (vii) detailed comments under Buildings Ordinance will be made at building plan submission stage;
- (d) to note the comments of the Commissioner of Police that the proposal should not cause adverse traffic obstruction in or beyond the site of works and each Temporary Traffic Arrangement involving works on footpath and/or carriageway, if any, has to be submitted to Police (Road Management Office) for detailed comment prior its implementation;
- (e) to note the comments of the Director of Environmental Protection that the applicant is reminded to strictly comply with all requirements under relevant pollution control ordinances, and follow and adopt the recommendations stipulated in Environmental Protection Department (EPD) Guideline "Control of Oily Fume and Cooking Odour from Restaurant and Food Business". The applicant is also reminded that to the east of the Site, there is an existing temple close to the Site. The applicant/Authorised Person should be able to select a proper location for fresh air intakes of the air conditioning system during detailed design stage to locate them away from the façade facing the temple;
- (f) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD) that EPD is the planning authority of sewerage infrastructure and they should be consulted on the sewerage aspect. Subject to the view of EPD, submission of sewerage impact assessment report may be required to support the proposed development; and
- (g) to note the comments of the Director of Food and Environmental Hygiene that in accordance with the Food Business Regulation, Cap 132X, any person who intends to prepare and/or manufacture food for sale for human consumption or to sell restricted foods at any premises must obtain a licence/permit relevant to the type of the proposed business before commencement of such business. Any person found operating an unlicensed premises and/or violating the relevant provisions in the legislation will be liable to prosecution.