

This document is received on 23 MAY 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/C1/265
	Date Received 收到日期	23 MAY 2022

1. 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。
2. 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。
3. 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)

The Incorporated Owners of Park Lane Shopper's Boulevard

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)

DeSPACE (International) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	G/F and 1/F of the Park Lane Shopper's Boulevard at Nos.111-139, 143-161 & 165-181, Nathan Road, Kowloon Inland Lot No. 10710, Tsim Sha Tsui, Kowloon, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 5,410 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 7,638 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 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 Tsim Sha Tsui Outline Zoning Plan No. S/K1/28
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space
(f) Current use(s) 現時用途	Shops for retail sale of goods (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 20/05/2022 (DD/MM/YYYY), this application involves a total of 42 "current land owner(s)"[#].
根據土地註冊處截至 2022 年 5 月 20 日的記錄，這宗申請共牽涉 42 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 notified42..... "current land owner(s)"[#]
已通知42..... 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 refer to Annex 1 of the Application Form for the separate sheets with the details of "current land owners" set out and Annex 2 for the Proof of Notifications (by registered mails) issued.		

(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 (Please refer to Annex 3 of the Application Form)
31/03/2022 (DD/MM/YYYY)[&]
於 31/03/2022 (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 As the Incorporated Owners of Park Lane Shopper's Boulevard itself is the Applicant, it is deemed to have given consent by the IO or the IO has been notified of this planning application.

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	About 7,638* sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	"Eating Place"(cafeteria, coffee shop and tea house)* and "Shop and Services" (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	Site A: 1 Site B, C & D: 2	Number of units involved 涉及單位數目	92
(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 7,638* sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 7,638* sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G	Shops for retail sale of goods	"Eating Place"(cafeteria, coffee shop and tea house) and "Shop and Services"
	1	Shops for retail sale of goods	"Eating Place"(cafeteria, coffee shop and tea house) and "Shop and Services"

*The total GFA (summation of Site A, B, C and D) of the proposed eating place use shall not exceed 3,819 sqm. (50% of total GFA)

Part 6 第 6 部分

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

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

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

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

March 2023 (for individual owners who have imminent intentions for the conversion of uses)

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) Nathan Road
	No 否	<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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<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 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) _____ _____ _____
	No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 (public & existing) 1 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) _____ 18m x 3.5m Public Goods Vehicle Space (existing) 1 13m x 3m Public Goods Vehicle Space (existing) 1
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？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 (public & existing) 1 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) _____ 18m x 3.5m Public Goods Vehicle Space (existing) 1 13m x 3m Public Goods Vehicle Space (existing) 1
	No 否	<input type="checkbox"/>

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>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>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>Please refer to the Supplementary Planning Statement.</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 the Supplementary Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署



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

LAM KWOK CHUN

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☒ RPP 註冊專業規劃師 (membership no. 267)

Others 其他

on behalf of
代表

DeSPACE (International) Limited

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

Date 日期

19/5/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	G/F and 1/F of the Park Lane Shopper's Boulevard at Nos.111-139, 143-161 & 165-181, Nathan Road, Kowloon Inland Lot No. 10710, Tsim Sha Tsui, Kowloon, Hong Kong 尖沙咀九龍內地段10710號, 彌敦道111-139、143-161 & 165-181號, 栢麗購物大道地下 及一樓		
Site area 地盤面積	5,410 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 尖沙咀分區計劃大綱核准圖編號S/K1/28		
Zoning 地帶	"Open Space" 「休憩用地」		
Applied use/ development 申請用途／發展	"Eating Place"(cafeteria, coffee shop and tea house)* and "Shop and Services" 「食肆」(自助餐廳、咖啡室及茶室) 及「商店及服務行業」		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	7,638 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.41 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

*The total GFA (summation of Site A, B, C and D) of the proposed eating place use shall not exceed 3,819 sqm. (50% of total GFA)

*擬議「食肆」用途的總樓面面積(地盤A、B、C和D的總和)不得超過3,819平方米。(總樓面面積的50%)

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	Site A: about 4m Site B & C: about 6m Site D: about 6.5-8.5m	m 米 <input type="checkbox"/> (Not more than 不多於)
		About約 17	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Site A: 1 Site B, C & D: 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	100 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	92		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	0
	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 (public公眾 & existing現有) 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) 18m x 3.5m Public Goods Vehicle Space公眾貨車車位 (existing現有) 13m x 3m Public Goods Vehicle Space公眾貨車車位 (existing現有)	3 1 1 1

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

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

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

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

Supplementary Planning Statement



Section 16 Planning Application
for Proposed “Eating Place”
(cafeteria, coffee shop and tea
house) and “Shop and Services” in
“Open Space” zone at G/F and 1/F
of Park Lane Shopper’s Boulevard
in Kowloon Inland Lot 10710, Tsim
Sha Tsui, Kowloon

THE INCORPORATED
OWNERS OF PARK
LANE SHOPPER’S



DeSPACE (International) Limited

Date: 26th August 2022

BY HAND

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



Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**Section 16 Planning Application for Proposed
“Eating Place” (Cafeteria, Coffee Shop and Tea House) and
“Shop and Services” in “Open Space” zone on
Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 at
G/F and 1/F of Park Lane Shopper’s Boulevard in
Kowloon Inland Lot 10710, Tsim Sha Tsui, Kowloon**

**Town Planning Application No. A/K1/265 -
Submission of Further Information (1) Clarification**

Reference is made to the emails dated 17th, 21st, 27th and 28th June 2022 from the Planning Department in relation to comments from various government departments and the public.

In addressing the comments, attached please find 4 hard copies of the:

1. Response-to-comment (R to C) table:-In response to EPD’s and DSD’s request, another R to C table addressing comments received from EPD and DSD during the pre-submission stage is also appended as Attachment RtC 1 for clarifications and easy reference only;
2. Appendix A – Water Supply Impact Assessment; and
3. Appendix B – Traffic Review Report

Should you have any queries, please feel free to contact Mr. Endy CHENG at [REDACTED] or myself at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam





DeSPACE (International) Limited

Date: 5th October 2022

BY EMAIL

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**Section 16 Planning Application for Proposed
“Eating Place” (Cafeteria, Coffee Shop and Tea House) and
“Shop and Services” in “Open Space” zone on
Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 at
G/F and 1/F of Park Lane Shopper’s Boulevard in
Kowloon Inland Lot 10710, Tsim Sha Tsui, Kowloon**

**Town Planning Application No. A/K1/265 -
Submission of Further Information (2) Clarification**

Reference is made to the emails dated 27th September 2022 and 3rd October 2022 from the Planning Department in relation to comments from various government departments. Please note that the subject response involves clarifications only. In addressing the comments, attached please find a copy of the Response-to-comment (R to C) table.

Please be clarified that as the proposed sewer upgrading/upsizing works may induce possible impacts to the Old and Valuable Trees (OVTs), the Applicant will carefully consider the routing of the proposed sewer connection in its detailed design to avoid interfering with the tree roots and explore mitigation measures to protect the OVTs. As such, the resultant landscape impact would be minimal. The Applicant will seek comments, agreements and permits from LCSD and relevant departments as appropriate before the commencement of any works, in accordance with the established mechanism for drainage plan submission.

Should you have any queries, please feel free to contact Mr. Endy CHENG at [REDACTED] or myself at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

S.16 Town Planning Application for
Proposed Eating Place (Cafeteria, Coffee Shop and Tea House) and Shop and Services
at G/F and 1/F, Park Lane Shopper's Boulevard, Nos. 111-139, 143-161 & 165-181 Nathan Road, Tsim Sha Tsui, Kowloon
(Case no. A/K1/265)
Further Information (2)
Response-to-Comment Table

Public Comments	Response
<p><u>Email dated 27 September 2022 refers:</u></p> <p><u>TD:</u></p> <p>(a) In view of the busy road network in the vicinity, the applicant shall provide detailed proposal, including but not limited to the delivery schedule and arrangement, control measures, etc., for consideration;</p>	<p>In order to ensure the loading/unloading related to the delivery of goods to Park Lane Shopper's Boulevard does not adversely affect the traffic in the vicinity, the Incorporated Owners of Park Lane Shopper's Boulevard (IO) will instruct its Management Office to take responsibility to monitor the use of the public loading and unloading bay properly following the rules as set down below to be followed by all the tenants.</p> <ol style="list-style-type: none"> 1. Any delivery to Park Lane Shopper's Boulevard <u>CANNOT</u> be carried out during the traffic peak periods (between 7am to 10am and 4pm to 9pm). 2. Pre-booking for all deliveries; otherwise the goods is <u>NOT</u> allowed to enter the premises. 3. The Management Office undertakes to be the major contact point if any public complaints are received in relation to the use of the public loading and unloading bay.

	Please find attached the notice to be issued by the Management Office of Park Lane to the tenants for your reference.																																				
(b) The applicant advised that there are sufficient surplus parking spaces in the adjacent carpark of Park Land during Noon and PM peak hours, however, the demand of parking spaces for the subject development is missing. Please provide the information and assess if there are sufficient parking spaces for the subject development.	<p>According to the HKPSG, the demand of parking spaces for the subject development is <u>26-51 nos. of PC parking spaces</u> based on a GFA of 7,638 m², at a ratio of 1 space per 150 - 300m².</p> <p>The proposed development only involving changing the use from “Retail Shops only” to "Eating Place" (cafeteria, coffee shop and tea house) and "Shop and Services”. There is no increase in GFA. Both retail shops and eating place are classified as “Retail” under the parking requirement in HKPSG. Hence, the parking demand <u>should not have any major changes to the existing situation</u> after the proposed development as per HKPSG.</p> <p>According to the car parking survey in Section 4 of the submitted Report, the car parks in the vicinity shall be able to meet the demand.</p> <p style="text-align: center;">Summary of Utilization of Adjacent Car Parks</p> <table><tr><th colspan="4">Remaining Parking Space</th></tr><tr><th colspan="2">Saturday</th><th colspan="2">Sunday</th></tr><tr><th>Noon</th><th>PM</th><th>Noon</th><th>PM</th></tr><tr><td colspan="4">Within 200m</td></tr><tr><td><i>14</i></td><td><i>15</i></td><td><i>81</i></td><td><i>70</i></td></tr><tr><td colspan="4">Within 300m</td></tr><tr><td><i>81</i></td><td><i>129</i></td><td><i>156</i></td><td><i>246</i></td></tr><tr><td colspan="4">Within 400m</td></tr><tr><td>218</td><td>222</td><td>333</td><td>380</td></tr></table>	Remaining Parking Space				Saturday		Sunday		Noon	PM	Noon	PM	Within 200m				<i>14</i>	<i>15</i>	<i>81</i>	<i>70</i>	Within 300m				<i>81</i>	<i>129</i>	<i>156</i>	<i>246</i>	Within 400m				218	222	333	380
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<p><u>Email dated 3 October 2022 refers:</u></p> <p><u>DSD:</u></p>	
<p>Item 7 - Site A and Drawing No SIA-2001 - The 150mm sewer (FTMH-01 to FMH4002470 and FMH4002470 to FMH4002474) should be upgraded and upsized from <u>operation and maintenance experiences and viewpoint</u>. 150mm pipe is subject to blockage frequently and easily in particular from DSD operation and maintenance experiences in TST area.</p>	<p>Please note that the 150mm sewer (FTMH-01 to FMH4002470 and FMH4002470 to FMH4002474) will be upgraded and upsized as requested, subject to technical feasibility study at the post-planning approval stage. The Applicant will further liaise with DSD and relevant departments on a feasible solution in due course.</p>

NOTICE 通告

Ref. No. : PKL/2022/010

Date : 5th October 2022

To All Tenants:

Loading/Unloading and Delivery Arrangement

In order to ensure the loading/unloading related to the delivery of goods to Park Lane Shopper's Boulevard does not adversely affect the traffic in the vicinity, the Incorporated Owners of Park Lane Shopper's Boulevard (IO) will instruct its Management Office to take responsibility to monitor the use of the public loading and unloading bay properly following the rules as set down below to be followed by all the tenants.

1. Any delivery to Park Lane Shopper's Boulevard **CANNOT** be carried out during the traffic peak periods (between 7am to 10am and 4pm to 9pm).
2. Pre-booking for all deliveries; otherwise the goods is **NOT** allowed to enter the premises.
3. The Management Office undertakes to be the major contact point if any public complaints are received in relation to the use of the public loading and unloading bay.



Management office of
Park Lane Shopper's Boulevard



富城物業管理有限公司

Urban Property Management Limited

www.urban.com.hk

Detailed Departmental Comments

Comments from the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD)

- (a) before any new building works are to be carried out on the Premises, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO) and to ensure full compliance with the BO and its allied regulations including the provisions on means of escape, fire resisting construction and access and facilities for persons with a disability, etc., in particular:
 - (i) provision of adequate means of escape in accordance with Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - (ii) provision of fire barriers with adequate fire resisting construction in accordance with Building (Construction) Regulation 35 and the FS Code;
 - (iii) provision of adequate barrier free access in accordance with Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008; and
 - (iv) provision of adequate sanitary fitments to the Premises in accordance with the Building (Standard of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
- (b) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW of the Premises under the BO;
- (c) if the proposed uses under application are subject to the issue of a licence, please be reminded that any existing structures on the Premises intended to be used for such proposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (d) detailed comments under BO can only be provided at the building plan submission stage; and
- (e) the applicant's attention is drawn to PNAP APP-47 that the Building Authority has no powers to give retrospective approval or consent for any UBW.

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

220531-233419-60527

提交限期**Deadline for submission:**

21/06/2022

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

31/05/2022 23:34:19

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

A/K1/265

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

先生 Mr. Chan kin ching

意見詳情**Details of the Comment :**

希望柏麗大道開多一些食肆, 尤其buffet, cafe, 及類似新加坡的foodcourt, 最好可以坐露天, Park Lane咁靚, 不做食肆太浪費, 現在國家有排防疫, 不會再有遊客買名牌, 吉左d舖唔好睇。

敬啟者：

支持擬議食肆用途 (A/K1/265)

本人十分支持擬議發展項目，相信能為栢麗購物大道帶來新景像。這對市民及商戶有正面影響。謝謝！

姓名： 羅 麗 紅

簽名： mapoy

日期： 2022. 06. 03

聯絡電話：



17

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

220617-141133-54742

Reference Number:**提交限期**

21/06/2022

Deadline for submission:**提交日期及時間**

17/06/2022 14:11:33

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

A/K1/265

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

先生 Mr. Cheng Shing Tai

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

This proposal is a reasonable adjustment in response to the changes in socio-economic circumstances and the proposed uses should be compatible with the surrounding environment including the "O" zone. Diversifying the uses will benefit the health of the local economy and enhance the attractiveness of public space. Therefore, I express my support to this application.

日期：2022 年 6 月 8 日

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敬啟者：

同意柏麗大道更改用途申請 (申請編號: A/K1/256)

本人希望批准以上申請，與其將柏麗大道商鋪荒廢，不如更好的善用土地資源。如可在柏麗大道加入餐飲元素，相信能幫助商戶新走出現時困境。

本人表達非常贊同該項申請。

簽署：劉偉君
姓名：劉偉君
電話：



致城市規劃委員會，
人支持 A/K1/256 的規劃申請：


本人十分關注柏麗大道的用途改變的申請，我表示支持。現在每次路過這一帶，都感到很可惜，商鋪空置率高。如能加入飲食元素，如特色餐餐廳酒吧等給遊人打卡，必定能帶旺周遭人流，一挽以往頹勢。對此方案本人十分支持。

日期：31/5/2022

簽署

姓名：

電話：





本人支持 A/K1/256 的規劃申請

早期的栢麗大道是我初來香港非常喜歡的一個地方，華麗的灯饰，各色商品，熙熙攘攘的人群，非常熱鬧。非常有特色。

但隨着人們消費模式的改變，栢麗大道就越來越冷清，特別是這幾年疫情影響連遊客都少了，更是雪上加霜。如果能夠重新規劃成一個集咖啡室、茶室、特色餐飲為一體的打卡點，相信一定會帶旺栢麗大道繼續成為香港特色！因此本人極度贊成是次規劃申請。

簽署：譚華

姓名：王碧華

電話：

日期：1/6-2022



致城市規劃委員會：

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本人十分支持 A/K/256 的規劃申請：

本人關注到栢麗大道的用途改變的申請，我表示支持，因為這一帶尼兩年因疾情關係搞到十室九空，令到栢麗大道一片死寂，令人提不到意慾去~~購~~消費，所以這一帶能改變為除商鋪外，再有一些如食肆或~~咖啡~~~~館~~悠閒咖啡室，定必能再帶旺人流，令栢麗大道再興旺起來，因此本人表示支持：

姓名：梁達余

電話：

1/6/2022



致城市規劃委員會

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本人支持 A/K1/256 的規劃申請：

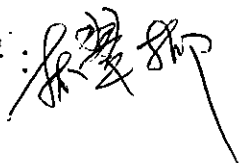
本人經常經過柏麗大道，發現雖然有不少商鋪，但卻死氣沉沉。如今食肆的申請發展或會在區內帶來些許不同，只是申請放寬用途限制至容納少量指定食肆用途，可與周邊環境相容，相信不會帶來嚴重環境污染。或會帶來一些新的氣象。本人因此決定支持是項規劃申請。

電話：

姓名：林翠柳

日期：1/6/2022

簽署：



姓名：李永祥

電話：

日期：2022 年 5 月 16 日

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敬啟者：

同意柏麗大道發展申請 (申請編號: A/K1/256)

本人支持這次的栢麗購物大道的改建發展，原因如下：

1. 人流充足，地點合適。
2. 交通位置極為便利。
3. 行人路寬闊，即使改建為食肆亦不會造成阻礙。
4. 善用資源，靈活變通。
5. 改建用途可以接受。
6. 促進人流，經濟，減少對游客依賴。

因社會環境改變，令昔日柏麗大道光輝失色，希望政府能改變，使栢麗再活力重現。

因此本人強烈支持這次的改建。

李永祥

簽署：



ॐ नमः शिवाय

申請人提交的申請文件充足，提供了適量評估，十分合理。我支持理
據如下：

- ✓ 沒有申請額外建築面積，不會增加整體尖沙咀發展密度
- ✓ 觀乎一般地鋪亦有彈性作零售或食肆用途，應允許申請人有此彈性
- ✓ 為栢麗購物大道帶來新景像
- ✓ 沒有在環境、景觀、排污、視覺和交通等方面造成影響

改變後的栢麗購物大道定能別有一番新氣象。栢麗大道有潛力成為九龍新地標。

本人大力支持並期待改變。

姓名： 李 志 远

日期: 7-6-22 RECEIVED

聯絡電話：_____



Date: 1 June 2022

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Proposed "Eating Place" (Cafeteria, Coffee Shop and Tea House) and "Shop and Services" in "Open Space" zone on G/F and I/F of Park Lane Shopper's Boulevard

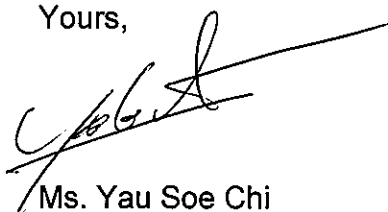
Dear Sir/ Madam,

I am kindly writing to support the planning application no.: A/K1/265. The once iconic Park Lane Shopper's Boulevard ("Boulevard") has suffered greatly recently due to the pandemic and it has become a deserted area. It is sad to see such a scenery along Nathan Road and in its current state, the urban landscape is negatively affected.

Given the beautiful environment of the Boulevard with its broad pedestrian pavement and line of trees, it is frankly a waste not to have coffee shops, cafeterias and eateries along it. One only need to look to The Avenue des Champs-Élysées as an example. The concept of adding eating places would help inject life back into this place, allowing citizens and tourists to enjoy this iconic area in a way previously unavailable.

Therefore I strongly support the proposed "Eating Place" (Cafeteria, Coffee Shop and Tea House) and "Shop and Services" in "Open Space" zone on G/F and I/F of Park Lane Shopper's Boulevard.

Yours,



Ms. Yau Soe Chi

Address: _____

Email: _____

Phone: _____



6 June 2022

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To whom it may concern

**Proposed "Eating Place" (Cafeteria, Coffee Shop and Tea House)
and "Shop and Services" in "Open Space" zone on
G/F and I/F of Park Lane Shopper's Boulevard**

Dear Sir/ Madam,

I highly support the planning applications case application no.: A/K1/265, the concept of adding eating places at Park Lane is very appealing and attractive to Hong Kong residents and the tourists, it is sad to see that many shops have been closed down at Park Lane district for several years. The shop closure in Park Lane could be a waste of valuable land resources in Hong Kong. The new planning application will definitely bring positive impact on Hong Kong's economy, it will bring in more business investment, more customers, more tourists, more employment opportunities to Tsimshatsui and the neighbouring districts.

Elegant coffee shops and cafes will fit the Kowloon Park setting and the white architectural design very much. It will bring new lure and charm to Tsim Sha Tsui, Tsim Sha Tsui is one of the most popular streets in Hong Kong history. We do not want to face numerous vacant shops at the prime shopping street, this could be very depressing and unattractive to residents, visitors and tourists.

May I suggest the applicant to consider providing outdoor seating accommodations in this proposal? The wide street with tree shadings make it very suitable and attractive.

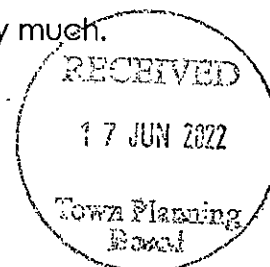
As a Hong Kong's resident, I fully support the captioned planning application and I look forward to hearing good news from Town Planning Board, I can be contactable (Tel: _____ Email: _____) if you would like to hear more opinion from me about my letter.

Your attention to my letter is greatly appreciated. Thank you very much.

Yours faithfully

Leung Siu Hing

LEUNG Siu Hing



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二零二二年六月三日

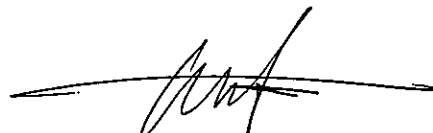
致：城市規劃委員會

支持栢麗大道城規申請(A/K1/265)

由於工作因由經常路過栢麗大道，見證該處興衰。一直均不解該處為何會沒有咖啡店、小食店，致近日才理解原來因為原有土地用途的規限，但長長的步行購物徑，閒逛、等車間中都有需要買飲品或想找些小吃在附近坐下稍息，甚至假日可以一家大小在九龍公園家庭樂後能在林蔭下享用愉快的餐點。其實使用栢麗大道的人一直都對食店有需求，希望有關當局能按實際情況批准該項申請。

謝謝！

姓名：


LEE HING LEE

聯絡方法：

TEL：

EMAIL：



Hing Jung China Ware

FLAT F45, 20/F WAH LOK INDUSTRIAL CENTRE
31-35 SHAN MEI STREET, PHASE 2
FO TAN SHA TIN NEW TERRITORIES
HONG KONG
MOBILE:

Importers Exporters & Wholesalers of Porcelain Wares

慶豐瓷莊
香港
新界沙田火炭山尾街31-35號
華樂工業中心F座20樓45室
手機:

324

致城市规划委员会

本人支持A/K1/256的规划申請

想当年繁华热闹的柏麗大道,如今变得冷冷清清,非常可惜,如果能发展成为商食並存新概念,促进城市活力,和多元化发展,必定能使柏麗大道走出现时困境,重现昔日光辉。

因此本人强烈支持是项规划申請

姓名 祝喬範

7-6-2022 祝喬範



城市規劃委員會秘書處：

就規劃申請編號 A/K1/265 作擬議食肆（自助餐廳、咖啡室及茶室）及商店及服務行業

提出公眾意見

我支持這申請。申請的食肆主要是咖啡店及小食，工序簡單，而且購入時很多已是半製成品。因此，本人認為不會對現有的樹木健康造成影響。反而，位於市區的重地，應該儘快釋放其潛力，畢竟現有用途只為零售商店實在太單一了。

如有任何疑問，請聯繫：

電話：

地址：

鍾曉雲



香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處

先生/女士：

**就規劃申請編號 A/K1/265 作擬議食肆（自助餐廳、咖啡室及茶室）及商店及服務行業
提出支持公眾意見**

本人旨就上述規劃申請向城市規劃委員會提交意見。意見內容如下：

栢麗大道位於繁忙的鬧市中，商業活動本質上對附近環境影響不大。在交通方面，相信現在比十年前自由行蓬勃的年代，人流跟車流都是不能及的，少了很多。希望城規會儘快批准，為改善經濟注入能量！

謹呈

敬上

如有任何疑問，請以以下方式與我聯繫：

日期 20/9/2022
姓名： Yan Way Yin
電話：
地址：

日期：18/9

姓名：何鳳儀

電話：

地址：

申請編號 A/K1/265

栢麗大道其實非常寬闊，即使在最繁忙的晚飯時段，栢麗大道的行人流量距離擠迫還差一段很遠的距離。預計日後增添只有 1-2 層的食肆也不會對人流帶來問題。因此，本人支持此方案。



聯絡資料

姓名: 江桂蓮

通訊地址:

電郵:

電話:

日期:

20-9-2022

662

敬啟者:

支持申請編號: A/K1/265

有見及申請在供水、排水、交通、環境等方面都證實了可行，請城規會儘快批准此申請，令此區注入新力量。

江桂蓮



682

姓名: 黃廣興

通訊地址:

電郵:

電話:

日期: 22-09-2022

申請編號: A/K1/265

敬啟者:

贊成發展

近年本港經濟明顯受到衝擊，多個在香港具代表性的零售服務相繼倒閉，例如蓮香樓、大榮華酒樓、旺角 The Body Shop 等，體感經濟很差！栢麗購物大道是其中一個具代表性的零售服務地方，把其振興將會是體感經濟的強心針。懇請城規會儘快批准申請，來水去水總是能夠解決吧。

謹啟



敬啟者：

申請編號 A/K1/265
就第 16 條申請提出意見

我贊成 A/K1/265 申請。樹木固然重要，但市民生計也是非常重要。面對全球經濟前景的憂慮，土地用途的更新不可太落後於市場需求，適應快才能提升本地的經濟韌力。懇請城規會配合批准此申請，令業主能盡快開展計劃，協助復蘇經濟。

李浩三

謹啟

2022 年 9 月 24 日

聯絡資料

姓名：李浩三

通訊地址：

電郵：

電話：



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

220601-024709-29206

提交限期**Deadline for submission:**

21/06/2022

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

01/06/2022 02:47:09

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

A/K1/265

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

小姐 Miss Choi

意見詳情**Details of the Comment :**

反對，食肆會衍生很多衛生問題，而且阻街。
亦有損柏麗購物大道的形象。

3

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

220601-111400-86377

提交限期**Deadline for submission:**

21/06/2022

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

01/06/2022 11:14:00

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

A/K1/265

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

先生 Mr. Allen Zhao

意見詳情**Details of the Comment :**

I'm a regular jogger in Kowloon Park living nearby. Be honest, these future restaurants will be mainly responsible for a large source of air pollution for Kowloon Park and its surrounding areas. Problems may also stem from kitchen activities, including cleaning chemical use and grease traps.

After COVID we want to return to normal life with more greenery and clean air. We don't want to bear health consequences and pay costs for others' business decisions.

Poor air quality is already a widespread problem in TST for many years. Please DO NOT turn this beautiful boulevard into restaurant clutter, for the sake of our environment and our health.

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

參考編號

Reference Number:

220601-152404-61390

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

01/06/2022 15:24:04

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cathy

意見詳情

Details of the Comment :

本人反對栢麗大道擬改用途為“食肆”的申請, 原因:-

1. 餐飲業的油煙、污水排放、廚餘及其衍生的種種衛生問題 (垃圾、老鼠等), 以致嘈音等將直接嚴重影響栢麗大道上蓋九龍公園的生態環境、空氣及寧靜, 有損公眾使用的利益。
2. 尖沙咀區大小食肆數量現已多不勝數, 無實際需要或迫切性以“更改用途”的途徑增加區內“食肆”。
3. 此舉似有利於栢麗大道業主(便於放租)大於實際公眾利益。

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

參考編號

Reference Number:

220602-071907-89683

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

02/06/2022 07:19:07

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. James

意見詳情

Details of the Comment :

1. Many new eating places offer similar menus involving fried foods, high-temperature ovens, and poor exhaust cleaning. The areas eg West Kowloon, TKO waterfront, Soho area, with new restaurants suffer from bad smells from the restaurants. This boulevard currently enjoys the park tree and boulevard tree fragrance and should not be spoiled by restaurants. Any approval for restaurants on this stretch should come with strict air pollution controls.
2. Smoking: such establishments encourage smokers. The space for walking is effectively reduced when smokers gather, as people (especially with children) may need to avoid the dangerous secondhand smoke. It is proposed the proposals may be accepted if the boulevard is designated a non-smoking area; and eating places must not encourage smoking (ie no ashtrays at their doorways and signs requesting no smoking, no public ashtrays where smokers will inevitably gather).

f

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

參考編號

Reference Number:

220602-094356-02001

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

02/06/2022 09:43:56

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. L. Ip

意見詳情

Details of the Comment :

我在尖嘴上班。每天中午12点出来午膳，清真寺地铁出口那周围水泄不通，有拜神人士(聚集在寺门口不动)，一般行人，还有等bus的人，清真寺门口就有好几个bus站了。要是以後park lane建一列餐厅，清真寺那段路真的不堪设想，人会更多环境更混乱。别忘了那里还有海防道马路口，行人过马路过来被挤得不能向前走，非常危险。

虽说以後改建不会用超过50%面积做餐厅，但谁来规管这50%的使用? 现在就说得好听说会保护周边环境甚麽的，始终我觉得这是park lane改建必定会负面影响城市面貌。另外，闻说这附近以後要建地下街，那边又有餐厅，没必要在park lane做餐厅咯。

9

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

參考編號

Reference Number:

220602-105250-19826

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

02/06/2022 10:52:50

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE Chi Ho

意見詳情

Details of the Comment :

Comments on Planning Application -

Proposed Eating Place (Cafeteria, Coffee Shop and Tea House) and Shop and Services at Park Lane Shopper's Boulevard, Tsim Sha Tsui

As working at an office building in Tsim Sha Tsui District for 10 years, I have the following comments on the planning application: -

Exhaust Air and Odour from "Eating Place"

The application site is located at "Open Space", which is intended for the provision of outdoor public open-air space for recreational uses serving the needs of local residents as well as the general public. The proposed "Eating Place", even though providing light refreshment or 50% limit of the total GFA, produce food odour which diffuses to Kowloon Park. Quality of open air at Kowloon Park is adversely affected.

Environment Compatibility for Any Kind of "Shop and Services"

Conversion of any kind of "Shop and Services" without any limitation of business natures may induce some new shops or services which are not incompatible with the nearby shopping environment or silent environment at Kowloon Park.

Lack of Retail Theme for Tourism

All the existing shops in retail uses can maintain a unique image in Tsim Sha Tsui, especially for promotion of tourism in Hong Kong. If the shops are converted to any kind of "Shop and Services", the unique retail image at the boulevard will be vanished! The boulevard will be similar to all other roads and streets in any districts in Hong Kong, theme for tourism promotion will be lost. Therefore, the proposed conversion may not support the recovery of Hong Kong tourism in future.

No Relation between the Proposed Conversion and Some Planning Justifications

If the proposed "Eating Place" and "Shop and Services" are not approved, the Incorporated Owners can still proceed the following tasks when the existing retail uses at the boulevard continue: -

- Adding points of interests;
- Nurturing an interesting public realm for public and visitors' enjoyment;
- Improvement to townscape.

In other words, some planning justifications are not related to the proposed conversion.

10

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

參考編號

Reference Number:

220602-154851-77607

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

02/06/2022 15:48:51

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Dennis

意見詳情

Details of the Comment :

都唔明要咁多食市做咩？

改用途，只為商鋪業主利益。佢哋買鋪時都知有限制，鋪價已反映。

無生意就改用途，佢哋收多咗租又唔交啲出泥？

攞打卡位，多餘啦，而家都攞得嚟！

50%做食？到時邊個管？到時政府部門又左推右推。

我堅決反對改用途！！！！

//

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

參考編號

Reference Number:

220606-123126-03647

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

06/06/2022 12:31:26

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss F. Ho

意見詳情

Details of the Comment :

今天早上一看到新聞說柏麗大道要改成食街我堅𨳊，本來這裡就是散步好地點，周圍有少少商店都不錯。最大問題是道路兩旁咁多大樹，你開餐廳就一定會有油煙，影響植物生長。種一棵這麼大的樹需要多少年？就因為商人要賺錢就要把這麼好的一個行人步道摧毀嗎？尖沙咀餐廳還不夠多嗎？我想問問你們還想要建多少家？要做到全尖沙咀條條街都有餐廳無孔不入才夠嗎？成個尖沙咀，除左海邊，可以舒舒服服地步行的地方就只有柏麗大道，其他街道大部分都系窄，一路行樓上仲冷氣機滴水，而家連柏麗大道都要搞？系咪路都唔比人行。旺角就系咁樣周圍起曬食肆搞到烏煙瘴氣，平時無事都不會去，尖沙咀遲早降級變成第二個MK。

12

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

參考編號

Reference Number:

220608-125753-42429

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

08/06/2022 12:57:53

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tang Wai Kin

意見詳情

Details of the Comment :

objection for this application

13

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

參考編號

220608-105353-00555

Reference Number:

提交限期

21/06/2022

Deadline for submission:

提交日期及時間

08/06/2022 10:53:53

Date and time of submission:

有關的規劃申請編號

A/K1/265

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam

Name of person making this comment:

意見詳情

Details of the Comment :

Parklane really not suitable for restaurants kind of cooking, as the smell and oily fume will destroy the nice environment and the ecological environment of Kowloon Park adjacent to it. Thus, raise OBJECTION.

14

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

220608-101527-04076

提交限期**Deadline for submission:**

21/06/2022

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

08/06/2022 10:15:27

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

A/K1/265

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

先生 Mr. ywk

意見詳情**Details of the Comment :**

Parklane really not suitable for restaurants kind of cooking, as the smell and oily fume will destroy the nice environment and 生態環境 of Kowloon Park adjacent to it. i therefore raise objection.

15

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

參考編號

Reference Number:

220614-091706-92648

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

14/06/2022 09:17:06

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/265

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Jane Lam

意見詳情

Details of the Comment :

清真寺果邊仲唔夠逼? 門口有個bus站, 又有個地鐵站口...park lane起一大堆餐廳小食檔肯定搞到果個樽頸位更加水洩不通。有無考慮過市民過馬路安全??? 仲有, park lane沿路咁多樹, 系正馬路邊已經夠多廢氣汙染, 而家仲要多埋餐廳油煙汙水...成日話綠化城市咩咩環保, 整曬成條做展覽啊保育啊文創區咪好囉, 台灣都大把呢D文創area ga la, 好心你地學下人, 一味淨系識起商店餐廳, 香港就系比你地呢種只顧賺錢的城市規劃拉低曬文化水準....

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就城規條例第16條作出的編號A/K1/265規劃申請提出的意見
21/06/2022 10:33

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

1 attachment



TPB 20220621 A_K1_265.pdf

城市規劃委員會

電郵: tpbpd@pland.gov.hk

就城規條例第16條作出的編號A/K1/265規劃申請提出的意見

長春社反對編號A/K1/265的申請。

有關地點為栢麗購物大道地下及一樓，為擬議的自助餐廳、咖啡室及茶室等食肆及商店及服務行業申請規劃許可。尖沙咀彌敦道近九龍公園一帶兩旁路邊的細葉榕列入古樹名木冊的剩下33棵，當中21棵在單數街號一邊，12棵在雙數街號一邊。栢麗購物大道在彌敦道單數街號一邊，在其範圍對出的古樹名木冊中的細葉榕共17棵，佔這些樹木超過一半，因此有關申請對這些估計超過百年樹齡的大樹有極大影響。

有關申請最少在兩方面對大榕樹構成隱憂。雖然申請文件指出要求租戶安裝紫外線光解油煙淨化設備可以把排放減少95%，但樹葉若是長時間遭風量大的排出氣體吹著，會使樹葉的水分流失而枯萎。此外，申請文件指將會在栢麗購物大道的三個地方接駁污水渠，根據文件附圖，和古樹名木編號LCSD YTM/7，YTM/16和YTM/21三棵細葉榕的位置相當接近。樹根生長的範圍可以是滴水線數倍，而從地磚凹凸情況可知，這些樹的根已生長到購物大道二樓平台之下（見附件的附圖）。長春社擔心，接駁污水渠的工程很有可能傷及樹根。

這些大樹的生長環境一直未如理想，近年在樹下另建花槽把氣根引落，改善了樹木結構部分的問題。有關申請增加了影響樹木健康的風險，因此長春社予以反對。

高級公共事務經理

李少文

二零二二年六月二十一日



Registered Name 註冊名稱: The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



長春社 since 1968

The Conservancy Association

電話 Tel.: (852)2728 6781 傳真 Fax.: (852) 2728 5538

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城市規劃委員會

電郵: tpbpd@pland.gov.hk

就城規條例第16條作出的編號A/K1/265規劃申請提出的意見

長春社反對編號A/K1/265的申請。

有關地點為栢麗購物大道地下及一樓，為擬議的自助餐廳、咖啡室及茶室等食肆及商店及服務行業申請規劃許可。尖沙咀彌敦道近九龍公園一帶兩旁路邊的細葉榕列入古樹名木冊的剩下33棵，當中21棵在單數街號一邊，12棵在雙數街號一邊。栢麗購物大道在彌敦道單數街號一邊，在其範圍對出的古樹名木冊中的細葉榕共17棵，佔這些樹木超過一半，因此有關申請對這些估計超過百年樹齡的大樹有極大影響。

有關申請最少在兩方面對大榕樹構成隱憂。雖然申請文件指出要求租戶安裝紫外線光解油煙淨化設備可以把排放減少95%，但樹葉若是長時間遭風量大的排出氣體吹著，會使樹葉的水分流失而枯萎。此外，申請文件指將會在栢麗購物大道的三個地方接駁污水渠，根據文件附圖，和古樹名木編號LCSD YTM/7，YTM/16和YTM/21三棵細葉榕的位置相當接近。樹根生長的範圍可以是滴水線數倍，而從地磚凹凸情況可知，這些樹的根已生長到購物大道二樓平台之下（見附圖）。長春社擔心，接駁污水渠的工程很有可能傷及樹根。

這些大樹的生長環境一直未如理想，近年在樹下另建花槽把氣根引落，改善了樹木結構部分的問題。有關申請增加了影響樹木健康的風險，因此長春社予以反對。

高級公共事務經理

李少文

二零二二年六月二十一日

附圖



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A/K1/265 Park Lane Blvd F&B

21/06/2022 03:25

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/K1/265

G/F and 1/F, Park Lane Shopper's Boulevard, Nos. 111-139, 143-161 & 165-181
Nathan Road, TST

Site area : About 5,410sq.m

Zoning : "Open Space"

Applied use : Eating Place (Cafeteria, Coffee Shop and Tea House) / Shop and
Services / 3 Vehicle Parking

Dear TPB Members,

That the southern section of Nathan Road is almost devoid of street level and first floor refreshment options is a sad reflection on the priorities in our city. In other metropolis all over the world one can relax and people watch along the main shopping boulevards. The only café with open air tables was the very popular Pacific Coffee at the side of Mira Mall that was removed a few years ago

That the lack of this facility is finally being addressed is good news, however there are a number of issues particular to the proposed location.

- The shops on Park Lane have no back alley. Currently the products sold are all dry prepackaged goods. No wet and smelly garbage is generated. However one can still find a lot of discarded items left under the trees and near seating. If a number of outlets selling food and drinks are opened then for sure there will be a significant increase in the volume of wet garbage. The outlets would have no service lane to accommodate bins. This hygiene issue is not mentioned in the application.
- Where would the wet garbage be stored?
- How often would it be removed?
- What measures would be taken to monitor and deal with the additional wet garbage that would be deposited along the street? Currently there is only one hook up bag bin and the recycling bins were removed and never replaced.
-
- F&B outlets require regular deliveries of supplies. The two drop off spaces mentioned in the application are quite limited and are used for emergencies such as a bus or other vehicle breaking down, road repairs like the frequent

knocking down of the traffic light in front of The One, etc. The outcome could be vehicles queuing to park and disruption to the many bus services on the inner lane and in due course an application to lengthen the drop off areas. As it would be impossible to get approval to remove an OVT, the target would be the 4 new trees planted across from the Antiquities & Monuments Office. However this could not be tolerated as the trees are replacements for the OVTs that were removed some years ago when one fell onto the bus stop and the others were found to be infected. These trees are not shown on the Tree Site Plan.

-
- While there is a public toilet beside the police station, there are no facilities for hand washing further down. Hygiene is now a major issue. The units are too small to accommodate bathrooms.

If members approve this application then there should be a number of conditions to address the issues such a limit to the number of F&B outlets allowed, restrictions on delivery times to off peak and a viable proposal to deal with the wet garbage disposal. And of course no construction work can impact the park areas on the roof tops in any way.

The protection of the integrity of the beloved trees on Nathan Road and Kowloon Park is a priority.

Mary Mulvihill



Fwd: A/K1/265 Park Lane Blvd F&B30/09/2022 02:39

739

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>, enquiry <enquiry@itib.gov.hk>

File Ref:

Dear TPB Members,

When are you going to insist that information be shared with the public?

It is outrageous that 75 copies of data be delivered to board members while the community that will be affected by the projects is denied easy access.

The hard copies are run off from soft copies so there is no excuse for this.

The applicant submitted further information which includes Water Supply Impact Assessment, traffic review report and **responses to departmental and public comments. No softcopy provided by Applicant.** Hardcopies available at Planning Enquiry Counters for inspection.

To deny the public the right to access is effectively a form of collusion between developers and Planning Dept.

What are those billions being spent on Inno Tek going on, certainly no improvement to the sharing of information with the community.

But of course we cannot expect much from the revamped Inno Bureau as it is clear its staff are hiding from the community with all emails generic.

Mary Mulvihill

From:

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

Date: Tuesday, 21 June 2022 3:25 AM CST

Subject: A/K1/265 Park Lane Blvd F&B

A/K1/265

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Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
- (i) all building works should in all aspects comply with Buildings Ordinance (BO) and its allied regulations;
 - (ii) before any new building works are to be carried out on the Premises, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO and to ensure full compliance with the BO and its allied regulations including the provisions on means of escape, fire resisting construction and access and facilities for persons with a disability, etc., in particular:
 - provision of adequate means of escape in accordance with Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code).
 - provision of fire barriers with adequate fire resisting construction in accordance with Building (Construction) Regulation 35 and the FS Code.
 - provision of adequate barrier free access in accordance with Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008.
 - provision of adequate sanitary fitments to the Premises in accordance with the Building (Standard of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW of the Premises under the BO;
 - (iv) if the proposed uses under application are subject to the issue of a licence, please be reminded that any existing structures on the Premises intended to be used for such propose are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) detailed comments under BO can only be provided at the building plan submission stage; and
 - (vi) the applicant's attention is drawn to PNAP APP-47 that the Building Authority has no powers to give retrospective approval or consent for any UBW.
- (b) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from licensing authority.

- (c) to note the comments of the Commissioner for Transport (C for T) that control measures for loading/unloading, delivery of goods, etc. shall be implemented to minimise the traffic impact to the road network in the vicinity. Undertaking letter from the applicant shall be submitted to his office.
- (d) to note the comments of the Commissioner of Police (C of P) that if there would be any temporary traffic arrangement plan proposed in the future, further comment from her office should be sought.
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded that the local sewer connection/upgrading/diversion works shall be implemented to the satisfaction of the Drainage Services Department (DSD). DSD's view on the updated Sewerage Impact Assessment (SIA) should be sought.
- (f) to note the comments of the Chief Engineer/Mainland South (CE/MS), DSD that the SIA for the subject application needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's comments on the SIA submitted by the developer are subject to views and agreement of EPD.
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

the applicant is reminded that approval of the application under s.16 of the Town Planning Ordinance does not imply:

- approval of tree works such as felling/transplanting or pruning under lease. Applications on tree works should be submitted direct to relevant authorities/Government departments for approval where appropriate.
 - approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval.
- (h) to note the comments of the Director of Leisure and Cultural Services (DLCS) that:
 - (i) it is noted that the Premises is very close to the Old and Valuable Trees (OVTs) along Nathan Road. The applicant is reminded that the planning and design of the project must take into account the need to preserve and avoid any damage to OVTs with assigning top priority to preserve OVTs and minimise the adverse impact on tree and root growth; and
 - (ii) in accordance with the DEVB TC(W) No. 5/2020, construction works such as excavation, trenching, piling and landfilling, etc. within the tree protection zone (TPZ) of OVTs should be avoided. The applicant shall review the project/site boundary so as to avoid any potential conflict and encroachment onto the TPZ of OVT.