

Form No. S16-I  
表格第 S16-I 號

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

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

This document is received on 29 JAN 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

根據《城市規劃條例》  
第 16 條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

|                                 |                         |  |
|---------------------------------|-------------------------|--|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 |  |
|                                 | Date Received<br>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。

|   |   |
|---|---|
| <b>1. Name of Applicant 申請人姓名/名稱</b>  |   |
| ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) |   |
| HAR MAN FAI   |   |
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>  |   |
| ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) |   |
| LANBASE SURVEYORS LIMITED 宏基測量師行有限公司  |   |
| <b>3. Application Site 申請地點</b>   |   |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用)  | 10 PEONY ROAD, KOWLOON TONG, KOWLOON<br>九龍九龍塘牡丹路10號<br><br>NEW KOWLOON INLAND LOT NO. 4620<br>新九龍內地段第4620號  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 594 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1154.748 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)  | ..... sq.m 平方米 <input type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | APPROVED SHEK KIP MEI OUTLINE ZONING PLAN<br>石硤尾分區計劃大綱核准圖<br>No. S/K4/29   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | RESIDENTIAL (GROUP C)(1)<br>住宅(丙類)(1)  |
| (f) Current use(s)<br>現時用途   | VACANT<br>空置<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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)<br>取得同意的日期 (日/月/年) |
|  |  |  |
|  |  |  |
|  |  |  |

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on ..... (DD/MM/YYYY)<sup>#&</sup>  
於..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞交要求同意書<sup>&</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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<br>涉及的總樓面面積  | sq.m 平方米   |                                    |   |
| (b) Proposed use(s)/development<br>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)<br>(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<br>涉及層數   |  | Number of units involved<br>涉及單位數目 |   |
| (d) Proposed floor area<br>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)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>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<br/>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<br/> Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/> Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/> Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/> Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/> Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/> 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)<br/> (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<br/>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<br/>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<br/> 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> |                                   |   |
|   | <p>Name/type of installation<br/>裝置名稱/種類</p>   | <p>Number of provision<br/>數量</p> | <p>Dimension of each installation /building/structure (m) (LxWxH)<br/>每個裝置/建築物/構築物的尺寸(米)(長 x 闊 x 高)</p> |
|   |  |                                   |   |
|   |  |                                   |   |
|   |  |                                   |   |
| <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> |  |                                   |   |

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

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

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☒ Building height restriction From 由 **10.67** .....m 米 to 至 **13.97** ..... m 米  
建築物高度限制  
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 From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

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

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

(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

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

number of Units 單位數目 .....

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

estimated number of residents 估計住客數目 .....

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

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities  
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)

.....

.....

.....

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

| [Block number]<br>[座數] | [Floor(s)]<br>[層數] | [Proposed use(s)]<br>[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)

**DECEMBER 2024****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?<br>是否有車路通往地盤／有關建築物？                 | Yes 是 | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>.....<br><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><b>REFER TO APPENDIX 4 OF THE PLANNING STATEMENT</b>  |
| Any provision of parking space for the proposed use(s)?<br>是否有為擬議用途提供停車位？              | Yes 是 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示<br>Private Car Parking Spaces 私家車車位 <u>2</u><br>Motorcycle Parking Spaces 電單車車位 <u>1</u><br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____<br>Others (Please Specify) 其他 (請列明)<br><u>VISITOR'S/ DISABLED CPS</u> <u>1</u><br>_____ |
| Any provision of loading/unloading space for the proposed use(s)?<br>是否有為擬議用途提供上落客貨車位？ | Yes 是 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示<br>Taxi Spaces 的士車位 _____<br>Coach Spaces 旅遊巴車位 _____<br>Light Goods Vehicle Spaces 輕型貨車車位 _____<br>Medium Goods Vehicle Spaces 中型貨車車位 _____<br>Heavy Goods Vehicle Spaces 重型貨車車位 _____<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____  |
|  | No 否  | <input checked="" 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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

|  |   |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|---|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building?<br/>擬議發展計劃是否包括現有建築物的改動?</p>  | <p>Yes 是<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/>No 否</p>  | <p><input checked="" type="checkbox"/> Please provide details 請提供詳情</p> <p><b>THE EXISTING BUILDING WOULD BE REBUILT</b><br/><b>將重建現有建築物</b></p> <p>.....</p> <p>.....</p>  |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Does the development proposal involve the operation on the right?<br/>擬議發展是否涉及右列的工程?<br/>(Note: where Type (ii) application is the subject of application, please skip this section.<br/>註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/>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)<br/>(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<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 <b>331.5151</b> sq.m 平方米 <input checked="" type="checkbox"/> About 約<br/>Depth of excavation 挖土深度 <b>3.3</b> ..... m 米 <input checked="" type="checkbox"/> About 約</p> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Would the development proposal cause any adverse impacts?<br/>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>.....</p> <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)<br/>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 THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

**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



C.K. CHAN 陳昌傑

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 .....

on behalf of  
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

11 / 1 / 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

- 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<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

|   |  |   |  |
|---|--|---|--|
| Application No.<br>申請編號                                       | (For Official Use Only) (請勿填寫此欄)   |   |  |
| Location/address<br>位置/地址                                     | 10 PEONY ROAD, KOWLOON TONG, KOWLOON<br>九龍九龍塘牡丹路10號<br>NEW KOWLOON INLAND LOT NO. 4620<br>新九龍內地地段第4620號                  |   |  |
| Site area<br>地盤面積   | 594  | 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<br>圖則  | APPROVED SHEK KIP MEI OUTLINE ZONING PLAN<br>石硤尾分區計劃大綱核准圖<br>No. S/K4/29   |   |  |
| Zoning<br>地帶  | RESIDENTIAL (GROUP C)(1)<br>住宅(丙類)(1)  |   |  |
| Applied use/<br>development<br>申請用途/發展                        | PROPOSED 3-STOREY HOUSE OVER A LEVEL OF<br>BASEMENT OF CAR PARKING SPACE AND E&M<br>FACILITIES<br>擬議3層高的洋房，另加一層地庫車位及機電設施 |   |  |
| (i) Gross floor area<br>and/or plot ratio<br>總樓面面積及/或<br>地積比率 |  | sq.m 平方米  | Plot Ratio 地積比率  |
|   | Domestic<br>住用   | 1154.748 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | 1.944 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
|   | Non-domestic<br>非住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                     | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                  |
| (ii) No. of block<br>幢數                                       | Domestic<br>住用   | 1   |  |
|   | Non-domestic<br>非住用  | -   |  |
|   | Composite<br>綜合用途  | -   |  |

|  |   |         |  |
|--|---|---------|--|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用                                      | 13.97   | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)   |
|  |   |         | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   | 4       | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br><br>( <input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input checked="" type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Non-domestic<br>非住用                                 |         | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   |         | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   |         | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br><br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)                       |
|  | Composite<br>綜合用途                                   |         | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   |         | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   |         | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br><br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)                       |
| (iv) Site coverage<br>上蓋面積                       | 66.56 % <input checked="" type="checkbox"/> About 約 |         |  |
| (v) No. of units<br>單位數目                         | 1   |         |  |
| (vi) Open space<br>休憩用地                          | Private 私人  | 156.423 | 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<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  | 4                          |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br><b>VISITOR'S/ DISABLED CPS</b> | 2<br>1<br>0<br>0<br>0<br>1 |
|  | Total no. of vehicle loading/unloading bays/lays<br>上落客貨車位／停車處總數   | 0                          |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)   | 0<br>0<br>0<br>0<br>0<br>0 |

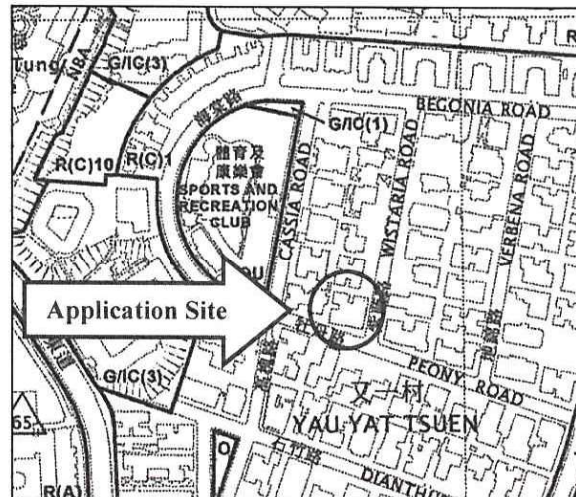
| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                         | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <hr/>  |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <hr/>  |                          |                                     |
| <hr/>  |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                                |                          |                                     |



**Planning Application  
under Section 16 of the  
Town Planning Ordinance (Cap. 131)**

**Planning Application for  
Minor Relaxation of Building Height Restriction  
for Residential Development  
No. 10 Peony Road, Kowloon Tong, Kowloon  
(New Kowloon Inland Lot No. 4620)**

**PLANNING STATEMENT**



Prepared by

**LANBASE Surveyors Ltd.**

December 2020



宏 基 測 量 師 行

9/F, Heeny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong  
 Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk  
 香港九龍尖沙咀彌敦道9號均輝大廈9樓  
 Estate Agent Lianbase (Company) No. C006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: KW/TPN/2423A/I.02

4 March 2021

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

By Email and by Post

Dear Sir,

A/K4/72

**Planning Application for Minor Relaxation of Building Height Restriction at  
10 Peony Road, Kowloon Tong, Kowloon**

We refer to the captioned planning application and would like to provide herewith the "Response-to-Comments" responding the government departmental comments for the captioned planning application.

**(A) Chief Town Planner/Urban Design and Landscape, Planning Department**

|     | Comment   | Our Response   |
|-----|---|--|
| (i) | Noting from the paragraph 6.4 that open spaces on G/F for gardening and landscaping are proposed for amenity and streetscape enhancement. However, there is no information on the proposed landscape treatments to demonstrate the design intention of the development and its viability. | <p>Please refer to the enclosed images and plans for illustration of the G/F landscape treatment for your further information.</p> <p>In addition, a planning condition could be imposed on the subject planning permission as follows:<br/> <i>"the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB."</i></p> |



ISO 9001: 2015  
 Certificate No.: CC 1687  
 (Valuation & Land Administration)



ISO 9001: 2015  
 Certificate No.: CC 1687  
 (Valuation & Land Administration)

C. K. Chan MHKIS RPS(GP) Rock K. M. Tsang MHKIS MRICS RPS(GP)

Our Ref.: KW/TPN/2423A/L02

**(A) Chief Town Planner/Urban Design and Landscape, Planning Department**

|      |  |   |
|------|--|---|
| (ii) | <p>There are no apparent planning and design merits in the submission to support the proposed minor relaxation of building height restriction.</p> | <p>Placing the proposed car parking spaces and ancillary E&amp;M facilities at the basement level can release more open spaces at ground level for gardening and landscaping purposes, which would definitely improve air ventilation and amenity in the area. This would enable more greenery area to be provided within the residential site. By doing so, it would further improve the micro-climate in the neighbourhood as well as the streetscape in the surrounding environment in Yau Yat Tsuen.</p> <p>Furthermore, separating the internal vehicular traffic from the pedestrian traffic by placing the car parking spaces at basement level would reduce traffic noise thus improve the living environment in the area. This could minimize disturbance not only to the occupants in the subject building, but also adjoining residents as well as all the pedestrians along the adjoining roads. Such a design would be in the interest of both the applicant and the public.</p> |
|------|--|---|

Our Ref.: KW/TPN/2423A/L02

**(B) District Lands Officer/Kowloon West**

|     | Comment   | Our Response  |
|-----|---|---|
| (i) | <p>The proposed development is not in compliance with the lease condition of the Lot. If the planning application is approved by the Town Planning Board, the lot owner has to apply to Lands Department for a lease modification. However, since the Lot falls within the Yau Yat Chuen Garden Estate which comprises a building scheme, lease modification would only be considered where consents of all estate owners have been obtained. Moreover, there is no guarantee that the lease modification application will be approved. Such application, if received by Lands Department, will be considered by Lands Department acting in the capacity of Landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, amongst others, the payment of premium and administrative fee as imposed by Lands Department.</p> | <p>Noted. We shall further liaise with the Lands Department upon the s.16 approval.</p> |

Our Ref.: KW/TPN/2423A/L02

(C) Transport Department

|      | Comment  | Our Response   |
|------|--|--|
|      | Overall comment including all of the following   | <p>In response to all the comments provided by the Transport Department, a planning condition could be imposed on the subject planning permission as follows:</p> <p><i>“the design and provision of vehicular access, car parking spaces, L/UL space for goods vehicle and any traffic arrangement of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB”</i></p> <p>(“<u>the proposed planning condition</u>”)</p> |
| (i)  | Please provide minimum 1 loading/unloading (L/UL) bay for goods vehicles within the development in accordance with the HKPSG and provide appropriate dimensions of goods vehicle L/UL bay. | 1 L/UL bay for goods vehicles would be provided at the basement level with appropriate dimensions in accordance with HKPSG as required under <u>the proposed planning condition</u> .  |
| (ii) | The car parking for disabled should be commented by BD.  | Noted  |



Our Ref.: KW/TPN/2423A/L02

**(C) Transport Department**

|       |  |  |
|-------|--|--|
| (iii) | Please advise and ensure the headroom is sufficient for the parking spaces and L/UL bay and the driveway leading to the parking spaces and L/UL bay.   | Sufficient headroom would be allowed for the parking spaces and L/UL bay and the driveway leading to the parking spaces and L/UL bay to the satisfaction of the Commissioner for Transport or of the TPB as required by <u>the proposed planning condition</u> . |
| (iv)  | Please demonstrate the vehicle manoeuvring within the development is feasible and no reverse manoeuvring is needed.  | The vehicle manoeuvring within the development will be carefully designed such that no reverse maneuvering would be need as required by <u>the proposed planning condition</u> .   |
| (v)   | Please demonstrate the vehicle manoeuvring to/from the development at vehicular access is feasible and no reverse manoeuvring is needed.   |  |
| (vi)  | The width and gradient of the driveways within the development should follow PNAP APP-111 and requirements in TPDM. Please be reminded that desirable width and gradient should be adopted. Please review the width and gradient of the driveways. | The width and gradient of the driveways and vehicular access would be revised to follow PNAP APP-111 and requirements in TPDM and desirable width and gradient would be adopted as required by <u>the proposed planning condition</u> .                          |
| (vii) | Please be reminded that the width of vehicular access should follow PNAP APP-111 and should not be excessive. Please review.   |  |

Our Ref.: KW/TPN/2423A/L02

**(C) Transport Department**

|        |  |  |
|--------|--|--|
| (viii) | The applicant is reminded that sufficient space should be provided within the development for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed. The applicant should clarify if there is any adverse impact such as queuing on the public road, which one-way driveway within the development is provided (i.e. a vehicle leaving the development while another vehicle waiting to enter the development at the public road). | Sufficient space will be provided for manoeuvring of vehicles such that there will be no queuing on the public road. Detailed design will be submitted as required by <u>the proposed planning condition</u> . |
|--------|--|--|

**(D) Mr William LUK (Tel no. 2154 3146)  
for Chief Architect/Central Management Division 2, Architectural Services  
Department**

|     | Comment   | Our Response  |
|-----|---|---|
| (i) | In order to enable us to comment on the visual impact of the development to the surrounding neighbourhood, it would be useful to have some perspective images/photomontages of the proposed development in its surrounding context from different vantage points. | No visual impact is anticipated as the building height above ground is not affected under the subject application. The subject application only covers the minor relaxation of building height at the basement level. |

Our Ref.: KW/TPN/2423A/L02

Should you have any queries, please feel free to call our Mr. Wesley Tang at 2301-1869. Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



---

C.K. Chan  
Director  
Encl.  
CK/WT



1000





3D RENDERING I FAÇADE VIEW A (OPTION B)





3D RENDERING I FAÇADE VIEW B (OPTION B)





3D RENDERING I FAÇADE VIEW C (OPTION B)





3D RENDERING I FAÇADE VIEW D (OPTION B)



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-1

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/K4/72

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

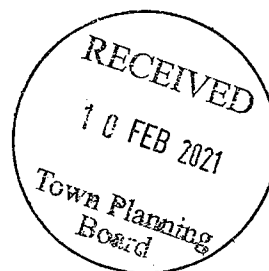
本人贊成此申請

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

簽署 Signature

日期 Date

李諾鈞  
沙田區議會副秘書長  
10/2/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-2

**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

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

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

A/K4/72

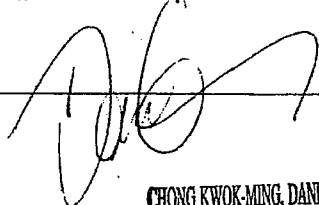
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Please refer to IOJC's letter ref: IOJC-021 dated 9/2/21.

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

簽署 Signature



CHONG KWOK-MING, DANIEL

日期 Date

9/2/21

又一村翡翠閣業主立案法團  
THE INCORPORATED OWNERS OF JADE COURT, YAU YAT CHUEN  
九龍又一村牡丹路十二號翡翠閣  
Jade Court, 12 Peony Road, Yau Yat Chuen, KOWLOON, H.K.  
TEL: 23810761

5-2

Ref: IOJC-021  
Date: 9<sup>th</sup> February, 2021

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

Attn: **Secretary of the TPB**

By email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
& Fax: 28770245/25228426

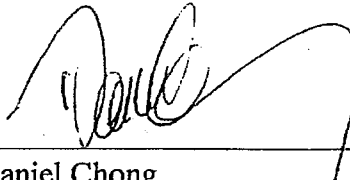
Dear Sirs,

**Re: Comment On No. 10 Peony Road Yau Yat Chuen Redevelopment**  
**Application No.: A/K4/72**

We write with grave concerns in receiving the captioned letter on 8<sup>th</sup> February 2021 from Planning Department ref: TPB/A/K4/72, dated 5/2/2021. As all the buildings located around the captioned site were constructed for over 40 years and that all underground pipework and utilities installations were built for years, to construct a new 3.3m (H) basement may lead to lost of underground water and excessive vibration, result in damaging not only all adjacent buildings but also the underground aging installations and putting all residents concerned at risk. In view of health and safety, we hereby **STRONGLY OBJECT** the proposal to construct such a basement floor.

As per the request of Planning Department, a copy of the full set document is placed at IOJC's Notice Board for the kind attention of all owners and residents of Jade Court. Should any owners/residents has any comments on the captioned subject, please fill free to write directly to Town Planning Board on/before 26<sup>th</sup> February 2021.

For & On Behalf Of  
Incorporated Owners of Jade Court (IOJC)

  
Daniel Chong  
Chairman

C.C. : w/ encl

All fellow owners of Jade Court ( At the Notice Board of JC)

Planning Department Mr C. K Fung Fax: 24125435

Home Affairs Department: Miss Stephanie Lee (Stephanie\_sy\_lee@had.gov.hk)



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

5-3

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

A/K4/72

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

As the owner and occupant of 13 Peony Road, I would like to support the application based on the following reasons.

(1) Height of the Building - After the relocation of the airport, the height limitation should be reviewed to cope with the development of the area. However, over twenty years have passed, this topic has never been reviewed and improved. This is fair to revise the height limitation from 10.67m to 13.97m.

(2) Facility for the Disabled - This is clear a member of the

「提意見人」姓名/名稱 Name of person/company making this comment CHAN TING KWOK, TERRENCE

簽署 Signature

日期 Date

20-2-2021

Applicant may have a disability of locomotion, the height review will help that person to access to the roof top and this is the right of the Applicant.

I sincerely wish the above suggestions will be thoroughly discussed during the Board meeting of the committee members.

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that the proposed development is not in compliance with the lease condition of the Lot and the lot owner has to apply to LandsD for a lease modification. However, since the Lot falls within the Yau Yat Chuen Garden Estate which comprises a building scheme, lease modification would only be considered where consents of all estate owners have been obtained. Moreover, there is no guarantee that the lease modification will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity of Landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, amongst others, the payment of premium and administrative fee as imposed by LandsD;
- (b) to note the comments of the Director of Environmental Protection that the applicant is reminded to implement the relevant recommended pollution control measures during construction works to minimise the environmental impacts. The “Recommended Pollution Control Clauses for Construction Contracts” is available on the Environmental Protection Department’s website:  
[http://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html);
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is reminded of the long-term commitment in providing proper maintenance to the vertical green wall for healthy and sustainable plant growth and that the approval of the planning application by the Town Planning Board does not imply approval of the site coverage of greenery requirements under PNAP APP-152. The site coverage of greenery calculation should be submitted separately to the Buildings Department for approval; and
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that detailed comments under the Buildings Ordinance (BO) can only be formulated at the formal building plan submission stage, and the proposed building works should in all aspect comply with the BO and its allied regulations.