

2023年 8月 14日

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

14 AUG 2023

This document is received on  
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. S12A  
表格第 S12A 號

# APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第12A條遞交的修訂圖則申請

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 請勿填寫此欄	Application No. 申請編號	Y/KS/3
	Date Received 收到日期	14 AUG 2023

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

### 1. Name of Applicant 申請人姓名/名稱

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

Winland Strategies Limited

### 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 )

Townland Consultants Limited

### 3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) 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)	Nos. 412-420 Castle Peak Road, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot Nos. 420 S.D RP, 420 S.E RP, 420 S.F RP, 420 S.H RP, 420 S.I RP)
(c) Site Area 申請地點面積	518.4 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A .....sq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	Commercial Building  (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”<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 24/07/2023 (DD/MM/YYYY), this application involves a total of 1 “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 2023 年 7 月 24 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> 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，或有關係的鄉事委員會<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. Plan Proposed to be Amended 擬議修訂的圖則**

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses" annotated "Hotel" ("OU(Hotel)")

**7. Proposed Amendments 擬議修訂**

- (a) Propose to rezone the application site to the following zone(s)/use(s)  
(May insert more than one 「✓」) (Please illustrate the details on plan)  
建議將申請地點的用途地帶改劃作下列地帶 / 用途  
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area [ ]<br>綜合發展區 [ ]  | <input checked="" type="checkbox"/> Commercial [ 5 ] 商業 [ 5 ]                     |
| <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [ ]<br>住宅 ( <input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [ ]  | <input type="checkbox"/> Village Type Development [ ]<br>鄉村式發展 [ ]                |
| <input type="checkbox"/> Agriculture [ ] 農業 [ ]   | <input type="checkbox"/> Industrial [ ] 工業 [ ]                                    |
| <input type="checkbox"/> Industrial (Group D) [ ] 工業 (丁類) [ ]   | <input type="checkbox"/> Open Storage [ ] 露天貯物 [ ]                                |
| <input type="checkbox"/> Government, Institution or Community [ ]<br>政府、機構或社區 [ ]   | <input type="checkbox"/> Open Space [ ] 休憩用地 [ ]                                  |
| <input type="checkbox"/> Recreation [ ] 康樂 [ ]  | <input type="checkbox"/> Green Belt [ ] 綠化地帶 [ ]                                  |
| <input type="checkbox"/> Country Park [ ] 郊野公園 [ ]  | <input type="checkbox"/> Coastal Protection Area [ ]<br>海岸保護區 [ ]                 |
| <input type="checkbox"/> Conservation Area [ ] 自然保育區 [ ]  | <input type="checkbox"/> Site of Special Scientific Interest [ ]<br>具特殊科學價值地點 [ ] |
| <input type="checkbox"/> Other Specified Uses ( <input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/<br><input type="checkbox"/> Others (please specify _____)) [ ]<br>其他指定用途 ( <input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 /<br><input type="checkbox"/> 其他 (請註明: _____)) [ ] |   |
| <input type="checkbox"/> Road 道路  | <input type="checkbox"/> Others (please specify _____)<br>其他 (請註明: _____)         |

Please insert subzone in [ ] as appropriate.  
請於[ ]內註明支區，如適用。

## (b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

To revise the Building Height Restriction imposed on the Site from 84mPD to 100mPD (Please refer to the Supplementary Planning Statement).

☐ Proposed Notes of Schedule of Uses of the zone attached

夾附對《註釋》的擬議修訂

**8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)**☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

**9. 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.




[illegible]

**10. Declaration 聲明**

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

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

Signature  
簽署



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

Lau, Vincent Chi King

Associate Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員  
專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表 Townland Consultant Limited



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

Date 日期 04/08/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



# APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

## 根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃（只作指示用途）

### 1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	6,220.8	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	12		<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	58.67	%	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	1		
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	22	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input checked="" type="checkbox"/> exclude 不包括 3 storeys of basements 層地庫		
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度		m 米	<input type="checkbox"/> About 約
	Not more than 100 mPD 米(主水平基準上) <input type="checkbox"/> 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			
<u>GFA 總樓面面積</u>			
<input checked="" type="checkbox"/> Non-domestic part 非住用部分	6,220.8	sq.m.平方米	<input checked="" 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 checked="" type="checkbox"/> office 辦公室	5,285.02	sq.m.平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	806.10	sq.m.平方米	<input checked="" 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 checked="" 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) M&E Floor, approx. 64.84 sq.m (Staircases and Lifts Core) Podium Garden Level, approx. 64.84 sq.m (Staircases and Lifts Core) ..... .....		
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)		
<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 公共休憩用地		sq.m.平方米	<input type="checkbox"/> Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位 (please specify type(s) and number(s))  
(請註明種類及數目)

Private Car Parking Spaces 私家車車位 34 (including 1 disabled car parking space).....

Motorcycle Parking Spaces 電單車車位 4.....

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) .....

☒ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))  
(請註明種類及數目)

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 2.....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 1.....

Others (Please Specify) 其他 (請列明) .....

☐ other transport-related facilities (please specify type(s) and number(s))  
其他與運輸有關的設施 (請註明種類及數目) .....

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	B1/F - B3/F	Car Park, M&E
1	G/F	Office Lobby, L&UL, Shop and Services/ Eating Place
1	1/F - 2/F	Shop and Services/ Eating Place
1	3/F	Communal Podium Garden
1	4/F	M&E
1	5/F - 21/F	Office

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

Communal Podium Garden .....

.....

.....

## Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☒ There is an existing access. (please indicate the street name, where appropriate)  
有一條現有車路。(請註明道路名稱(如適用))  
Cheung Wah Street .....

☐ 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)  
.....

No 否 ☐ .....

**For Development involving columbarium use, please complete the table in the Annex to this Appendix.**

**如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。**



## 2. 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>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....518.4..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....10.5.....m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Indicative only (Subject to detailed design)</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>.....</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) 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> <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"/>																													

**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.  
在該骨灰安置所內，總共最多可安放多少份骨灰。



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Nos. 412-420 Castle Peak Road, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot Nos. 420 S.D RP, 420 S.E RP, 420 S.F RP, 420 S.H RP, 420 S.I RP) 九龍長沙灣青山道412-420號 (新九龍內地段第420號D分段餘段, 第420號E分段餘段, 第420號F分段 餘段, 第420號H分段餘段及第420號I分段餘段)		
Site area 地盤面積	518.4	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39 長沙灣分區計劃大綱核准圖編號S/K5/39		
Zoning 地帶	"Other Specified Uses" annotated "Hotel" 「其他指定用途」註明「酒店」		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from <u>"Other Specified Uses"</u> annotated "Hotel" to <u>"Commercial (5)"</u> 「其他指定用途」 把申請地點由 <u>註明「酒店」</u> 地帶改劃為 <u>「商業 (5)」</u>		

### Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(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	6,220.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	12 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用		
		Non-domestic 非住用	1	
		Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		100	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		22	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" 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	(above 15m) 58.67 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	



(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	38
	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) _____ _____	34 (including 1 disabled car parking space) 4
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	2 1

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

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

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。



**SECTION 12A PLANNING APPLICATION UNDER  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

**PPROPOSED AMENDMENT TO THE APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN NO. S/K5/39 FROM “OU(HOTEL)” TO “COMMERCIAL (5)”  
AT NOS. 412-420 CASTLE PEAK ROAD, CHEUNG SHA WAN, HONG KONG  
(NKIL 420 S.D RP, S.E RP, S.F RP, S.H RP, S.I RP)**

**- Supplementary Planning Statement -**



Our Ref: CWSCPR/VIN/03  
Date: 24 October 2023

By EMAIL and HAND Only

Secretary, Town Planning Board

c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sirs,

**SECTION 12A PLANNING APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN NO. S/K5/39 FROM "OU(HOTEL)" TO "COMMERCIAL (5)" AT  
NOS. 412-420 CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON  
(NEW KOWLOON INLAND LOT NOS. 420 S.D RP, 420 S.E RP, 420 S.F RP,  
420 S.H RP, 420 S.I RP) (TPB Ref: Y/K5/3)**

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 4 August 2023.

Various Departmental comments have been received, including those of Highways Department ("HyD"), Urban Design and Landscape Section ("UD&L") (Landscape Unit and Urban Design Unit) and Tsuen Wan and West Kowloon District Planning Office of PlanD, Hong Kong Police Force ("HKPF"), Environmental Protection Department ("EPD"), Drainage Services Department ("DSD"), Transport Department ("TD") and Buildings Department ("BD"). Please find our responses in the enclosed Responses-to-Comments ("R-to-C") table in **Attachment 1**.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

Vincent Lau  
Associate Director

VIN/JANICE/yv

Enc - SIP

cc Client / Team  
Ms Jessica Yuen Ching Ho Sr TP / SSP TWK DPO  
Mr Ben Cheng TP / SSP3 TWK DPO  
Mr Edison Kwan TPG / TWK3 TWK DPO

城  
市  
規  
劃  
處

MAIN HONG KONG OFFICE :  
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Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111  
Telephone : (86) 181 2417 9366  
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Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,  
192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India  
Telephone : (91) 9819919804  
E-mail address : tcpl@townland.com

INDONESIA OFFICE :  
Gedung Menara Anugrah, Lantai 21  
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7  
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia  
Telephone : (62 21) 2941 0621  
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015  
Certificate No.: CC844





**TOWNLAND CONSULTANTS LTD.**

URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE,  
LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Our Ref: CWSCPR/VIN/05  
Date: 23 November 2023

By EMAIL and HAND Only

Secretary, Town Planning Board

c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sirs,

**SECTION 12A PLANNING APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN NO. S/K5/39 FROM "OU(HOTEL)" TO "COMMERCIAL (5)" AT  
NOS. 412-420 CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON  
(NEW KOWLOON INLAND LOT NOS. 420 S.D RP, 420 S.E RP, 420 S.F RP,  
420 S.H RP, 420 S.I RP) (TPB Ref: Y/K5/3)**

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 4 August 2023.

Various Departmental comments have been received, including those of Urban Design and Landscape Section ("UD&L") (Urban Design Unit) and Tsuen Wan and West Kowloon District Planning Office of Planning Department ("PlanD"), Transport Department ("TD") and Environmental Protection Department ("EPD"). Please find our responses in the enclosed Responses-to-Comments ("R-to-C") table in **Attachment 1**.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

Vincent Lau  
Associate Director

VINJANCEW

Enc - SIP

cc Client / Team  
Ms Jessica Yuen Ching Ho Sr TP / SSP TWK DPO  
Mr Ben Cheng TP / SSP3 TWK DPO  
Mr Chris Ma TP / SSP1 TWK DPO  
Mr Edison Kwan TPG / TWK3 TWK DPO

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TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



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Certificate No.: CC844

Our Ref: CWSCPR/VIN/06  
Date: 05 January 2024

By EMAIL and HAND Only

Secretary, Town Planning Board

c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sirs,

**SECTION 12A PLANNING APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN NO. S/K5/39 FROM "OU(HOTEL)" TO "COMMERCIAL (5)" AT  
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(NEW KOWLOON INLAND LOT NOS. 420 S.D RP, 420 S.E RP, 420 S.F RP,  
420 S.H RP, 420 S.I RP) (TPB Ref: Y/K5/3)**

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 4 August 2023.

Further comments have been received from Environmental Protection Department ("EPD"). Please find our responses in the enclosed Responses-to-Comments ("R-to-C") table in **Attachment 1**.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED



Vincent Lau  
Associate Director

VIN/JANICE/yv

Enc - SIP

cc Client / Team  
Ms Jessica Yuen Ching Ho Sr TP / SSP TWK DPO  
Mr Chris Ma TP / SSP1 TWK DPO

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**Extracts of the Notes of the OZP for “C” zone**

- 1 -

S/K5/39

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a district commercial/shopping centre. The areas under this zoning are major employment nodes.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) On land designated "Commercial (1)" ("C(1)") to "C(6)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio or gross floor area (GFA) specified below, or the plot ratio or GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Plot Ratio/GFA Restriction</u>
C(1)	maximum GFA of 48 418m <sup>2</sup>
C(2)	maximum GFA of 77 738m <sup>2</sup>
C(3)	maximum plot ratio of 12.0
C(4)	maximum plot ratio of 12.0
C(5)	maximum plot ratio of 12.0
C(6)	maximum plot ratio of 12.0

- (2) On land designated "C(1)", the total GFA of 48 418m<sup>2</sup> shall include a public car/ lorry park.
- (3) On land designated "C(2)", the total GFA of 77 738m<sup>2</sup> shall include a public transport terminus and a public car/lorry park.
- (4) On land designated "C(3)", the maximum plot ratio of 12.0 shall include a public car/lorry park.
- (5) On land designated "C(4)", the maximum plot ratio of 12.0 shall include a public transport terminus and a public car/lorry park.
- (6) On land designated "C(1)" to "C(6)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (7) On land designated "C(4)", a minimum setback of 3.5m from the lot boundary abutting Cheung Shun Street shall be provided.
- (8) On land designated "C(6)", a total of not less than 85 public car parking spaces and a minimum setback of 4m from the lot boundary abutting Cheung Shun Street shall be provided. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car parking spaces shall be included for calculation.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (9) In determining the relevant maximum plot ratio or GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (10) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraph (1) above may thereby be exceeded.
- (11) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (12) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraphs (7) and (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (13) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



### **Detailed Comments from Government Departments**

#### **Detailed Comments of the Director of Environmental Protection:**

- (a) commercial developments are normally provided with central air-conditioning system and do not rely on opened window for ventilation. The future developer/authorized persons should be able to select a proper location for fresh-air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances/impact. Adverse environmental impacts are not anticipated;
- (b) the SIA was conducted based on the assumed scenario of PR 12, with about 13% GFA (806m<sup>2</sup>) for food & beverage (F&B) and about 87% GFA (5,285m<sup>2</sup>) for general office use. For the scenario of PR 14,999 with proposed F&B and general office use, it is noted that the estimated capacity of the concerned sewer section after the proposed development would reach 92% at the estimated peak flow. It is undesirable to allow barely marginal spare capacity for the proposed development. It is noted from the SIA that a detailed assessment with appropriate mitigation measures would be adopted by the project proponent upon finalization of the detailed design and PR. Please be reminded that as the concerned sewer section is an old existing sewer and may have been fouled with silts or debris, any future deterioration of the sewer would lead to flooding at the concerned terminal manhole which is at the upstream of the concerned sewer section. The situation will be worsened should there be any ingress of rainwater during heavy rain. Mitigation measure to improve the hydraulic performance (e.g. upgrading of sewers) is deemed necessary to allow more contingency; and
- (c) should there be any update of the estimated sewage flow (e.g. change of proposed activities and/or ratio of GFA for proposed activities, etc.) or sewer upgrading works in the proposed development, submission of the revised SIA is required for the agreement of EPD and DSD.

#### **Detailed Comments of the Director of Electrical and Mechanical Services:**

- (a) the applicant/consultant/works contractor is reminded to liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the Site and whether any minimum setback distance away from them is required during the design and construction stages of the proposed development; and
- (b) the applicant is required to observe the requirements as set out in the *Code of Practice on "Avoidance of Damage to Gas Pipes"* (2<sup>nd</sup> Edition) published by this Department <sup>1</sup>.

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<sup>1</sup> The web-link for *Code of Practice on "Avoidance of Damage to Gas Pipes"* (2<sup>nd</sup> Edition) is as follows for reference:

[https://www.emsd.gov.hk/filemanager/en/content\\_286/CoP\\_gas\\_pipes\\_2nd\\_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)

Detailed Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

Urban Design and Visual Impact

- (a) as gathered from the submission, the applicant has proposed the following design measures which may promote visual interest and pedestrian comfort:
  - (i) a 6.2m setback above podium from Cheung Wah Street;
  - (ii) various partial recesses of building façade (including (a) 1.1m from the site boundary along Chou Chong Commercial Building at the western corner and (b) about 1.1m to 6.4m and about 7.1m from the site boundary along Chou Chong Commercial Building and the scavenger lane respectively at the northern corner from 4/F or above);
  - (iii) a canopy of 1.5m in width along the building edge facing Castle Peak Road and Cheung Wah Street;
  - (iv) provision of communal garden with a headroom of 5.875m at 3/F and sensitive façade treatments; and
  - (v) landscape treatments in form of planter on G/F and 3/F; and
- (b) it is noted that the applicant will undertake appropriate design measures along the building façade which will be considered at the detailed design stage.

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



**Y/K5/3 412-420 Castle Peak Road**  
09/09/2023 04:26

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

Y/K5/3

412-420 Castle Peak Road, Cheung Sha Wan, Kowloon

Site area: About 518.4sq.m

Zoning: "Other Specified Uses" annotated "Hotel"

Proposed Amendment: Rezone "Other Specified Uses" annotated "Hotel" to  
"Commercial (5)" / PR 12 / 100mPD / 41 Vehicle Parking

Dear TPB Members,

In 2008 rezoned from Residential to accommodate an hotel but continued to operate as a commercial building.

*The Rezoning Site has been occupied a Commercial Development since 1983 and has long been accepted by the neighbourhood without any apparent compatibility issue.*

This contradicts that justifications made at that time, that the commercial centre had low quality tenants.

This is essentially a relaxation of height. But no community benefit to be derived from this. The podium on 3/F is not convenient. No set back or greening measures proposed

This is a corner site, the lower height provides relief.

Members should reject the application as there is no net planning gain.

Mary Mulvihill



2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/K5/3

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

該大廈地段與本大廈相鄰，但因新規劃用途，致該大廈原為數層本大廈保留。

若移用途，人流將更難，更對本大廈保留造成嚴重影響。

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

簽署 Signature



日期 Date

2023/8/31



3

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

230914-170018-02029

**提交限期****Deadline for submission:**

15/09/2023

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

14/09/2023 17:00:18

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

Y/K5/3

**「提意見人」姓名/名稱****Name of person making this comment:**先生 Mr. Edmond Fong for  
The Hong Kong and China Gas Company Limited**意見詳情****Details of the Comment :**

Since the proposed development is in the close vicinity to our Intermediate Pressure gas pipe at Cheung Wah Street, the project proponent is suggested to conduct Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.

F.12

4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/K5/3Received on 23/11/2023

意見詳情 (如有需要，請另頁說明)

住戶/居民

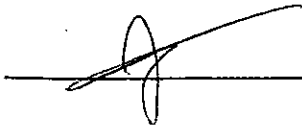
Details of the Comment (use separate sheet if necessary)

是心高度外觀，對後面永寧大廈造成影響，  
尤其全玻璃全透明設計，居民可能會覺得被人監視

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

譚耀南

簽署 Signature



日期 Date

7/12/2023

