

S16 PLANNING APPLICATION

Approved Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/13

Proposed Shop and Services / Eating Place in “Residential (Group B)”

Unit 203, 1/F of The Repulse Bay Arcade

No. 109 Repulse Bay Road, Hong Kong

SUPPORTING PLANNING STATEMENT

May 2024

Applicant:

The Repulse Bay Company, Limited

Consultancy Team:

KTA Planning Ltd.



PLANNING LIMITED

規劃顧問有限公司



S3111/PS/V03

Executive Summary

The Applicant, The Repulse Bay Company, Limited is seeking approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed Shop and Services/Eating Place at Unit 203, 1/F of The Repulse Bay Arcade (“The Arcade”), No. 109 Repulse Bay Road, Hong Kong (“the Subject Premises”). The Subject Premises falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Shouson Hill & Repulse Bay Outline Zoning Plan (“Approved OZP”) No. S/H17/13.

The Arcade with general commercial uses (i.e. shops and restaurants) was in existence before the gazettal of the first Outline Zoning Plan. The reason for this Planning Application is that the Subject Premises was used as a Club since The Arcade was in operation between 1986 and 1989 and a set of General Building Plan for conversion into a Kindergarten was approved by the Building Authority in May 2009. The premises has never been used as a shop or restaurant. The proposed Shop and Services/Eating Place use would complement with other shops and restaurants at The Arcade.

The proposal is fully justified based on the following reasons:

- The proposal will continue to meet the planning intention of the “R(B)” zone.
- The proposed Shop and Services/Eating Place are very much in-need to continue to serve the Repulse Bay neighbourhood with an adequate range and scale of facilities.
- Together with the other existing tourist attractions, The Arcade will provide more opportunity for visitors to enrich their experience in the Repulse Bay area upon the refurbishment works.
- The approval of this Planning Application will be consistent with TPB’s previous decisions.
- The alteration and addition works for the proposed Shop and Services/Eating Place will be confined within the Subject Premises and no increase in GFA will be involved. Thus there will not be any increase in building bulk.
- No adverse impact due to the proposed Shop and Services/Eating Place onto the surrounding neighbourhood is anticipated.

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

行政摘要

申請人淺水灣有限公司，擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請在香港淺水灣道 109 號淺水灣影灣園購物商場 1 樓 203 號單位的申請處所作商店及服務行業/食肆用途。申請處所位於壽臣山分區計劃大綱核准圖(下稱核准圖)編號 S/H17/13 的「住宅(乙類)」地帶內。

包含一般商業用途(即商店及食肆)的淺水灣影灣園購物商場在首份法定圖則公布之前已存在。提出是次規劃申請的原因是自購物商場在 1986 至 1989 年投入運作以來，該申請處所只曾用作會所，而建築事務監督於 2009 年 5 月批准處所改建為幼兒園的建築圖則，因此該處所從未用作商店或食肆。擬議的商店行業/食肆用途將能與購物商場的其他商店及食肆相輔相成。

擬議商店及服務行業/食肆理據充份如下：

- 擬議商店及服務行業/食肆將繼續符合「住宅(乙類)」地帶的規劃意向。
- 商店及服務行業/食肆需求殷切，擬議發展能繼續為淺水灣一帶提供足夠及具規模的設施。
- 加上其他現有的旅遊景點，購物商場在翻新工程後將為遊客提供更多機會以豐富他們在淺水灣的旅遊體驗。
- 同類型規劃申請先前亦獲城規會批准。
- 擬議商店及服務行業/食肆的改動及加建工程將僅限於處所內，不涉及樓面面積的增加。因此，建築物體積不會有所增加。
- 擬議商店及服務行業/食肆不會對周邊環境帶來不良影響。

基於上述理據，希望是次申請能獲得城規會支持。

Executive Summary

行政摘要

Table of Contents

1. INTRODUCTION

- 1.1 Purpose
- 1.2 Report Structure

2. SITE AND PLANNING CONTEXT

- 2.1 Site Location
- 2.2 Existing Condition of The Repulse Bay Arcade
- 2.3 History of Site
- 2.4 Statutory Planning Context
- 2.5 Planning History of the Application Site
- 2.6 Surrounding Land Use Pattern

3. PROPOSED LAYOUT FOR THE PREMISES

- 3.1 The Need for the On-going Refurbishment of The Repulse Bay Arcade
- 3.2 The Proposed Layout
- 3.3 Internal Transportation Provision

4. PLANNING MERITS AND JUSTIFICATIONS

- 4.1 Continue to Meet the Planning Intention of the “Residential (Group B)” Zone
- 4.2 Suitability of the Proposed Use at the Subject Premises
- 4.3 Serving the Need of the Population in the Area
- 4.4 Proximity to Existing and Potential Tourist Attractions
- 4.5 No Increase in Building Bulk
- 4.6 No Adverse Impact

5. SUMMARY AND CONCLUSION

List of Figures

- Figure 2.1 Site Location Plan
- Figure 2.2 Photos of the Subject Premises
- Figure 2.3 Zoning Context Plan (Extracted from OZP No. S/H17/13)

List of Tables

- Table 2.1 Previously Approved Planning Applications within the Arcade
- Table 4.1 Similar Planning Applications Previously Approved by the Town Planning Board

Appendices

- Appendix 1 Layout of Subject Premises
- Appendix 2 Carpark Layout

S16 Planning Application
Approved Shouson Hill & Repulse Bay OZP No. S/H17/13

Proposed Shop and Services/Eating Place
in “Residential (Group B)” Zone
Unit 203, 1/F of The Repulse Bay Arcade
No. 109 Repulse Bay Road, Hong Kong

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of The Repulse Bay Company, Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed Shop and Services/Eating Place at Unit 203, 1/F of The Repulse Bay Arcade (“The Arcade”), No. 109 Repulse Bay Road, Hong Kong (“the Subject Premises”). The Subject Premises falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Shouson Hill & Repulse Bay Outline Zoning Plan (“Approved OZP”) No. S/H17/13. This Supporting Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

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

2. SITE AND PLANNING CONTEXT

2.1 Site Location

2.1.1 The Subject Premises is located at Unit 203, 1/F of The Arcade, No. 109 Repulse Bay Road, Hong Kong (**Figure 2.1 refers**). The Subject Premises has a total floor area of about 366.81 sq.m and was previously occupied by a kindergarten.

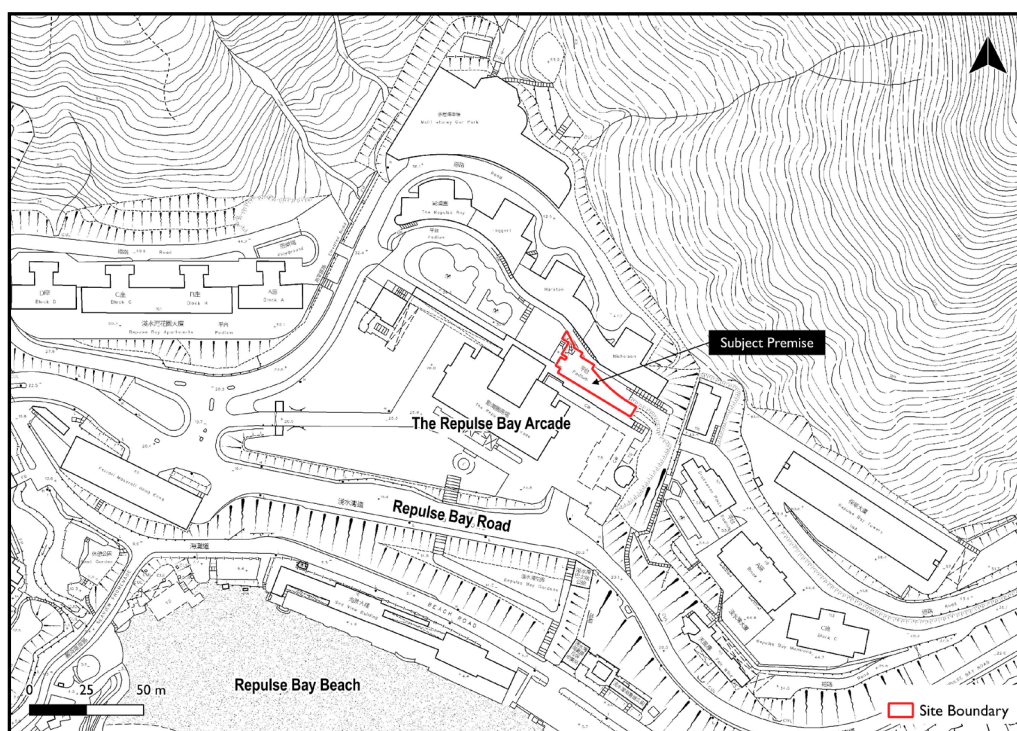


Figure 2.1 Site Location Plan

2.2 Existing Condition of The Repulse Bay Arcade

2.2.1 The Arcade is the ancillary commercial complex of the residential developments “The Repulse Bay” at No. 109 Repulse Bay and “The Repulse Bay Apartment” at No. 101 Repulse Bay Road. The existing Arcade has a non-domestic GFA of about 5,845 sq.m.

2.2.2 The Subject Premises is currently vacant. Photos showing the existing condition can be found in **Figure 2.2**.



Figure 2.2 Photo of the Subject Premises

2.3 History of Site

- 2.3.1 The Repulse Bay Arcade was built on the ground of the famous Repulse Bay Hotel (built and demolished in 1920 and 1982 respectively). The Arcade was completed between 1986 and 1989 with a variety of upscale shops and restaurants that serve the residents as well as visitors/ tourists.

2.4 Statutory Planning Context

- 2.4.1 The Subject Premises falls within area zoned “R(B)” on the Approved OZP (**Figure 2.2** refers). According to the Statutory Notes of the Approved OZP, the “R(B)” zone is intended primarily “*for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the TPB*”. It is also prescribed that no new development, or addition, alternation and/or modification to or redevelopment in excess of the maximum plot ratio of 3 and site coverage of 15 percent (for building with 20 or more domestic storeys), or the plot ratio and site coverage of the existing building, whichever is the greater. Provision for ‘Shop and Services’ and ‘Eating Place’ are included under column 2 of the Statutory Notes of the “R(B)” zone which require permission from the TPB.

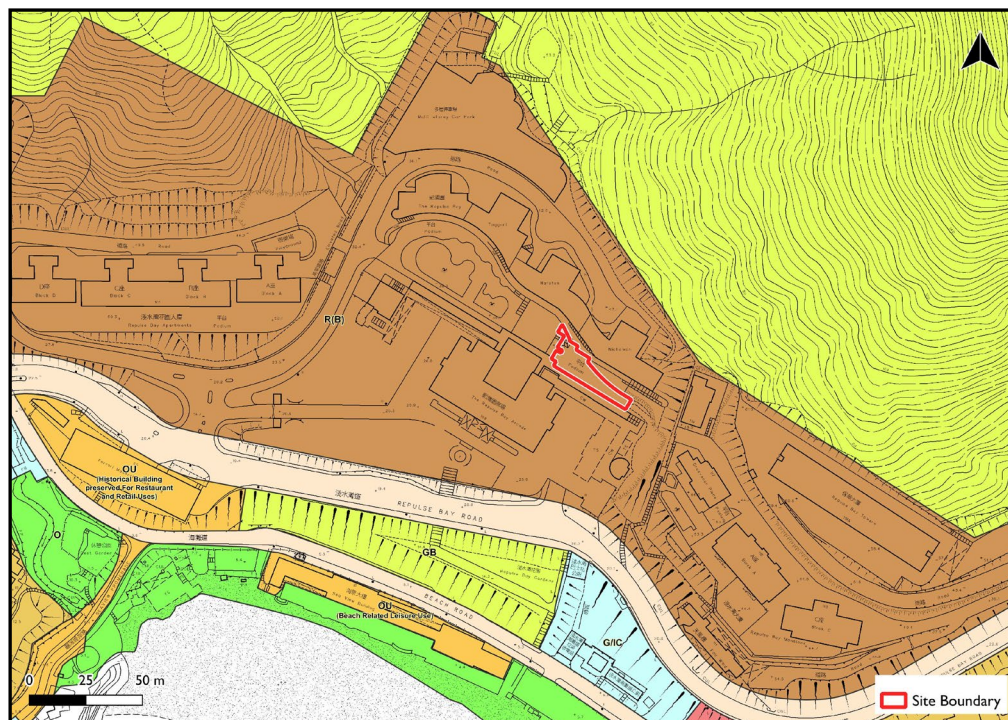


Figure 2.3 Zoning Context Plan (Extracted from OZP No. S/H17/13)

2.5 Planning History of the Application Site

2.5.1 The Arcade (mainly comprising retail shops and restaurants) was already in place before the gazettal of the first OZP on 18 September 1987. According to the Covering Notes of the Approved OZP, it is stated that “no action is required to make the existing use of any land or building confirms to his plan until there is a material change of use or the building is redeveloped”. Hence, there was no planning permission for the commercial complex as built. However, any modifications or additional uses would require a planning permission under section 16 of the Town Planning Ordinance. According to the records of the Town Planning Board (“TPB”), several Planning Applications were submitted and approved by the TPB since 1987 for column 2 uses and/or addition of GFA as detailed in **Table 2.1** below.

Table 2.1 Previously Approved Planning Applications within the Arcade

| Location | Nature of Planning Application and Planning Application No. | Approval Date by the TPB |
|--|---|--------------------------|
| Function Room of Residents Club at Level 29.5mPD (Level 2) | Proposed School (Kindergarten) (Planning Application No. A/H17/66) | 28 Jan 2000 |
| Shop G106A | Beauty Parlour (with ancillary retail and massage service) (Planning Application No. A/H17/72) | 22 Sep 2000 |
| Shop G106 | Beauty Parlour Extension with Ancillary Massage Service and Associated Products Display and Sale Area | 10 May 2002 |

| Location | Nature of Planning Application and Planning Application No. | Approval Date by the TPB |
|----------------------------|---|-------------------------------|
| | (Planning Application No. A/H17/91) | |
| Shop G107 | Proposed Social Welfare Facility (Child Care Centre) (Planning Application No. A/H17/95) | 8 Nov 2002 |
| 101 & 109 Repulse Bay Road | Eating Place, Shop & Services, School & Place of Entertainment (Cinema) (Proposed Alteration and Addition to the Existing Commercial Portion at 109 Repulse Bay Road involving GFA of about 8,158.7 sq m) (Planning Application No. A/H17/118) | 26 Oct 2007 (upon S17 Review) |
| Shop G209 | Proposed School (Tutorial School) (Planning Application No. A/H17/122) | 23 Apr 2010 |
| Shops G106A & G107A | Proposed School (Tutorial School) (Planning Application No. A/H17/137) | 7 Apr 2017 |
| Shops G106A & G107A | Proposed Social Welfare Facility (Child Care Centre) (Planning Application No. A/H17/139) | 5 Oct 2018 |

2.6 Surrounding Land Use Pattern

2.6.1 The surrounding area is characterized by mainly residential uses. Within the same “R(B)” zone, there are various residential developments including The Repulse Bay, Repulse Bay Apartments, Repulse Bay Garden, Grosvenor Place, Repulse Bay Towers and Repulse Bay Mansions. The “R(B)” zone is adjacent to a number of “Residential (Group C)” “R(C)” zones, occupied by various low rise residential developments. In the south, between the Repulse Bay Road and Beach Road, there are various uses including “Other Specified Uses” annotated “Historical Building Preserved for Restaurant and Retail Uses” zone which is currently occupied by a car-showroom; a Government, Institutions and Community (“G/IC”) zone occupied by a public toilet and a refuse collection point; and a “Commercial” (“C”) zone where Beach Centre and another neighbourhood commercial centre are located. Further to the south is the Repulse Bay Beach within an “Open Space” (“O”) zone. A large “Green Belt” (“GB”) zone forms a backdrop to the north of the subject “R(B)” zone.

3. PROPOSED LAYOUT FOR THE PREMISES

3.1 The Need for the On-going Refurbishment of The Repulse Bay Arcade

3.1.1 Aiming to enhance residents’ and visitors’ experience, addition and alteration (“A&A”) works will be carried out by the Applicant to enliven The Arcade by introducing new and unique retail offerings, revitalizing existing and introduce new Food and Beverage (“F&B”) outlets and improving the overall landscaping. The refurbishment works would involve reshuffling of retail shops to F&B outlets or vice versa with the support of ancillary back-of-house and toilet facilities. No additional non-domestic GFA will be resulted upon the A&A works.

3.2 The Proposed Use and Layout of the Premises

3.2.1 The Subject Premises was previously used as a Club since The Arcade was completed for operation between 1986 and 1989, with a set of General Building Plan (“GBP”) later approved by the Building Authority for conversion into a kindergarten in May 2009. As there is still uncertainty on the future tenancy of the Premises, the Applicant intends to apply for Shop and Services / Eating Place use to allow flexibility. The location of the premises and the Schematic layout plan is presented in **Appendix 1** of this Supporting Planning Statement. Fire services installations will be implemented within the Subject Premises in efficient working order at all times.

3.3 Internal Transportation Provision

3.3.1 There are existing 79 nos. of carparking spaces at The Arcade (as per lease requirements) to meet the parking demand of visitors. In accordance with the latest Hong Kong Planning Standards and Guidelines (“HKPSG”) requirements, the number of loading and unloading (“L/UL”) bays required for The Arcade is 5 to 8 nos. There are existing 5 nos. of L/UL bays in the carpark. The Applicant has exerted the best effort to provide 1 no. of additional L/UL bays amidst the already very congested carpark layout (**Appendix 2** refers). The total of 6 nos. of L/UL would meet the demand for loading and unloading activities.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Continue to Meet the Planning Intention of the “Residential (Group B)”

4.1.1 The Subject Premises is located in area zoned “R(B)” on the Approved OZP. The planning intention of the zoning is primarily for “*medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the TPB*”. Although The Arcade with general commercial uses was in existence before the gazettal of the first OZP, the reason for this Planning Application is that the Subject Premises was previously used as a Club since The Arcade was completed for operation between 1986 and 1989. A set of GBP was approved by the Building Authority for conversion into kindergarten (approved under Planning Application No. A/H17/118) in May 2009. The proposed Shop and Services/Eating Place use would complement with other shops and restaurants at the commercial complex. Hence, the proposed use would continue to conform to the planning intention of the “R(B)” zone.

4.2 Serving the Need of the Population in the Area

4.2.1 The Arcade has always been serving the local residents in the neighbourhood for nearly four decades. It offers a comprehensive range of facilities ranging from daily grocery, eatery to lifestyle and health related needs for the residents living in the two residential developments at Nos. 101 and 109 Repulse Bay Road. As there is no other major shopping facilities in the nearby area, The Arcade plays an important role in supporting the wider residential neighbourhood. It serves as the district centre for the Repulse Bay area with clientele from the adjacent residential developments.

4.2.2 To enhance the experience of residents and visitors, refurbishment works at The Arcade is required to meet the changing shopping habits and dining preference. To continue to serve the Repulse Bay neighbourhood with an adequate range and scale of facilities, the proposed Shop and Services/Eating Place is very much in-need. The availability of the wide range of services will further meet the lifestyle and daily needs of the customers.

4.3 Proximity to Existing and Potential Tourist Attractions

4.3.1 The varieties of shops with great settings have made The Arcade a popular tourist attraction for both local and foreign visitors. Repulse Bay has been a popular tourist spot for many local and overseas visitors. The famous white sand Repulse Bay Bathing Beach, which is also the longest beach on Hong Kong Island, is one of the popular attractions for many tourists. At weekends, the Beach area is packed with visitors with different purposes. The towering twin statues of Kwun Yum and Tin Hau at the Life Guard Club

built in traditional Chinese style are landmarks in Repulse Bay. The commercial complex, The Pulse offers a varieties of dining facilities along the seaside setting. The existing seaview promenade linking Deep Water Bay and Repulse Bay along the coast offers an enjoyable and relaxing walk for tourists. Together with the other existing tourist attractions, The Arcade will provide more opportunity for visitors to enrich their experience in the Repulse Bay area upon the refurbishment works.

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

4.4.1 Similar Planning Applications for ‘Shop and Services’ / ‘Eating Place in “R(B)” zones were approved or approved with conditions by the TPB in previous years. Details of these precedent cases are provided in **Table 4.1** below:

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

| Address | Nature of Application & Application No. | Date of Approval |
|--|--|------------------|
| Shop No. 2 on Basement 2, Grand Pacific Views, Palatial Coast, Tuen Mun, New Territories (TMTL 400) | Proposed Shop and Services (Retail Shop) (Planning Application No. A/TM-SKW/85) | 27/06/2014 |
| Shops No. 3 and 4 in Commercial Accommodation of RIVA, Lot 2099 in D.D.109, 1 Ying Ho Road, Kam Tin, Yuen Long | Proposed Eating Place and Shop and Services (Planning Application No. A/YL-KTN/526) | 15/07/2016 |
| Garage No. 6, Kennedy Heights, 10, 12, 14, 16 and 18 Kennedy Road, Hong Kong | Shop and Services (Fast Food Shop) (Planning Application No. A/H11/106) | 28/10/2016 |
| Ground Floor (Part), 17 Yuk Sau Street, Happy Valley, Hong Kong | Proposed Shop and Services/Eating Place (Planning Application No. A/H7/174) | 05/04/2018 |
| Shop 16, G/F, Tak Cheung Building, No.1 Hung Shui Kiu Main Street, Yuen Long, New Territories | Proposed Shop and Services (Fast Food Shop) (Planning Application No. A/HSK/287) | 26/02/2021 |
| Shop 33, G/F, Tak Cheung Building, No. 1 Hung Shui Kiu Main Street, Yuen Long, New Territories | Proposed Eating Place (Planning Application No. A/HSK/459) | 14/07/2023 |

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

4.5 No Increase in Building Bulk

4.5.1 The A&A works for the proposed Shop and Services/Eating Place will be confined within the Subject Premises and no increase in GFA will be involved. Thus there will not be any increase in building bulk.

4.6 No Adverse Impact

Traffic

4.6.1 Carparking spaces and various transportation facilities including loading and unloading bays for goods vehicles are provided in accordance with both the lease and HKPSG requirements. As compared with the previous kindergarten use, the proposed Shop and Services/Eating Place will incur less traffic generation (i.e. due to less pick-up/drop-off activities related to both school buses and private cars). No adverse traffic impact will be anticipated.

Sewerage

4.6.2 The Repulse Bay Arcade was planned for general commercial use in the late 1980s and the sewerage discharge for the general commercial use (i.e. shop and restaurants) would have already been catered for in the early planning stages. Hence, no adverse sewerage impact due the proposed Shop and Service/Eating Place is anticipated.

Fire Safety

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

5. SUMMARY AND CONCLUSION

5.1 In light of the above, it is evident that the proposed Shop and Services/Eating Place at the Subject Premises should be favourably considered by the TPB from land use planning perspective.

5.2 The Planning Department is respectfully requested to give favourable consideration to support the Planning Application in planning context based on the following:

- a) The Applicant is seeking approval from the TPB under Section 16 of the Town Planning Ordinance for the proposed Shop and Services/Eating Place at the Subject Premises.
- b) The proposal will continue to meet the planning intention of the "R(B)" zone.
- c) To continue to serve the Repulse Bay neighbourhood with an adequate range and scale of facilities, the proposed Shop and Services/Eating Place is very much in-need.
- d) Together with the other existing tourist attractions, The Arcade will provide more opportunity for visitors to enrich their experience in the Repulse Bay area upon the refurbishment works.
- e) The approval of this Planning Application will be consistent with TPB's previous decisions.
- f) The A&A works for the proposed Shop and Services/Eating Place will be confined within the Subject Premises and no increase in GFA will be involved. Thus there will not be any increase in building bulk.
- g) No adverse impact due to the proposed Shop and Services/Eating Place onto the surrounding neighbourhood is anticipated.