

Our Ref.: HE/TPN/2594A/L07

23 May 2024

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

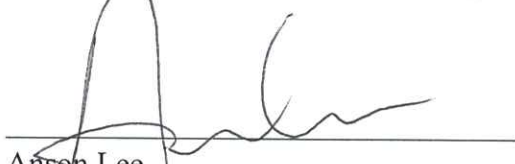
**Proposed Temporary Public Vehicle Park
(for Parking of 19-Seat School Bus and/or Goods Vehicle)
For a Period of 6 Years
Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3,
and Goods Vehicle Parking Space Nos. L7 to L11
and Two Loading/Unloading Bays at Level 5
Commercial / Car Park Block and Open Car Parks
Hing Man Estate
188 Tai Tam Road, Chai Wan
(Portion of Chai Wan Inland Lot No. 179)**

We refer to the captioned planning application.

We would like to clarify that the Application Premises falls within an area zoned "Residential (Group A)" ("R(A)") on the Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/27 gazetted on 19.4.2024. Attached please find a set of revised Executive Summary and **Appendix 1** of the Planning Statement.

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

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
RK/AL
Encl.



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



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EXECUTIVE SUMMARY

The Application Premises (“the Premises”) comprises Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5, Commercial / Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan (Portion of Chai Wan Inland Lot No. 179). It is located within Hing Man Estate and immediate west of Chai Wan Road. It is proposed to apply for the use of “Temporary Public Vehicle Park (for Parking of 19-Seat School Bus and/or Goods Vehicle)” for a period of 6 years at the Premises. The Premises involves 14 nos. of goods vehicle parking spaces and 2 nos. of loading/unloading spaces with a total floor area of about 375.0272m².

In accordance with the Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/27 gazetted on 19.5.2024, the Premises falls within an area zoned “Residential (Group A)” (“R(A)”) in which “Public Vehicle Park (excluding Container Vehicle)” is a column 2 use. A planning permission for the proposed use from the Town Planning Board (“the Board”) is required.

The subject application is justified on the following grounds: 1) No Contravention to Long-term Planning Intention of the “R(A)” Zone; 2) Same Nature to the Existing Use; 3) Compatible with Surrounding Land Uses; 4) Coping with Shortage of Parking Spaces for Student Service Vehicles; 5) Low Demand for Goods Vehicle Parking Space; 6) No Adverse Traffic Impact; 7) No Impact to the Users of Hing Man Estate; 8) Previous Temporary Waiver Approval for Parking of Light Buses and Buses; and 9) Provision of Effective Fire Services Installations.

申請摘要

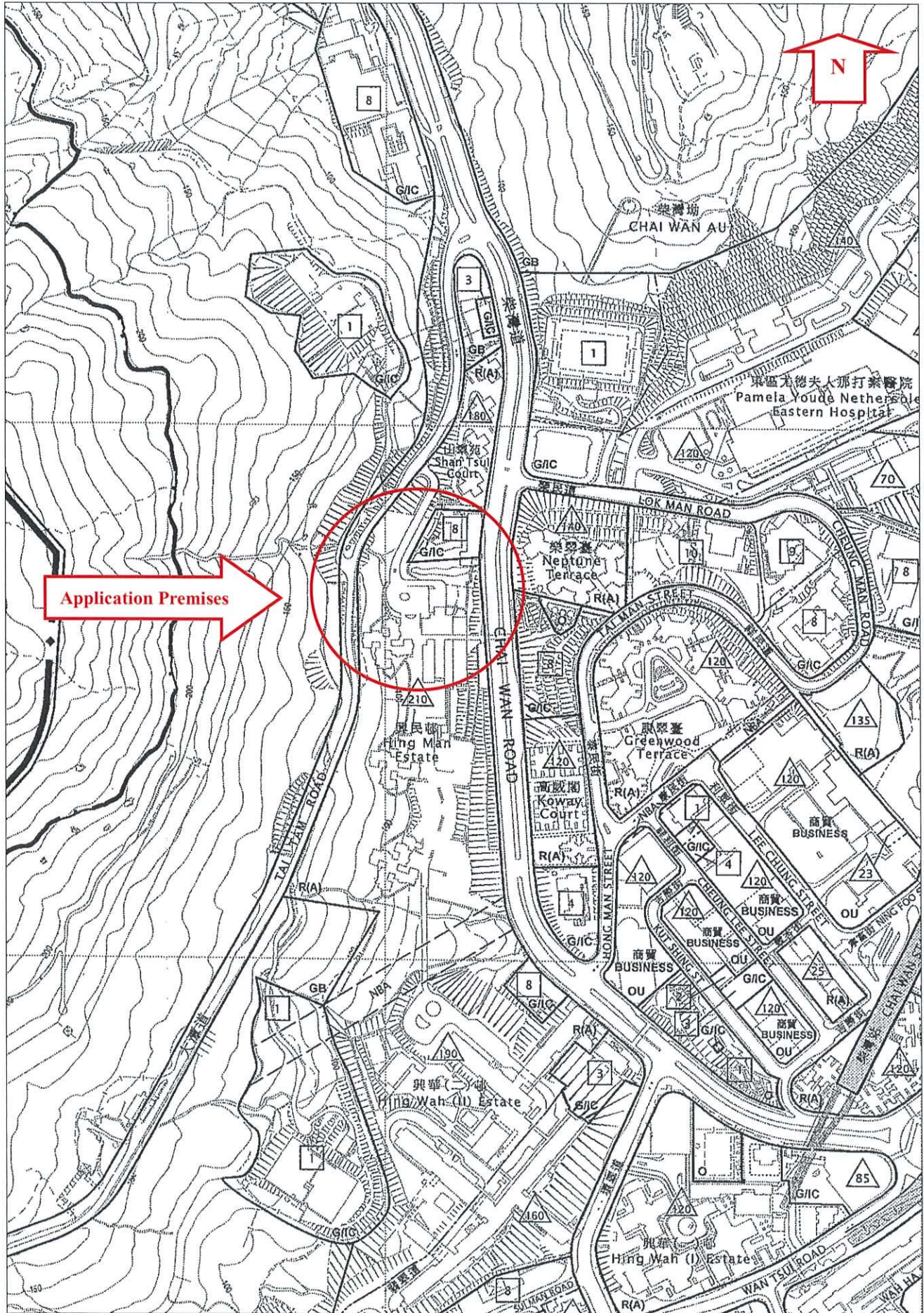
申請場地位於香港柴灣大潭道興民村商業停車場大樓及露天停車場三樓貨車泊車位編號 L1 至 L6 及 L12 至 L14，及五樓貨車泊車位編號 L7 至 L11 及兩個上落貨車位(柴灣內地段 179 號部份)。其座落於興民村及前臨柴灣道西面。現擬議把申請場地申請用作「臨時公眾停車場(供 19 座校巴及/或貨車停泊)」用途，為期六年。申請場地牽涉 14 個貨車泊車位及兩個上落貨車位，佔地面面積約 375.0272 平方米。

根據 2024 年 4 月 19 日刊憲的柴灣分區計劃大綱核准圖編號：S/H20/27，是項申請場地位於「住宅(甲類)」地帶之內。而「公眾停車場(貨櫃車除外)」屬第二欄用途。是項申請用途須要向城市規劃委員會獲取規劃許可。

是項申請的理由如下：1) 沒有違反「住宅(甲類)」地帶之長遠規劃意向；2) 與現有用途的性質相同；3) 符合附近的土地用途；4) 應對學生服務車輛車位短缺情況；5) 貨車車位需求低；6) 不會帶來不良的交通影響；7) 不會影響興民邨的用家；8) 之前已有批出短期豁免書准許停泊小巴及巴士；及 9) 提供有效的消防裝置。

APPENDIX 1

**Extract of Approved Chai Wan Outline Zoning Plan
("OZP") No. S/H20/27 gazetted on 19.4.2024 and
the Relevant Notes**



For Identification Only

RESIDENTIAL (GROUP A)

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 Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated "Residential (Group A)" ("R(A)"), 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 height in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "R(A)1", 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 height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (3) A minimum 30m wide non-building area to the south of Hing Man Estate shall be provided as stipulated on the Plan. In addition, a minimum 20m wide non-building area shall be provided within Tsui Wan Estate (covering part of Tsui Wan Street), and a minimum 10m wide non-building area shall be provided from the lot boundary of Greenwood Terrace fronting Hong Man Street as stipulated on the Plan.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan or stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.