

**關乎申請編號 A/H8/429 的擬議用途/發展的概括發展規範  
(根據第 17 條的覆核)**

**Broad Development Parameters of the Applied Use/Development  
In respect of Application No. A/H8/429  
(Review under Section 17)**

因應於 2019 年 6 月 18 日接獲的進一步資料而修訂的概括發展規範

Revised broad development parameters in view of  
the further information received on 18.06.2019

(a) 申請編號 Application no.	A/H8/429		
(b) 位置/地址 Location/Address	香港北角繼園街 54 號美景新廈地下(部分) G/F (Portion), North Point View Mansion, 54 Kai Yuen Street, Hong Kong		
(c) 地盤面積 Site area	- 平方米 m <sup>2</sup>		
(d) 圖則 Plan	第 16 條申請 Section 16 application 北角分區計劃大綱核准圖編號 S/H8/26 Approved North Point Outline Zoning Plan No. S/H8/26		
	第 17 條覆核 Section 17 review 北角分區計劃大綱核准圖編號 S/H8/26 Approved North Point Outline Zoning Plan No. S/H8/26		
(e) 地帶 Zoning	第 16 條申請 Section 16 application 「綜合發展區(2)」 "Comprehensive Development Area (2)"		
	第 17 條覆核 Section 17 review 「綜合發展區(2)」 "Comprehensive Development Area (2)"		
(f) 申請用途/發展 Applied Use/ Development	擬議商店及服務行業 (零售商店) Proposed Shop and Services (Retail Shop)		
(g) 覆核性質 Nature of Review	覆核拒絕申請的決定 To review the refusal decision of the application		
(h) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	56	-
(i) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	-	
	綜合用途 Composite	-	
(j) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	-	米 m
		-	米(主水平基準以上)mPD
		-	層 storey(s)
	非住用 Non-domestic	-	米 m
		-	米(主水平基準以上)mPD
		-	層 storey(s)
綜合用途 Composite	-	米 m	
	-	米(主水平基準以上)mPD	
	-	層 storey(s)	
(k) 上蓋面積 Site coverage	-		

(l) 單位數目 No. of units	-	
(m) 休憩用地 Open Space	- 私人 Private	- 平方米 m <sup>2</sup>
	- 公眾 Public	- 平方米 m <sup>2</sup>
(n) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	-	

\* 有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

# A/H8/429

(覆核申請 REVIEW APPLICATION)



**申請編號 Application No. : A/H8/429**  
**(覆核申請 Review Application)**

**備註 Remarks**

申請人呈交進一步資料，包括支持覆核申請的理據。

The applicant provided further information including justifications in support of the review application.

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

申請編號 Application No. : A/H8/429  
(覆核申請 Review Application)

與申請地點／處所有關的先前申請  
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/H8/395	擬議綜合住宅發展並略為放寬建築物高度限制 Proposed Comprehensive Residential Development with Minor Relaxation in Building Height Restriction	在有條件下批給許可 Approved with conditions (4.12.2009)
A/H8/401	擬議綜合住宅發展並略為放寬建築物高度限制 (修訂已核准總綱發展藍圖) Proposed Comprehensive Residential Development with Minor Relaxation in Building Height Restriction (Amendment to an Approved Master Layout Plan)	在有條件下批給許可 Approved with conditions (12.2.2010)

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

申請編號 Application No. : A/H8/429  
(覆核申請 Review Application)

申請人提交的圖則、繪圖及報告書  
**Plans, Drawings and Reports Submitted by Applicant**

	中文 <u>Chinese</u>	英文 <u>English</u>
<b><u>圖則及繪圖 Plans and Drawings</u></b>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan-	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>報告書 Reports</u></b>		
規劃綱領 Planning statement	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水評估 Drainage assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
申請人代理人提供支持覆核申請理據的信件 Letter from the applicant's representative with justifications in support of the review application		
<hr/>		

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.