



DeSPACE (International) Limited

Date: 24th June 2026

Pages: 1 + Attachments

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

BY HAND & BY EMAIL

(tpbpd@tpb.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS
IN "OTHER SPECIFIED USES (COMPREHENSIVE DEVELOPMENT TO INCLUDE
WETLAND RESTORATION AREA)" ZONE AT LOTS 3719 S.G SS. 9 RP, 3719 S.G SS.10
(PART) IN D.D.104 AND ADJOINING GOVERNMENT LAND, NAM SANG WAI, YUEN LONG,
NEW TERRITORIES**

Planning Application No. A/YL-NSW/372 - Submission of Further Information (1)

References are made to the tele-conversation dated 16th and 18th June 2026 in relation to further comments from the Planning Department. To provide further clarification on the development parameters and site layout, please find attached **4** hard copies of the following attachments for your consideration:

- [1] Replacement pages of the **Application Form**;
- [2] Replacement pages of the **Supplementary Planning Statement**; and
- [3] Replacement pages of Drawings/Figures, including (a) **Figure 2 – Site Plan**, (b) Figure 4 renumbered as **Figure 3 – Swept Path Plan**, (c) Figure 3 – Layout Plan replaced as **Figures 4 to 6**, and (d) new **Figures 7 to 9** for comparison of layouts compared to Town Planning Application No. A/YL-NSW/369.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok / Mr. Kenji Wong at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

pp- [Signature]



Greg Lam

Attachment 1

Replacement Pages of the
Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 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.tpb.gov.hk/>. 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.tpb.gov.hk/>），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)

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)

3. Application Site 申請地點

(a) 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）	
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☐ Site area 地盤面積sq.m 平方米 ☐ About 約 ☐ Gross floor area 總樓面面積sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	 sq.m 平方米 ☐ About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☐ year(s) 年 ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約 Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約 Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 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)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 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)	

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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	
Site area 地盤面積	sq. m 平方米 ☐ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	
Zoning 地帶	
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/development 申請用途/發展	

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) 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 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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____		

Appendix 2

Replacement Pages of the Supplementary Planning Statement

Executive Summary

The Applicant as the “current land owner” of at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories (the “Application Site”), now seeks town planning permission from the Town Planning Board (“TPB”) for a proposed temporary Eating Place (Restaurant) for a Period of 3 Years (the “Proposed Development”) at the Application Site. The Application Site has a total area of about 1,228m². The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12 (the “OZP”), the Application Site falls under the “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) zone. "Restaurant" is subsumed under the use of "Eating Place," which is designated as a Column 2 use requiring prior planning permission of the TPB.

The Application Site has a valid planning permission (No. A/YL-NSW/369) approved on 5.6.2026 with condition(s) on a temporary basis for a renewal of planning approval for temporary Eating Place (Restaurant) for a Period of 3 Years. The current application is to propose for additional floor area to meet the operational needs of the Applicant.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, eating place, shop and services, and open storage yards.
- The nature of Restaurant use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage, fire safety, and traffic issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

行政摘要

申請人為現時新界元朗米埔丈量約份第 104 約地段第 3719 號 G 分段第 9 小分段餘段、第 3719 號 G 分段第 10 小分段餘段（部份）和毗連政府土地（「申請地點」）之土地擁有人，現向城市規劃委員會（「城規會」）申請於上述地點作為期三年的臨時「食肆（餐廳）」用途（「擬議發展」）。申請地點總面積約 1,228 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據南生圍分區計劃大綱核准圖編號 S/YL-NSW/12（「大綱核准圖」），申請地點劃定為「其他指定用途（綜合發展包括濕地修復區）」（「OU(CDWRA)」）地帶。當中「食肆」涵蓋「餐廳」用途，屬於第二欄用途，須取得城規會的規劃許可。

申請地點現持有有效規劃許可（申請編號 A/YL-NSW/369）。城規會已於 2026 年 6 月 5 日有條件批准申請地點以臨時形式繼續作食肆（餐廳）用途的規劃許可續期申請，許可期限為 3 年。本次申請旨在建議增加樓面面積，以配合申請人的營運需要。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以低矮住宅建築、食肆、商店及服務行業及露天貨倉為主的鄉郊發展相容；
- 擬議食肆的性質有助服務當地社區；
- 申請地點目前並無永久發展計劃，批出為期 3 年的臨時許可並不影響 OU(CDWRA)地帶的長遠規劃意向；及
- 擬議發展不會對周邊環境、排水、消防安全及交通造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

1. Introduction

DeSPACE (International) Limited, on behalf of Gala Growth Company Limited (the “Applicant”), submits this Section 16 Town Planning Application to the Town Planning Board (“TPB”) for a Proposed Temporary Eating Place (Restaurant) (the “Proposed Development”) for a Period of 3 Years at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D. 104 and adjoining Government Land (“GL”), Nam Sang Wai, Yuen Long, New Territories (the “Application Site”, see **Figure 1** – Location Plan).

The Application Site covers about 1,228m² (including about 360m² of GL) (see **Figure 2** – Site Plan) and is zoned “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) under the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (the “OZP”). The proposed Restaurant is subsumed in Eating Place, and falls under Column 2 use requiring TPB permission.

The Application Site currently holds a planning permission No. A/YL-NSW/369 (the “Approved Scheme”) granted on 5.6.2026 for a renewal of temporary Eating Place (Restaurant) for a Period of 3 Years. This application seeks approval to add additional floor area to support operational needs. This planning statement thus provides the project details and justifications for the TPB’s favourable consideration.

2. Site Context

2.1 Application Site and Its Surrounding Areas

The Application Site adjoins Yau Pok Road and a local track branching from Fairview Park Boulevard (see **Figure 1**). It currently has temporary structures for Eating Place (Restaurant) use that have maintained valid planning approvals since 1997. Meanwhile, a New Territories Exempted House (“NTEH”) was approved by TPB in 1991 (No. A/DPA/YL-NSW/4) and currently act as ancillary staff quarters for the Restaurant.

Surrounding areas include low-rise residential developments (e.g. Fairview Park, Yau Pok Road Light Public Housing), open storage yards, a school, plant nursery, vehicle parks, eating places, and nullahs. Nearby uses with valid permissions include a temporary shop and services sites to the north (No. A/YL-NSW/362; A/YL-NSW/401), creating synergies for local residents.

2.2 Land Administration

The Application Site comprises of Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. A valid Building License and Short Term Waiver (STW; No. STW2568) are held allowing structures on the private Lots for the NTEH and Restaurant uses, respectively. Upon approval, the Applicant will apply to the Lands Department to modify the STW. Moreover, a Short Term Tenancy (STT) shall also be submitted for the GL of the Application Site.

Table 1: Similar Planning Approvals

Case No. (Decision Date)	Applied Use	Planning Justifications
A/YL- MP/342 (14.07.2023)	Temporary Eating Place for a Period of 3 Years	• The proposed use could <u>serve nearby locals and workers</u>. • The proposed use <u>would not jeopardise the long-term planning intention</u> of the “R(D)” zone. • The proposed use is generally <u>not incompatible with the surrounding land uses</u>, which comprise residential developments and retail shops along Fairview Park Boulevard. • All other government departments consulted have <u>no objection to or no adverse comment</u> on the application.

4. Proposed Development

The proposed Restaurant and ancillary staff quarters (the “Proposed Development”) are accommodated within an existing New Territories Exempted House (“NTEH”) and a temporary structure (“TS”), reflected in layout plans numbered as **Figures 4 to 6**. Compared to the Approved Scheme, the site area and non-domestic gross floor area (“GFA”) have increased, domestic GFA, site coverage and number of blocks have decreased, while the proposed use and operating hours remain unchanged. **The change in layouts can also be observed in the comparison of layout plans of the Proposed Scheme to the Approved Scheme in Figures 7 to 9.** The Proposed Development will serve the needs of nearby residents and help meet local demand for Restaurants. **Key differences in major development parameters are summarised in Table 2.**

No car parking spaces are proposed within the Application Site. According to the past operational experience of the Applicant, light goods vehicle (“LGV”) is sufficient to accommodate the transportation needs of the Proposed Development. Therefore, the heavy goods vehicle (“HGV”) loading/unloading bay (“L/UL Bay”) is reprovisioned as a LGV L/UL bay situated on the included GL in the current proposed scheme, with sufficient maneuvering space provided. No medium or large goods vehicles, including container vehicles, will enter the Application Site. It is to be noted that the replenishment of goods for the Proposed Development will be carried out during non-peak hours in the daytime and no replenishment of goods will be carried out in the night-time.

Table 2: Major Development Parameters

Major Development Parameters	Approved Scheme (AYL-NSW/369) (a)	Proposed Scheme (b)	Difference (b) - (a)
Proposed Use	Temporary Eating Place (Restaurant)		/
Site Area (About)	840m ² ⁽¹⁾	1,228m ² (incl. about 360m ² of GL)	+388m ² (+46.2%)
No. of Blocks (Building Height)	1 existing NTEH (Not more than 8.23m) and 3 TS (Not more than 5.48m) ⁽¹⁾	1 existing NTEH (Not more than 8.23m) and 1 TS (Not more than 5.48m)	-2 TS
Covered Area (About)	602m ² ⁽¹⁾	854m ²	+252m ² (+41.8%)
Site Coverage (About)	71.7%	69.5%	-2.2%
GFA (About)	869m ² ⁽¹⁾	1,224m ²	+355m ² (+40.9%)
- Domestic - Non-domestic	267m ² ⁽¹⁾ 602m ² ⁽¹⁾	130m ² 1,094m ²	-137m ² (-51.3%) +492m ² (+81.7%)
Proposed Uses	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters/rest area 2/F: Staff quarters ⁽¹⁾	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters, rest area 2/F: Staff quarters	/
No. of Loading/Unloading Bays	1 HGV bay ⁽¹⁾	1 LGV bay	Changed type of L/UL bay
Operation Hours	7:30 a.m. to 10 p.m. (daily, incl. public holidays) ⁽¹⁾		/

(1) Parameters also held true in previous planning renewals such as AYL-NSW/279 and AYL-NSW/311.

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone

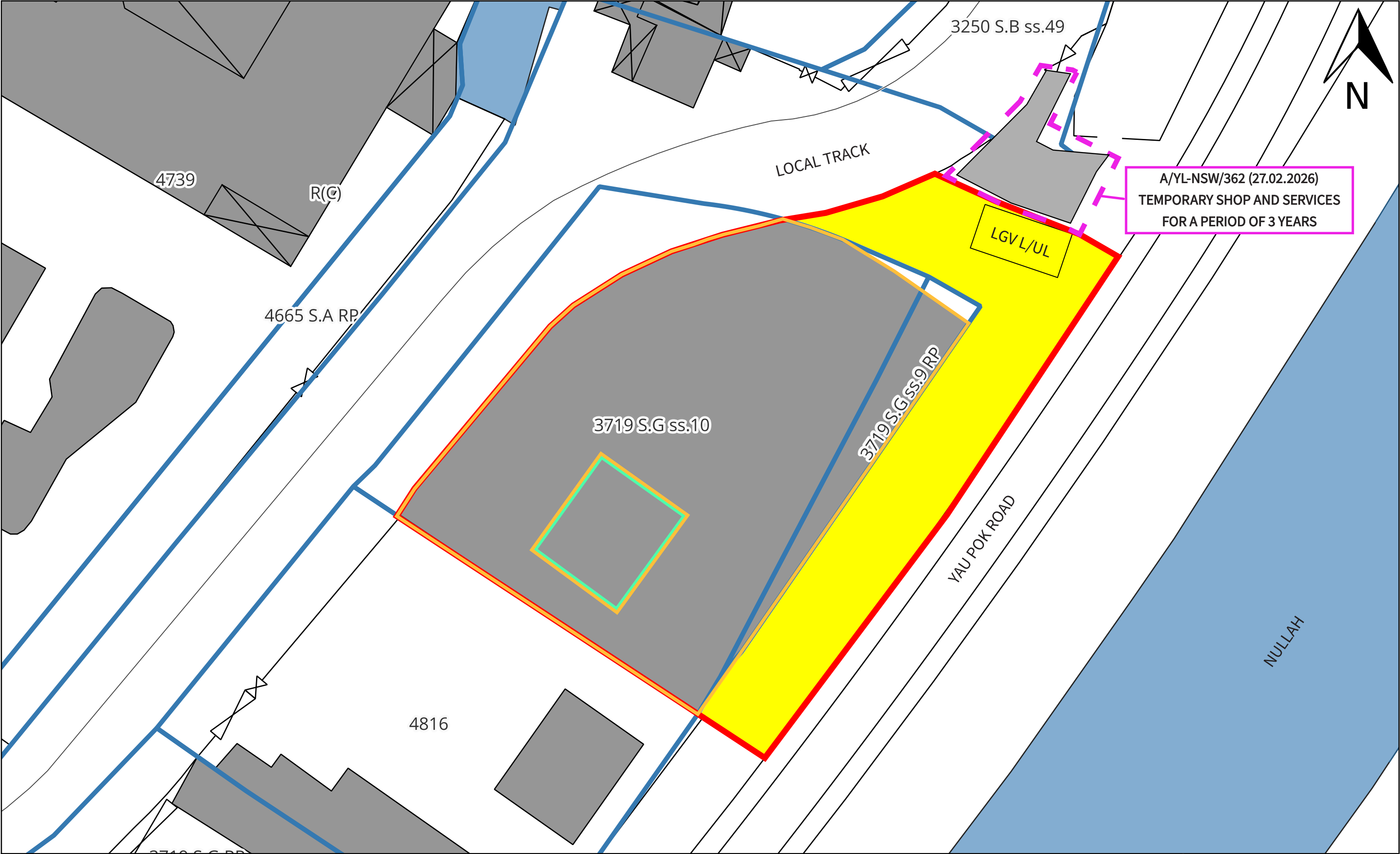
The Proposed Development use has operated under valid approvals since 1997. Although it does not fully align with the “OU(CDWRA)” zone’s long-term planning intention, it meets local demand and there are no known future development plans for the Application Site. Approval for 3 years will not jeopardise the zone’s planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilisation of scarce land resources on a temporary basis.

5.2 Compatible Land Use

Surrounded by low-rise residential areas, plant nurseries, storage yards, vehicle parks, eating places, and shop and services, the Proposed Development can meet the needs of residents and workers nearby. Approvals for the Shop and Services use near the

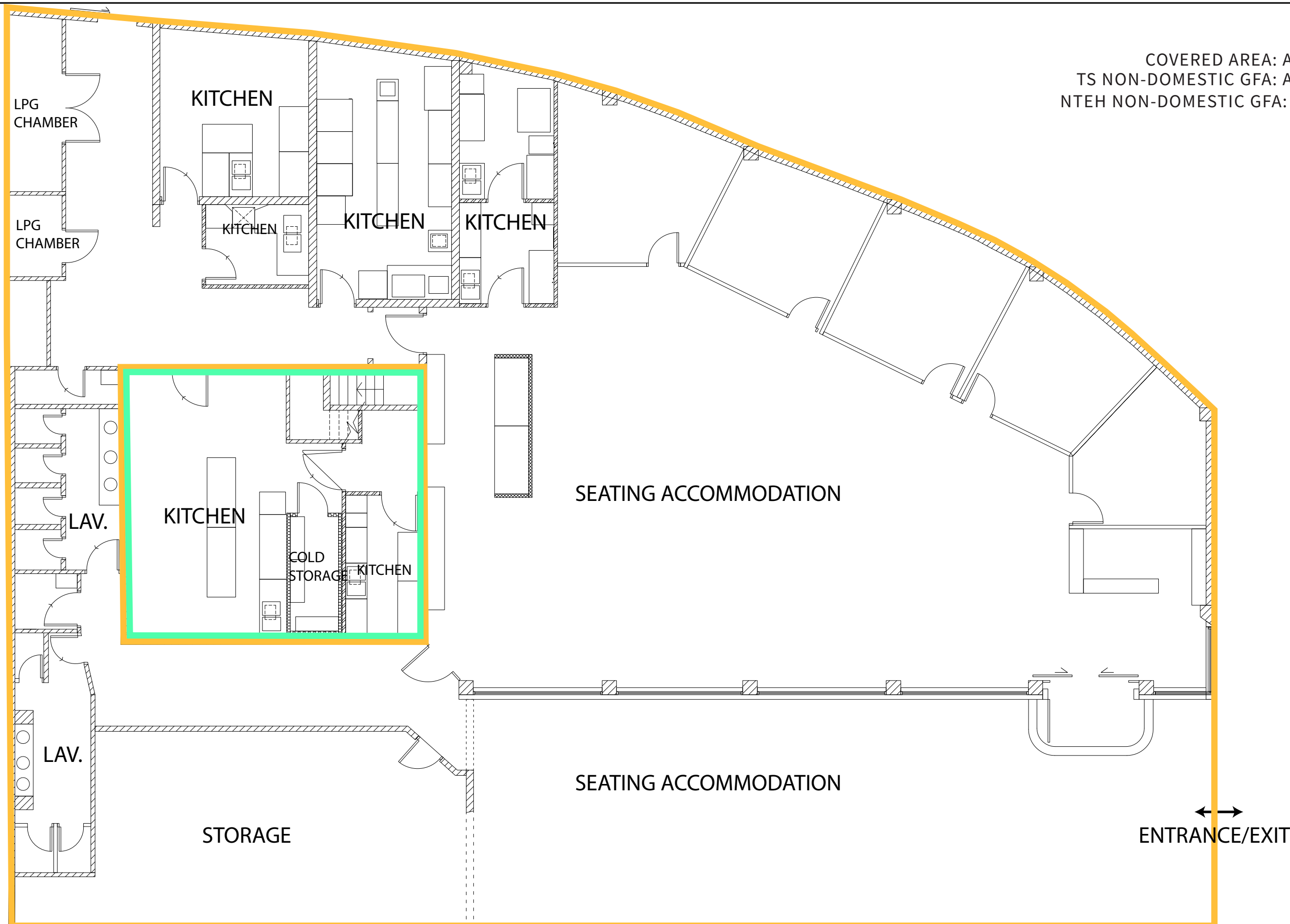
Appendix 3

Replacement Pages of Drawings/Figures



DRAWING TITLE: SITE PLAN	LEGEND: APPLICATION BOUNDARY NEW TERRITORIES EX-EMPTED HOUSE GOVERNMENT LAND TEMPORARY STRUCTURE LOT BOUNDARY PLANNING APPLICATIONS	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: JUNE 2026	

COVERED AREA: ABOUT 854m²
TS NON-DOMESTIC GFA: ABOUT 789m²
NTEH NON-DOMESTIC GFA: ABOUT 65m²



DRAWING TITLE:

G/F LAYOUT PLAN

DRAWING NO.:

FIGURE 4

LEGEND:



NEW TERRITORIES EXEMPTED HOUSE ("NTEH")
BUILDING HEIGHT: 8.23m
NUMBER OF STOREYS: 3
DOMESTIC GROSS FLOOR AREA: 130m²
NON-DOMESTIC GROSS FLOOR AREA: 65m²



TEMPORARY STRUCTURE ("TS")
BUILDING HEIGHT: 5.48m
NUMBER OF STOREYS: 2
NON-DOMESTIC GROSS FLOOR AREA: 1,029 m²

SCALE:

N.T.S

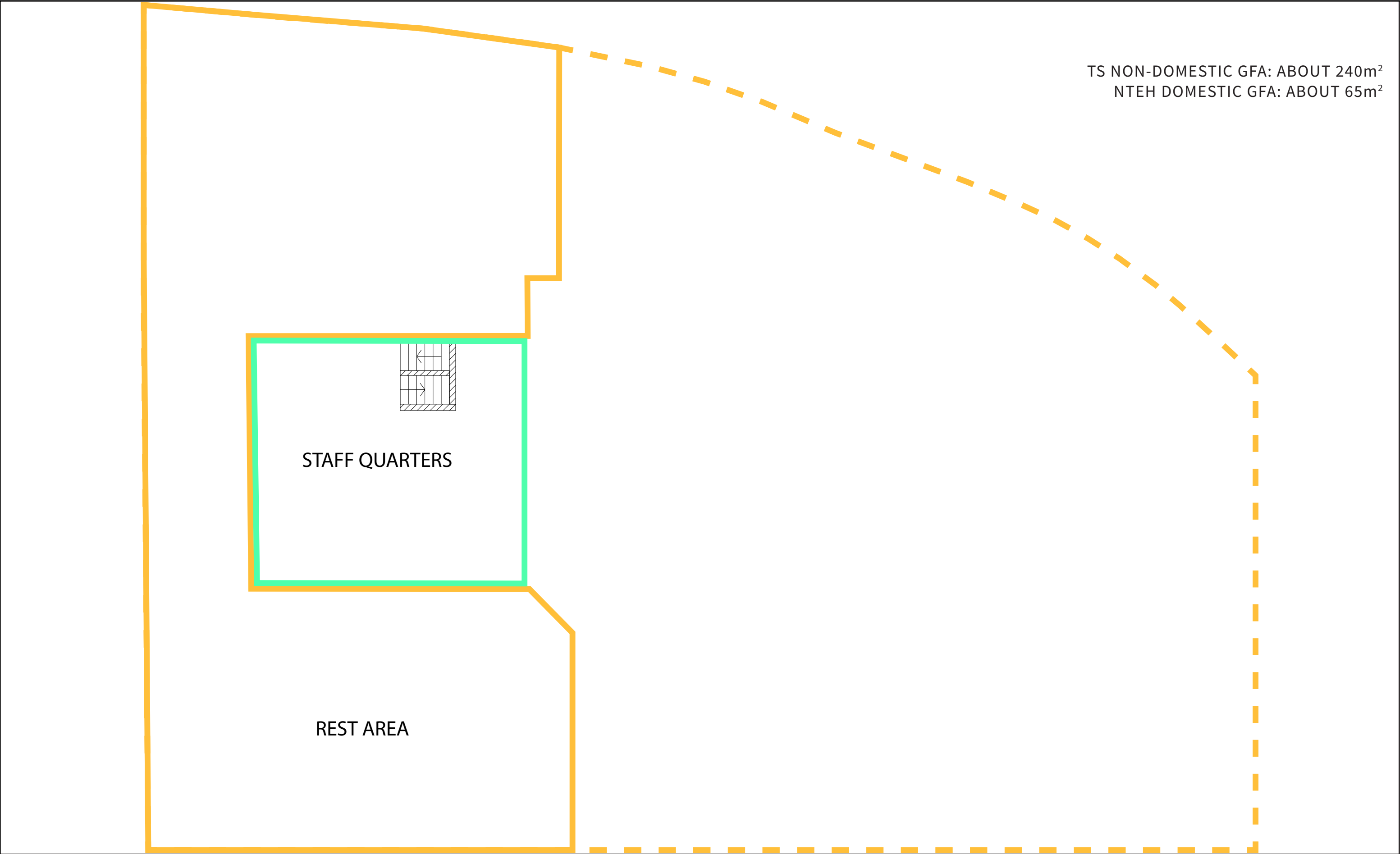
DATE:

JUNE 2026

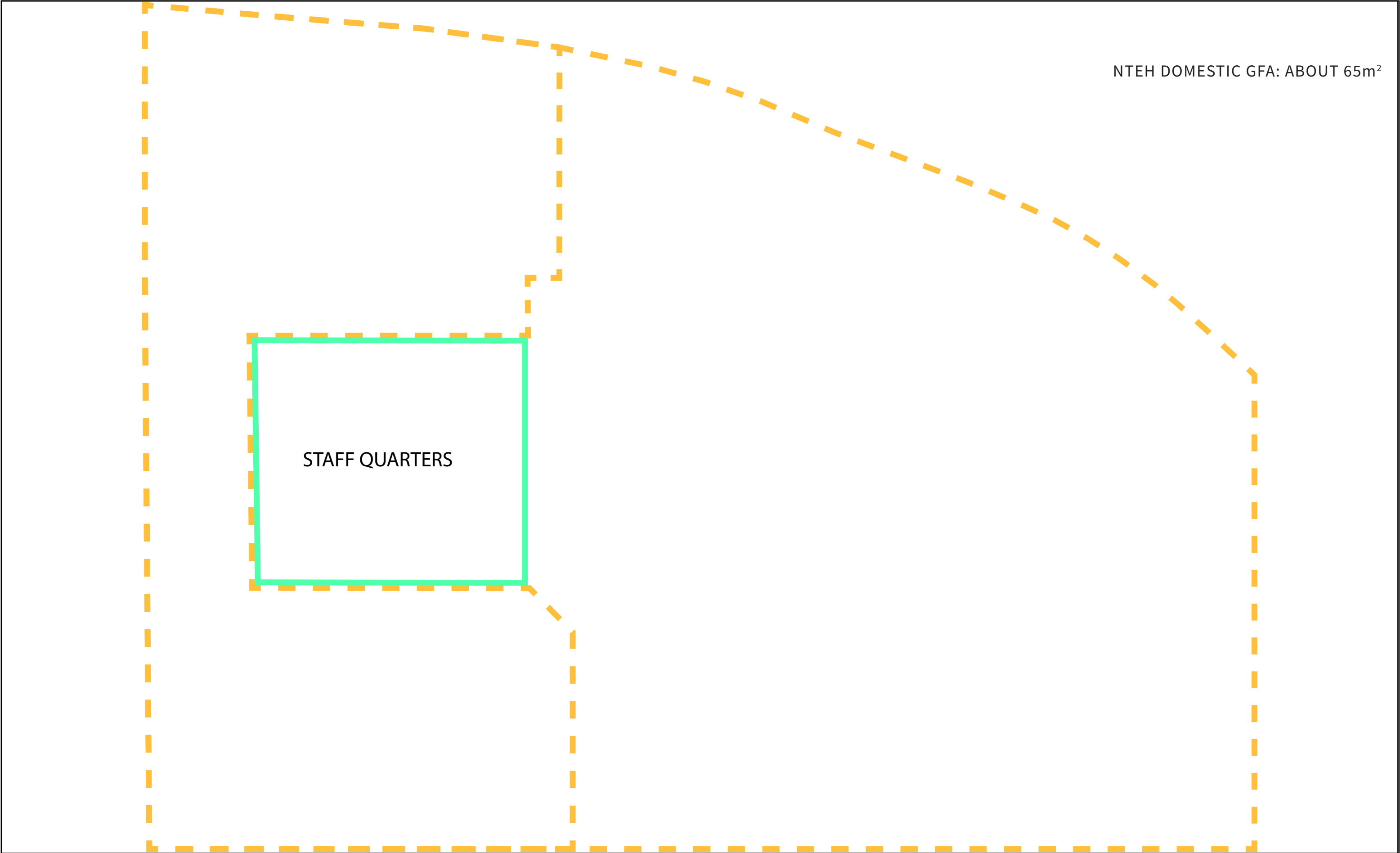
PREPARED BY:



DeSPACE (International) Limited

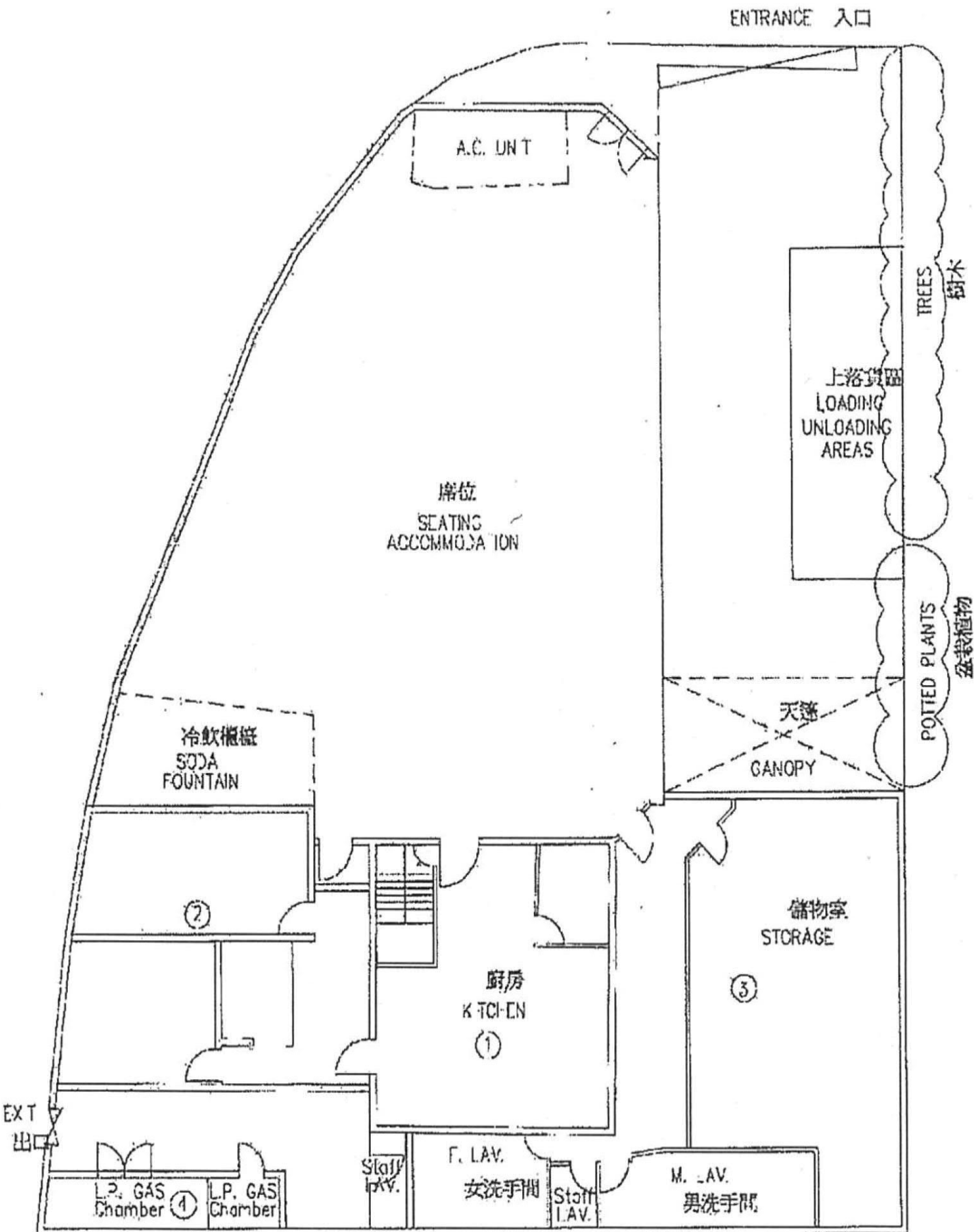


DRAWING TITLE: 1/F LAYOUT PLAN	LEGEND: NEW TERRITORIES EXEMPTED HOUSE (“NTEH”) BUILDING HEIGHT: 8.23m NUMBER OF STOREYS: 3 DOMESTIC GROSS FLOOR AREA: 130m² NON-DOMESTIC GROSS FLOOR AREA: 65m² TEMPORARY STRUCTURE (“TS”) BUILDING HEIGHT: 5.48m NUMBER OF STOREYS: 2 NON-DOMESTIC GROSS FLOOR AREA: 1,029 m²	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 5		DATE: JUNE 2026	

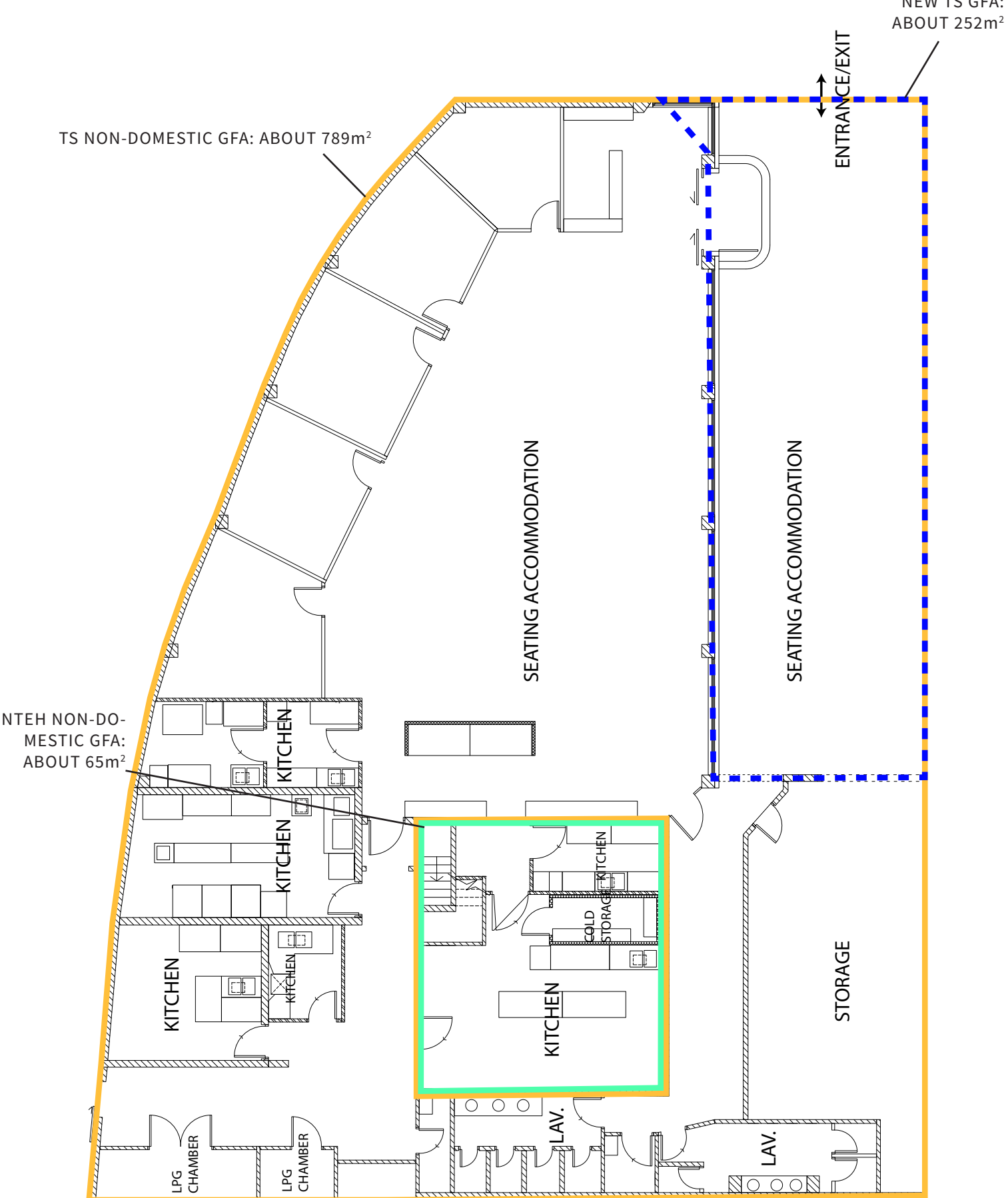


DRAWING TITLE: 2/F LAYOUT PLAN	LEGEND: NEW TERRITORIES EXEMPTED HOUSE (“NTEH”) BUILDING HEIGHT: 8.23m NUMBER OF STOREYS: 3 DOMESTIC GROSS FLOOR AREA: 130m² NON-DOMESTIC GROSS FLOOR AREA: 65m² TEMPORARY STRUCTURE (“TS”) BUILDING HEIGHT: 5.48m NUMBER OF STOREYS: 2 NON-DOMESTIC GROSS FLOOR AREA: 1,029 m²	SCALE: N.T.S	PREPARED BY: DeSPACE (International) Limited
DRAWING NO.: FIGURE 6		DATE: JUNE 2026	

PREVIOUS TOWN PLANNING APPLICAITON NO. A/YL-NSW/369
COVERED AREA: ABOUT 602m²



CURRENT TOWN PLANNING APPLICAITON NO. A/YL-NSW/372
COVERED AREA: ABOUT 854m²



DRAWING TITLE:
G/F LAYOUT COMPARISON PLAN

DRAWING NO.:
FIGURE 7

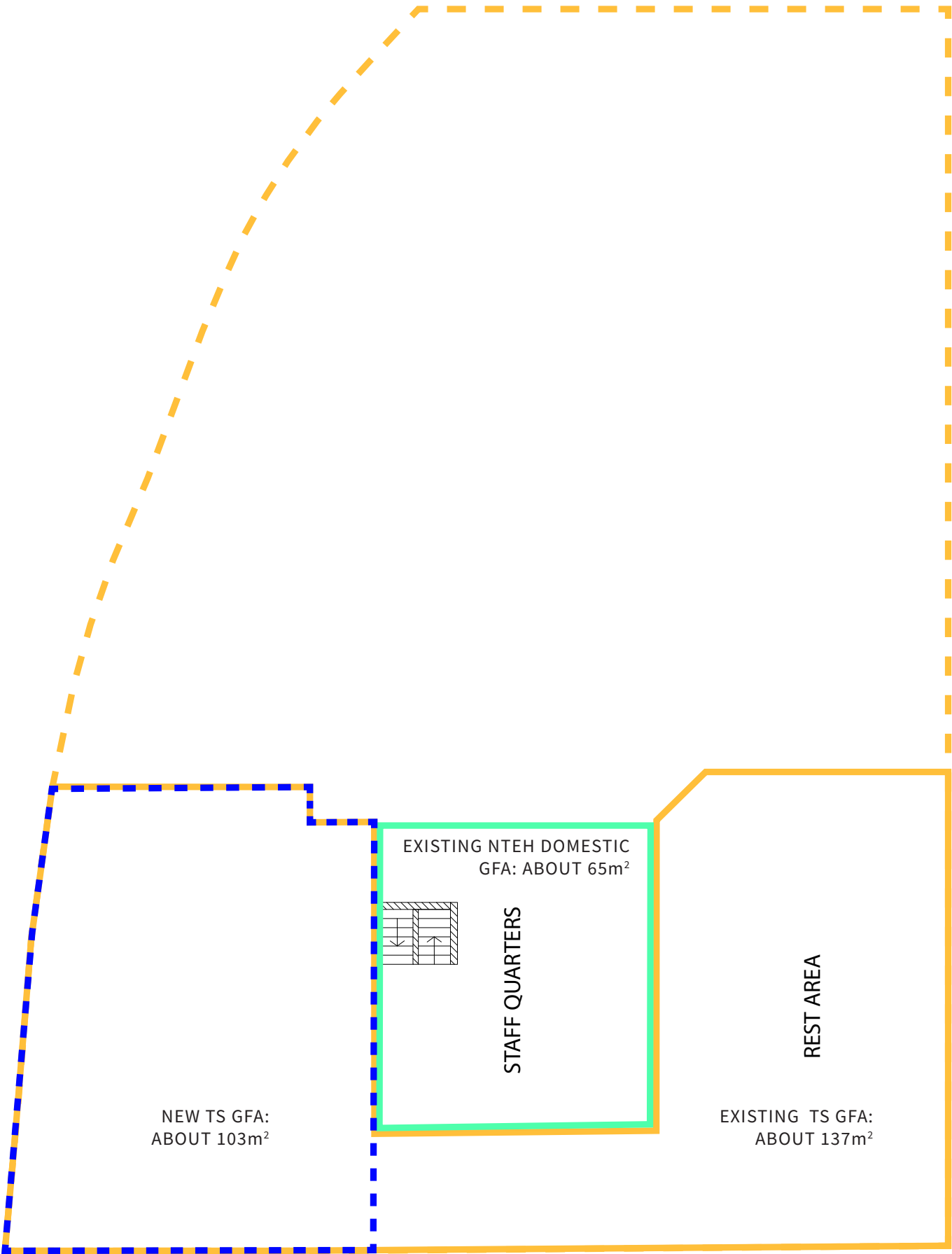
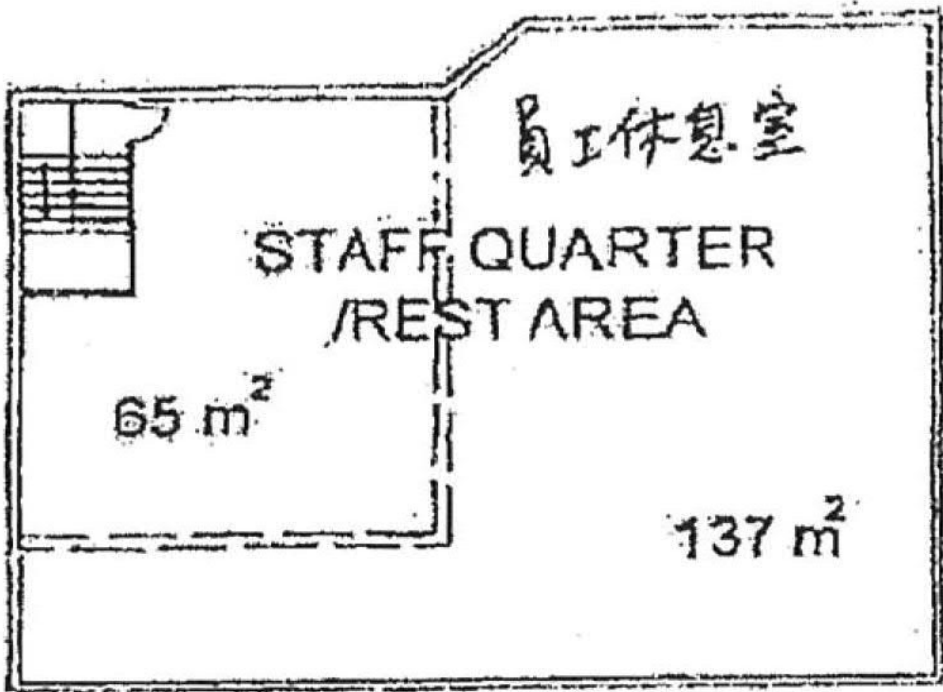
- LEGEND:**
- TEMPORARY STRUCTURE ("TS")
 - NEW TERRITORIES EXEMPTED HOUSE ("NTEH")
 - INCREASE TS NON-DOMESTIC GFA FROM 537m² TO 789m² (+252m²; +47%)

SCALE:
N.T.S

DATE:
JUNE 2026

PREPARED BY:

 DeSPACE (International) Limited



DRAWING TITLE:
1/F LAYOUT COMPARISON PLAN

DRAWING NO.:
FIGURE 8

- LEGEND:**
- TS: INCREASE EXISTING TS NON-DOMESTIC GFA FROM 0m² TO 137m² TO RECTIFY REST AREA AS NON-DOMESTIC USE
 - NTEH: DECREASE EXISTING DOMESTIC GFA FROM 202m² TO 65m² (-137m², -68%)
 - INCREASE NEW TS NON-DOMESTIC GFA FROM 137m² TO 240m² (+103m², +75.2%)

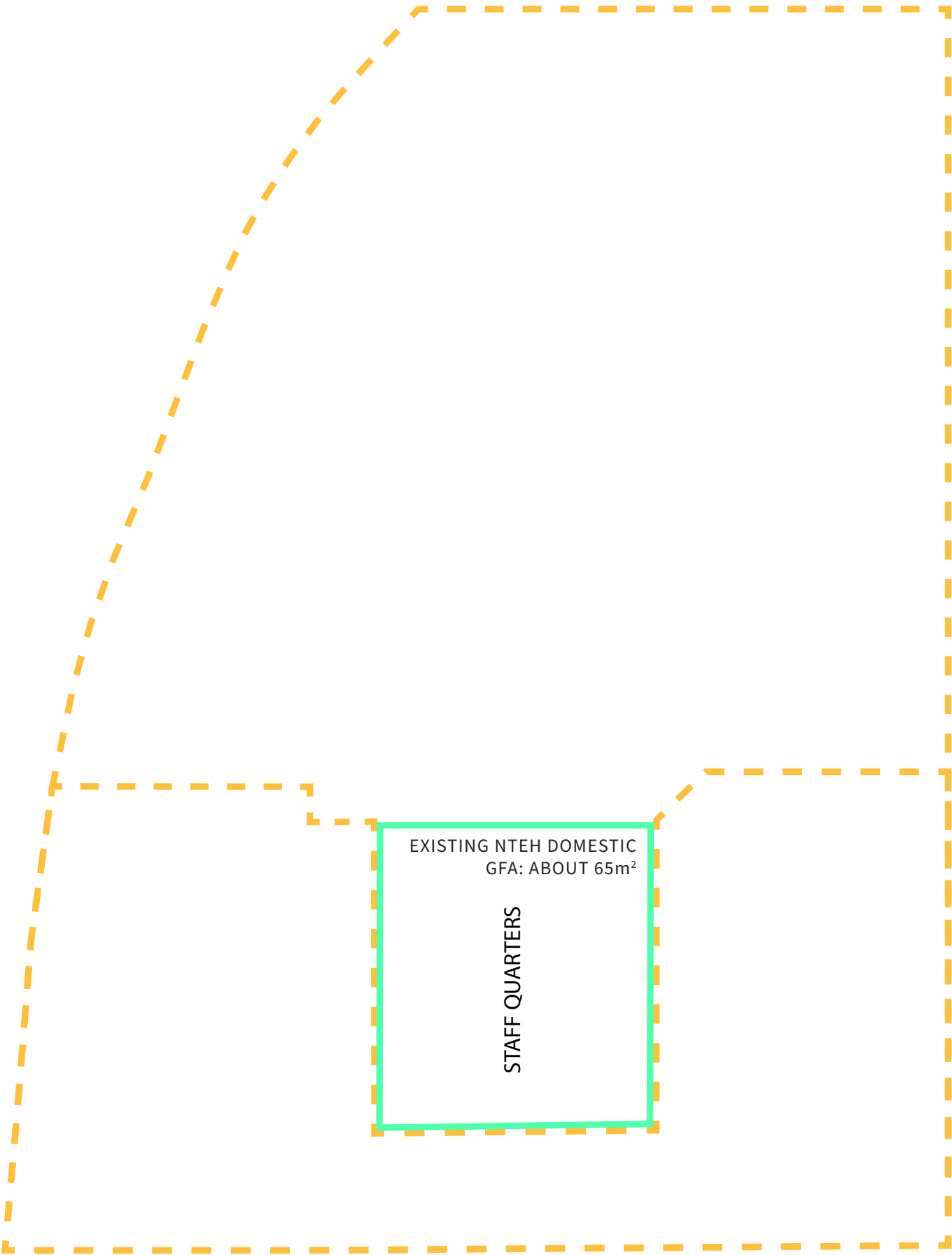
SCALE:
N.T.S

DATE:
JUNE 2026

PREPARED BY:



DeSPACE (International) Limited



DRAWING TITLE:
2/F LAYOUT COMPARISON PLAN

DRAWING NO.:
FIGURE 9

LEGEND:

NEW TERRITORIES EXEMPTED HOUSE (“NTEH”)
(NO CHANGE IN GFA)

SCALE:
N.T.S

DATE:
JUNE 2026

PREPARED BY:
 DeSPACE (International) Limited