

2025-05-29  
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. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

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by Post

Form No. S16-III 表格第 S16-III 號

|                                 |                         |             |
|---------------------------------|-------------------------|-------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/SK-PK/305 |
|                                 | Date Received<br>收到日期   | 2025-05-29  |

- 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 )

CHOW, Wai Fong Forna 周惠芳

### 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 )

NA 不適用

### 3. Application Site 申請地點

|   |   |
|---|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址／地點／丈量約份及地段號碼（如適用） | Shop 10D and Open Area in front of the Shop, G/F, Po Tung Road, Lot 1827 (Part) in D.D. 221, Sai Kung, New Territories<br>新界西貢丈量約份第 221 約地段第 1827 號（部分），普通道 10D 號地舖及前面的空地                             |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及／或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 71.10 sq.m 平方米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積（倘有）   | 0 sq.m 平方米 <input type="checkbox"/> About 約   |

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11<br>北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | Area shown as 'Road'<br>顯示為「道路」的地方  |
| (f) Current use(s)<br>現時用途   | Temporary Eating Place including Outside Seating Accommodation of Restaurant<br>臨時食肆包括餐廳戶外座位區<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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 ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 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)'<br>「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<br>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)<br>取得同意的日期 (日/月/年) |
|  | NA 不適用   |  |
|  |  |  |
|  |  |  |

(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)"#  
已通知 ..... 名「現行土地擁有人」#。

| Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料 |  |   |
|--|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|  | NA 不適用   |   |
|  |  |   |
|  |  |   |

(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)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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 on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on  
16/05/2025 (DD/MM/YYYY)&  
於 16/05/2025 (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&

- ☒ sent notice to relevant ~~owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s)~~ or rural committee on 13/05/2025 (DD/MM/YYYY)&  
於 13/05/2025 (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一或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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. 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) .....

|  |                                  |  |                                |
|--|----------------------------------|--|--------------------------------|
| Proposed operating hours 擬議營運時間  |                                  |  |                                |
| .....  |                                  |  |                                |
| .....  |                                  |  |                                |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是                            | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))   |                                |
|  |                                  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  |                                |
|  | No 否                             | <input type="checkbox"/>   |                                |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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。) |                                  |  |                                |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是                            | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....   |                                |
|  | No 否                             | <input type="checkbox"/>   |                                |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是                            | <input 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)<br>(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) |                                |
|  |                                  | <input type="checkbox"/> Diversion of stream 河道改道  |                                |
|  |                                  | <input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  |                                |
|  | No 否                             | <input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  |                                |
| <input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約   |                                  |  |                                |
| <input type="checkbox"/>   |                                  |  |                                |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | On environment 對環境               | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | On traffic 對交通                   | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | On water supply 對供水              | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | On drainage 對排水                  | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | On slopes 對斜坡                    | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | Affected by slopes 受斜坡影響         | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | Landscape Impact 構成景觀影響          | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | Tree Felling 砍伐樹木                | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | Visual Impact 構成視覺影響             | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/> |
|  | _____                            |  |                                |
|  | _____                            |  |                                |

|  |  |
|--|--|
|  | <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)</p> <p>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> |
|--|--|

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

|  |  |
|--|--|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/ <u>SK-PK</u> / <u>274</u>   |
| (b) Date of approval<br>獲批給許可的日期                                     | <u>15/07/2022</u> (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | <u>29/07/2025</u> (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途/發展                          | <p><b>Temporary Eating Place including Outside Seating Accommodation of Restaurant</b></p> <p><b>臨時食肆包括餐廳戶外座位區</b></p>   |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions<br/>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                 | <p><input checked="" type="checkbox"/> year(s) 年 <u>3</u> .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>  |

**7. 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）。

1) To provide a comfortable open seating area for restaurant patrons who would like to close to natural environment and taste the breeze of fresh air

1) 為提供餐廳顧客一個舒適及可享受接近大自然環境及空間的食肆露天茶座

2) Restaurant Opening Hours: daily from 1:00 p.m. to 11:00 p.m.

2) 食肆營業時間：每天由下午1:00 至 下午11:00

3) This application is as same as the previous case (A/SK-PK/274) and the content has no change

3) 此申請與上次許可申請 (A/SK-PK/274) 之內容一致，並沒有改變更

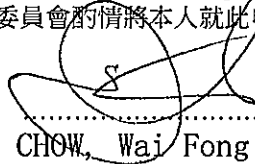


**8. Declaration 聲明**

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

CHOW, Wai Fong Fornia 周惠芳

NA 不適用

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

NA 不適用

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

Date 日期

22 APR 2025

..... (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。

## 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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址              | Shop 10D and Open Area in front of the Shop, G/F, Po Tung Road,<br>Lot 1827 (Part) in D.D. 221, Sai Kung, New Territories<br><br>新界西貢丈量約份第 221 約地段第 1827 號 (部分),<br>普通道 10D 號地舖及前面的空地   |
| Site area<br>地盤面積                      | 71.10 sq. m 平方米 □ About 約<br>(includes Government land of 包括政府土地 0 sq. m 平方米 □ About 約)   |
| Plan<br>圖則                             | Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11<br><br>北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11  |
| Zoning<br>地帶                           | Area shown as 'Road'<br>顯示為「道路」的地方  |
| Type of<br>Application<br>申請類別         | <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____<br><br><input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural<br>Areas or Regulated Areas for a Period of<br>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<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Temporary Eating Place including Outside Seating Accommodation of Restaurant<br><br>臨時食肆包括餐廳外座位區  |

|  |   |  |  |
|--|---|--|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |   | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用  |  |  |
|  | Non-domestic<br>非住用   |  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用  | m 米<br><input type="checkbox"/> (Not more than 不多於)                            |  |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                   |  |
|  | Non-domestic<br>非住用   | m 米<br><input type="checkbox"/> (Not more than 不多於)                            |  |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                   |  |
| (iv) Site coverage<br>上蓋面積   | % <input type="checkbox"/> About 約  |  |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  |  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                               |  |  |

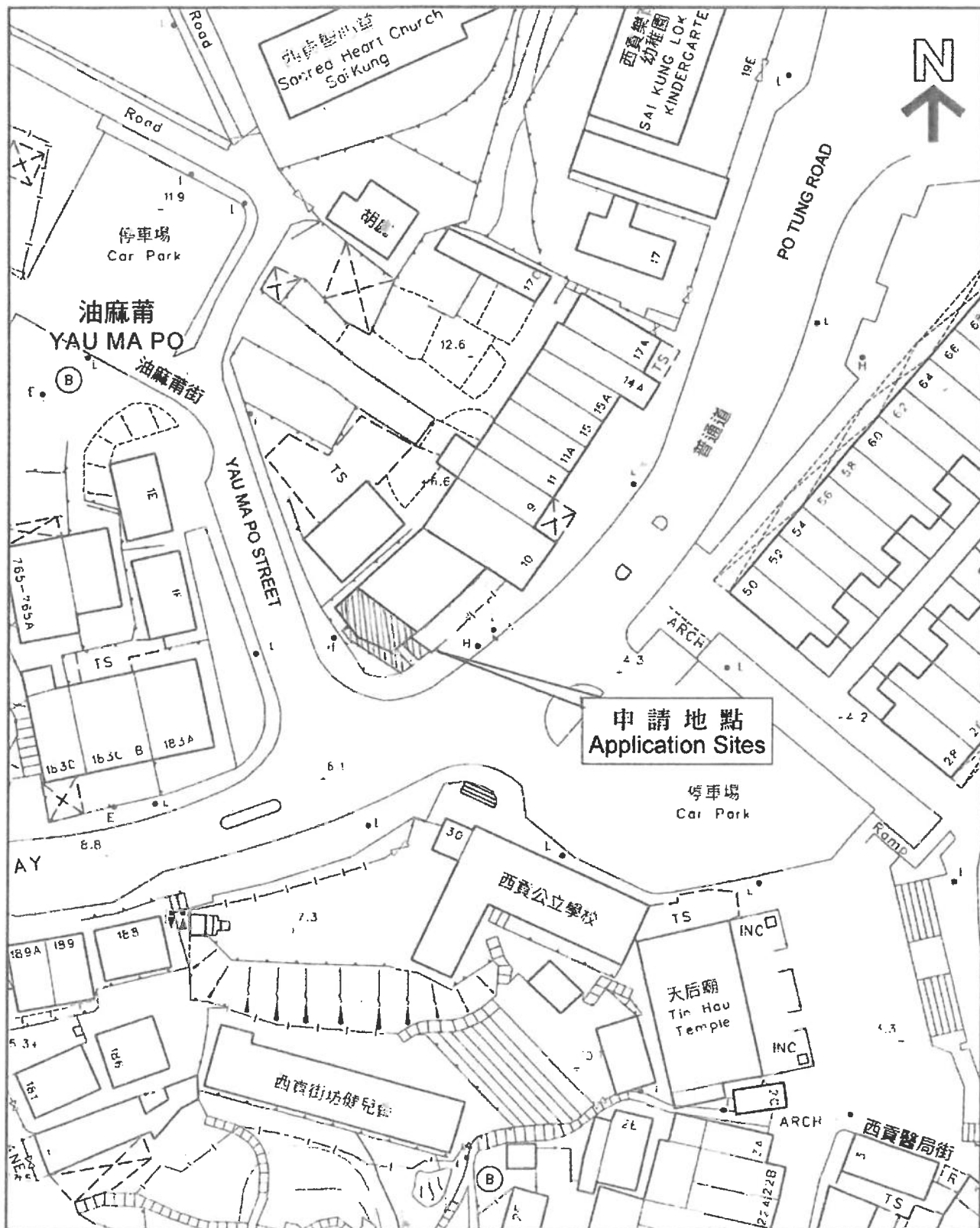
| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
|   | Chinese<br>中文                       | English<br>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 type="checkbox"/>            |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/>            | <input 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 type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (1) Location Plan of Application Site 申請土地位置圖 (2) Application Site 申請土地圖則           |                                     |                                     |
| (3) Layout Plan of Shop & OSA 店舖及戶外露天座位圖則   |                                     |                                     |
| <b>Reports 報告書</b>  |                                     |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>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 type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估   | <input type="checkbox"/>            | <input 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 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。

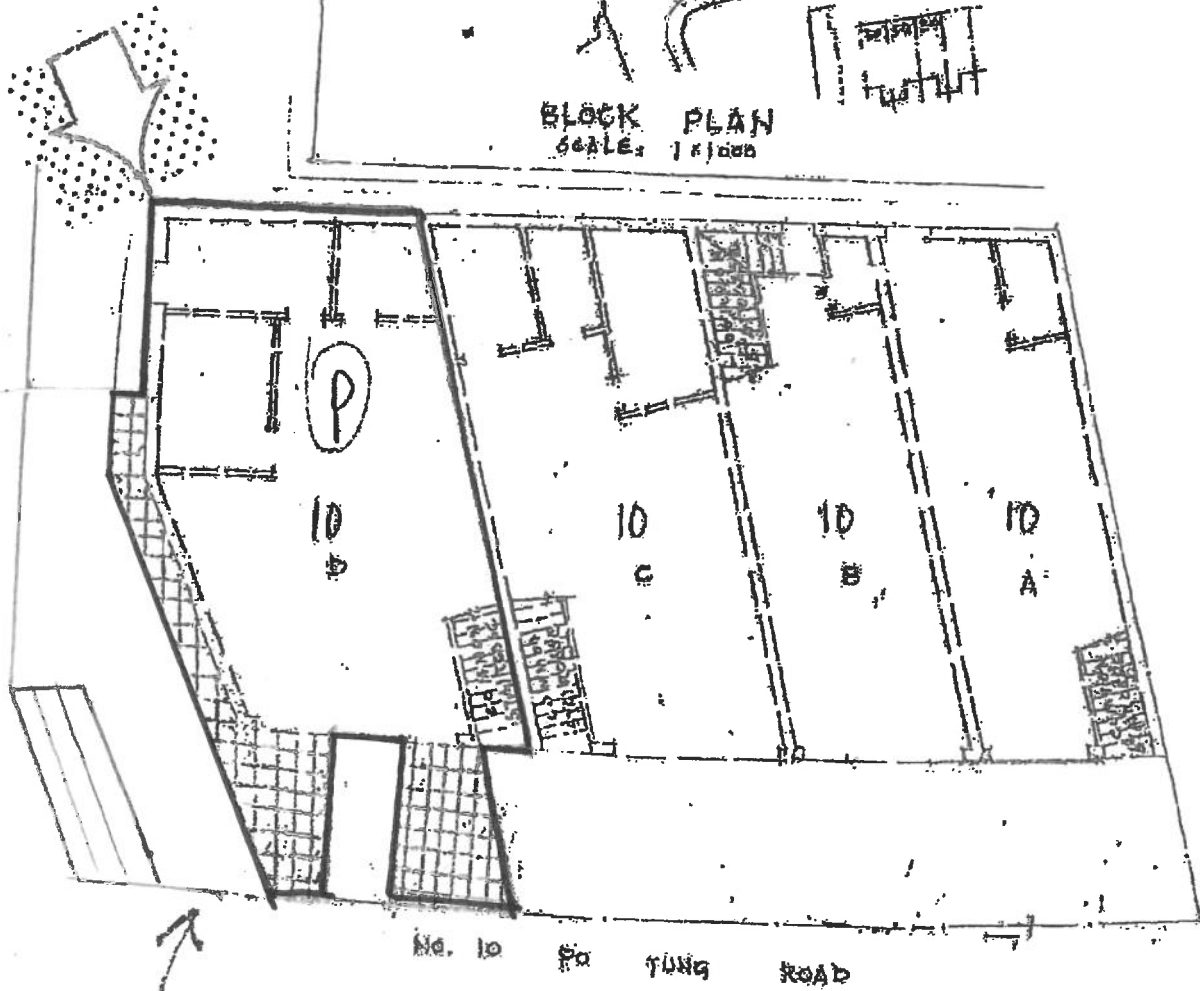
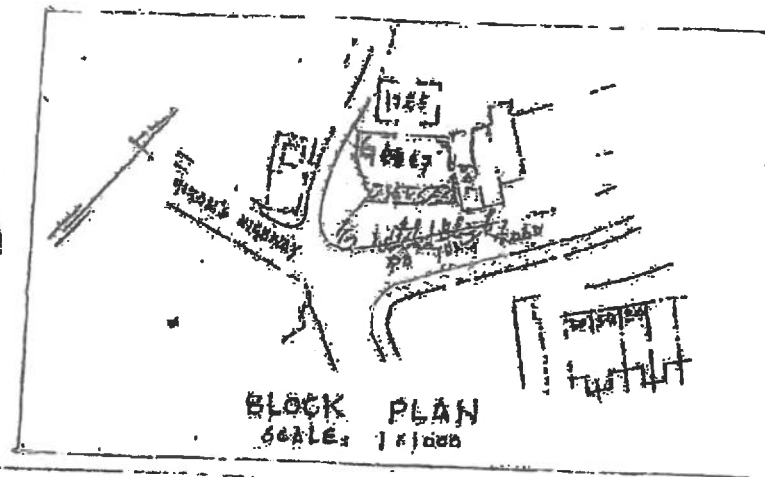
# (1) Location Plan of Application Site

## 申請土地位置圖



## (2) BLOCK PLAN

LOT No 1827 IN D.D. 221  
8K111394



ORD. PL. PLAN

(2) Application Site 申請土地圖則



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

**Adrian Sung Ngai CHIU/PLAND**

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寄件者: Eric Leung [REDACTED]  
寄件日期: 2025年07月03日星期四 13:04  
收件者: [REDACTED]  
副本: [REDACTED]  
主旨: Re:Planning Application No. A/SK-PK/305 - Renewal of Planning Approval for Temporary Eating Place including OSA of Restaurant for a Period of 3 Years at Shop 10D and Open Area in front of the Shop, G/F, Po Tung Road, Lot 1827 (Part) in D.D. 221, Sai Kung  
附件: A\_SK-PK\_274\_Layout Plan with FSI.pdf; A\_SK-PK\_274\_Certificate of Fire Service Installation and Equipment.pdf; HMS\_25070313000.pdf; FS251證書 - 滿記甜品 - 新界西貢普通道10號D地下及鋪前露天座位20240424.pdf  
類別: Internet Email

Are-send the updated FSI layout plan and latest FS251 copies.

[阿里郵箱](#)

-----  
发件人 : Eric Leung [REDACTED]  
日 期 : 2025年07月03日 10:22:30  
收件人 : [REDACTED]  
抄 送 : [REDACTED]  
主 题 : Re:Planning Application No. A/SK-PK/305 - Renewal of Planning Approval for Temporary Eating Place including OSA of Restaurant for a Period of 3 Years at Shop 10D and Open Area in front of the Shop, G/F, Po Tung Road, Lot 1827 (Part) in D.D. 221, Sai Kung

Attached please find copy of valid FS251 of the licensed shop for your reference.



## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

## 消防裝置及設備證書

Name of Client :

顧客姓名

滿記甜品

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

10號 D

Street/Road/Estate Name :

街道/屋苑名稱

普通道

Block :

座

District :

分區

西貢

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

| Code 編碼<br>(1-35) | Type of FSI 裝置類型           | Location(s) 位置 | Comment on Condition 狀況評述      | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|----------------------------|----------------|--------------------------------|-----------------------------------|----------------------------------|
| 24                | 2 nos 9 lit. water gas f.e | 地下及<br>鋪前露天座位  | Conforms with FSD requirements | 25-4-2025                         | 24-4-2026                        |
| 24                | 1 no 5kg CO2 gas f.e       | 地下及<br>鋪前露天座位  | Conforms with FSD requirements | 25-4-2025                         | 24-4-2026                        |
| 25                | 1 no fire blanket          | 地下及<br>鋪前露天座位  | Conforms with FSD requirements | 25-4-2025                         | 24-4-2026                        |

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date<br>完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
|                   |                  |                | NIL.                               |                           |                                   |

## Part 3 第三部 Defects 損壞事項

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
|                   |                  |                | NIL.                     |                         |



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature :

受權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

Wong Hoi Hang

RC 3 / 697

Hang Yue Engineering  
Consultants Limited

3617 7738

30-4-2025

For FSD  
use only:

Inspected

Key-in

Verified

Name of Client : 顧客姓名

滿記甜品

Name of Building : 樓宇名稱

Street No./Town Lot : 門牌號數/市地段

10號 D

Street/Road/Estate Name : 街道/屋苑名稱

普通道

Block : 座

District : 分區

西貢

Area : 地區

☐ HK 香港
☐ K 九龍
☒ NT 新界

Type of Building 樓宇類型 :

☐ Industrial工業
☐ Commercial商業
☐ Domestic住宅
☐ Composite綜合
☐ Licensed premises持牌處所
☐ Institutional社團

| Part 1 Annual Inspection ONLY<br>第一部 只適用於年檢事項 |   |                |                                |                                   |                                  |
|---|---|----------------|--------------------------------|-----------------------------------|----------------------------------|
| Code編碼<br>(1-35)                              | Type of FSI 裝置類型                        | Location(s) 位置 | Comment on Condition 狀況評述      | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
| 11  | 6 nos E-Light<br>( Auto Source AELED-21 | 地下及<br>鋪前露天座位  | Conforms with FSD requirements | 25-4-2025                         | 24-4-2026                        |
| 12  | 1 no Exit Sign<br>( a & b LED-B3 )      | 地下及<br>鋪前露天座位  | Conforms with FSD requirements | 25-4-2025                         | 24-4-2026                        |

| Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作 |                  |                |                                    |                           |                                   |
|---|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
| Code編碼<br>(1-35)  | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date<br>完成日期(DD/MM/YY) |
|   |                  |                | NIL.                               |                           |                                   |

| Part 3 第三部 Defects 損壞事項 |                  |                |                          |                         |
|-------------------------|------------------|----------------|--------------------------|-------------------------|
| Code編碼<br>(1-35)        | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|                         |                  |                | NIL.                     |                         |

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : 授權人簽署

Name : 姓名

Chau Wang Hang

FSD/RC No. : 消防處註冊號碼

RC 1 / 432, RC 2 / 606

Company Name : 公司名稱

Hang Yue Engineering Consultants Limited

Telephone : 聯絡電話

3617 7738

Date : 日期

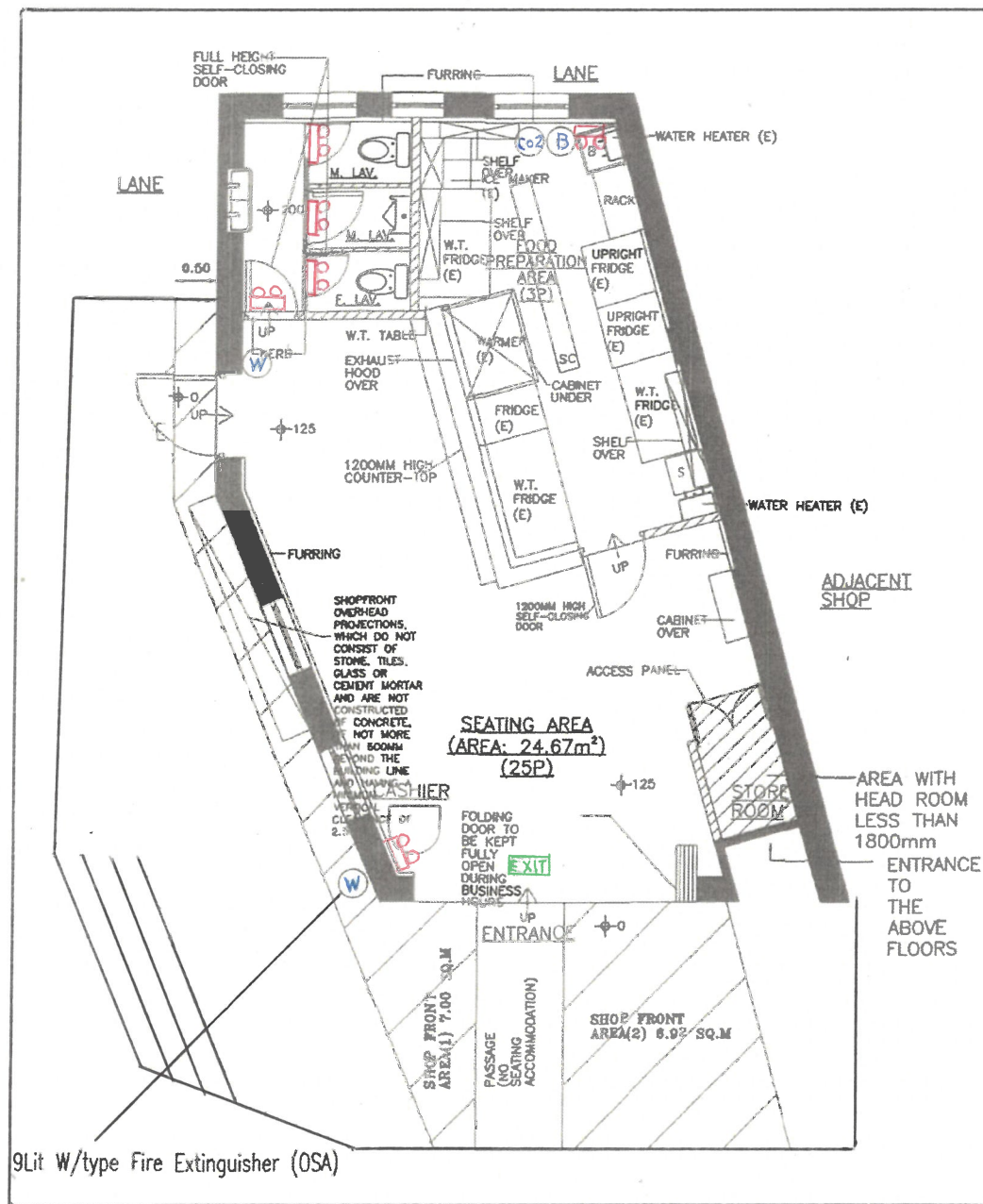
30-4-2025

For FSD use only:

Inspected

Key-in

Verified



|   |         |    |
|---|---------|----|
|  | 普通式應急燈  | x6 |
|  | 出口指示燈   | x1 |
|  | 9升水劑滅火筒 | x2 |
|  | 二氧化碳滅火筒 | x1 |
|  | 防火氈     | x1 |

1. 全部現有已批核的消防裝置將繼續維持不變。

F-015 VI



**Relevant Extract of Town Planning Board Guidelines on  
Renewal of Planning Approval and Extension of Time for Compliance with  
Planning Conditions for Temporary Use or Development  
(TPB PG-No. 34D)**

- (a) The criteria for assessing applications for renewal of planning approval include:
- (i) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (ii) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (iii) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
  - (iv) whether the approval period sought is reasonable; and
  - (v) any other relevant considerations.
- (b) Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Applications covering the Application Site**

**Approved**

|    | <b>Application No.</b> | <b>Applied Use(s)</b>   | <b>Date of Consideration</b> | <b>Decision of the RNTPC/TPB</b>              | <b>Approval Conditions/Reasons for Rejection</b> |
|----|------------------------|---|------------------------------|---|--|
| 1. | A/SK-PK/230            | Temporary Eating Place and Outside Seating Accommodation of Restaurant for a Period of 3 Years  | 29.7.2016                    | Approved on a temporary basis                 | N.A.   |
| 2. | A/SK-PK/250            | Renewal of Planning Approval for Temporary Eating Place and Outside Seating Accommodation of Restaurant for a Period of 3 Years       | 19.7.2019                    | Approved with conditions on a temporary basis | (a), (b) and (d)                                 |
| 3. | A/SK-PK/274            | Renewal of Planning Approval for Temporary Eating Place including Outside Seating Accommodation of Restaurant for a Period of 3 Years | 15.7.2022                    | Approved with conditions on a temporary basis | (c) and (d)                                      |

**Approval Conditions:**

- (a) Operation hours are restricted
- (b) Provision of fire service installations
- (c) Submission and implementation of fire service installations proposal
- (d) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period

**Similar s.16 Applications within the same Area Shown as ‘Road’ on  
the Pak Kong and Sha Kok Mei Outline Zoning Plan in the past five years**

**Approved**

|    | <b>Application No. and<br/>Proposed Use</b>   | <b>Location</b>   | <b>Date of<br/>Consideration</b> | <b>Decision of<br/>the RNTPC/<br/>TPB</b>                  | <b>Approval<br/>Conditions</b> |
|----|---|---|----------------------------------|--|--------------------------------|
| 1. | A/SK-PK/259<br>Temporary Eating Place<br>(Restaurant) for a Period<br>of 3 Years  | G/F, 11A Po Tung<br>Road, Lot 1813 (Part)<br>in D.D. 221, Sai<br>Kung, New Territories  | 9.10.2020                        | Approved<br>with<br>conditions<br>[Revoked on<br>9.4.2021] | (a) and (c)                    |
| 2. | A/SK-PK/262<br>Temporary Eating Place<br>(Outside Seating<br>Accommodation of<br>Restaurant) for a Period<br>of 3 Years | Open Area in Front of<br>Shops 10A and 10B,<br>G/F, Po Tung Road,<br>Lot 1827 (Part) in<br>D.D. 221, Sai Kung,<br>New Territories | 16.4.2021                        | Approved<br>with<br>conditions on<br>a temporary<br>basis  | (a), (b) and<br>(c)            |
| 3. | A/SK-PK/267<br>Proposed Temporary<br>Eating Place (Restaurant)<br>for a Period of 3 Years                               | G/F, 11A Po Tung<br>Road, Lot 1813 (Part)<br>in D.D. 221, Sai<br>Kung, New Territories  | 24.9.2021                        | Approved<br>with<br>conditions on<br>a temporary<br>basis  | (a) and (c)                    |
| 4. | A/SK-PK/297<br>Renewal of Planning<br>Approval for Temporary<br>Eating Place (Restaurant)<br>for a Period of 3 Years    | G/F, 11A Po Tung<br>Road, Sai Kung, New<br>Territories (Lot 1813<br>(Part) in D.D. 221)   | 20.9.2024                        | Approved on<br>a temporary<br>basis                        | N.A.                           |

**Approval Conditions:**

- (a) Submission and/or provision of fire service installations proposal
- (b) Operation hours are restricted
- (c) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Sai Kung, Lands Department:

- no comment on the application;
- Lot 1827 in D.D. 221 ("the Lot") is held under New Grant No. 6720 dated 21.7.1983, which restricts the Lot or any part thereof or any building erected thereon, other than the ground floor, for residential purposes and the ground floor for non-industrial purposes and no structure other than boundary walls and fences shall be erected or constructed within the non-building area ("NBA") shown coloured pink hatched black on the lease plan of the Lot except with the written approval of DLO/SK;
- the application site (the Site) falls within ground floor of the Lot including its NBA. As long as no structure other than boundary walls and fences are erected on the NBA within the application site, his office has no comment on the subject application from lease point of view; and
- the subject building, where the application site situated, is a New Territories Exempted House.

**2. Traffic**

Chief Engineer 5/Major Works, Major Works Project Management Office of Highways Department:

- no objection to the application from project interface point of view, as the subject lot is located outside the boundary of the Hiram's Highway Improvement Stage 2 (HH2) project.

**3. Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application;
- according to the Food and Environmental Hygiene Department's office record as at 2.7.2025, the Site was covered by the following valid food licence:-

Light Refreshment Restaurant (LRR) Licence at G/F, and the outside seating accommodation at shop front, 10D Po Tung Road, Sai Kung, New Territories (Validity: 23.4.2025 - 22.4.2026); and

- according to the Food and Environmental Hygiene Department's office record, the concerned LRR Licence includes a GFA of 49.05 m<sup>2</sup> and OSA area of 32.62 m<sup>2</sup>. The licensee has submitted an application for alteration to reduce the OSA area to 13.92 m<sup>2</sup>. The alteration is currently being processed, and the reduction in OSA area will be approved upon fulfillment of all licensing requirements.

#### 4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application; and
- given the nature and scale of the proposed temporary use, and no substantiated complaint have been received at the Site in the past three years, no adverse environmental impact is anticipated.

#### 5. **Drainage**

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

- no comment on the application; and
- EPD is the planning authority of sewerage infrastructure, submission of sewerage impact assessment (SIA) or any sewerage review shall be circulated to SIG/EPD for their comments and approval. Subject to EPD, it may be required to assess and demonstrate the potential sewerage impact to the existing sewerage system, and formulate appropriate mitigation measures if any adverse sewerage impact is identified.

#### 6. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the existing fire service installations implemented on the site being maintained in efficient working order at all times; and
- the incorporation of fire service related approval conditions is deemed not necessary.

#### 7. **Other Departments**

The following government departments have no objection to or no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Director of Electrical and Mechanical Services;
- (c) District Officer (Sai Kung), Home Affairs Department;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Commissioner for Transport; and
- (f) Chief Highway Engineer/New Territories East, Highways Department.



**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Engineer 5/Major Works, Major Works Project Management Office of Highways Department (CE5/MW, MWPMO, HyD) that given the Site's close proximity to the works boundary of the Hiram's Highway Improvement Stage 2 (HH2) project, the applicant is reminded to seek advice from HyD and coordinate with the HH2 contractor regarding any works related to the subject application that may interface with the HH2 project;
- (b) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:-
- proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) ("the Ordinance") and other relevant legislation for the public. For the operation of any eating place, or other types of food business, relevant food business licence(s) should be obtained from FEHD in accordance with the Ordinance and its subsidiary legislation. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Ordinance and the Food Business Regulation (Cap.132X). The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the Director of Food and Environmental Hygiene before commencement. They are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as Buildings Department, Transport Department, Fire Services Department, Planning Department, Home Affairs Department, Lands Department for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the OSA application will be approved upon full compliance of all the requirements. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
  - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
  - proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent,

on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Please also remind the applicant that the operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

(c) to note the comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (BD) that the applicant's attention should be drawn to the following points:

- for unauthorized building works (UBW), if any, erected on leased land, enforcement action may be undertaken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW, if any, on the application site under the Building Ordinance; and
- the applicant should be reminded that the application site intended to be used for OSA for restaurant is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

(d) to note the comments of the Director of Electrical and Mechanical Services that:

- there is a high pressure underground town gas transmission pipeline (running along Hiram's Highway) in close vicinity of the application site. The project proponent/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of development; and
- the project proponent/consultant/works contractor is required to observe the EMSD's requirements on the "Avoidance of Damage to Gas Pipes 2<sup>nd</sup> Edition" for reference. The webpage address is:

[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).

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-06-20 星期五 15:14:39  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對 A/SK-PK/305 的申請

敬啟者：

西貢墟居民及附近村民就 A-SK-PK305 的申請舖外加設露天餐飲地方，提出反对。

理由：

- 1.此處是村民、坊眾、崇真天主教堂教友、崇真中小學學校學生老師、聖西門幼兒中心學生及家長必經之道，若批准了，会使行人路縮窄，不便以上各人上落。
- 2.食客在露天茶座可吸烟，污染空氣外，对学生树坏榜樣。
- 3.食客等位亦会聚在行人路上，阻塞出入。
- 4.行人路外是西貢公路，車輛沿斜急下急上，捲起塵埃有碍食物飲品衛生。
- 5.行人路外斜路行車道車急下，無防撞欄，对不通暢的聚集的行人、等位客及坐在側的眾多露天用餐用茶客，隨時会加大交通意外危險。此處亦曾有汽車衝穿欄杆，撞入此址舖門內，街坊視為危險地點，經過必急腳而行，曾多次向運輸處申訴要求加防撞欄石礮，但不果，可找紀錄核知。
- 6.港現仍處冠狀疫情下未消及流感多發期，此露天食客不戴罩用餐、高談闊論傾談，口沫噴氣对路經坊眾及樓上居民都具傳染性。
- 7.樓上附近皆為民居，露天餐飲者的声浪会加大对居民的滋擾。加欄柵天頂帆布帳，都会阻窄行人路，雨天帆布聚雨水瀉向路过坊眾。
- 8.露天餐位加了，吸引外來食客多了，附近停車場会擁擠，巴士小巴都排大隊，影響附近居民泊車困難，假日兒孫回西貢探老人家亦困難多了。

基於以上原因，西貢墟及附近村坊眾，懇請政府部門不要批准以上加露天餐位及给附近餐廳加舖外露天座位，更不应准許搭欄柵及帆布帳頂。

居民  
朱先生上