

**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

2021年 9月 6日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

6 SEP 2021

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House"**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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.

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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HIC/332
	Date Received 收到日期	- 6 SEP 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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)

Fine Rolling Limited, China Progress Limited and Cheung Mei Chun

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)

DeSPACE (International) Limited

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)	Lot no. 115 (part) in D.D.247, Ho Chung, Sai Kung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,775 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 740 sq.m 平方米 <input checked="" type="checkbox"/> 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 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「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 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) 取得同意的日期 (日/月/年)

(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)' 「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 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 (DD/MM/YYYY) 通知日期(日/月/年)

(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 _____ (DD/MM/YYYY)&
於 _____ (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 _____ (DD/MM/YYYY)&
於 _____ (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，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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用處，請填妥於附件的表格。

(v) For Type (v) application 供第(v)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Hotel (Guesthouse) Ancillary to a Permitted Place of Recreation, Sports or Culture (Recreation Centre)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 Hotel (Guesthouse) : 740 (Total: about 2040) sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Hotel (Guesthouse) : not more than 0.2; (Total: about 0.54) ☐ About 約
- Proposed site coverage 擬議上蓋面積 Hotel (Guesthouse) : 11.4%; (Total: 32.5%) ☒ About 約
- Proposed no. of blocks 擬議座數 Hotel (Guesthouse) : 1; (Total: 2)
- Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Hotel (Guesthouse) : 42 mPD 米(主水平基準上) ☒ About 約
..... m ☐ About 約
Hotel (Guesthouse) : not more than 6m 米

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☒ hotel 酒店 (Guesthouse) 740 sq. m 平方米 ☒ About 約

(please specify the number of rooms

請註明房間數目) 10

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
(Guesthouse)	G/F	Dormitory rooms of proposed guesthouse
.....	1/F Dormitory rooms of proposed guesthouse
.....	Roof	Accessible communal area, ancillary facilities of building services
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

... Flat roofs on 1/F as balconies of dormitory rooms

... Roof for providing accessible communal area and ancillary facilities of building services

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

September 2024 tentatively

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 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) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 5 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 1 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) _____ _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

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，請另頁表示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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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) (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 not more than 1 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. 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。

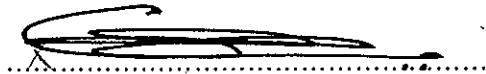
Please refer to the Supporting Planning Statement

11. 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 an application to the Board 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

LAM KWOK CHUN

Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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 (Membership no. 267)

Others 其他

on behalf of
代表

DeSPACE (International) Limited

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



Date 日期

30/08/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

CONSOLIDATED REPORT

Section 16 Town Planning Application

Proposed Hotel (Guesthouse) Ancillary to a Permitted Place of Recreation, Sports or Culture (Recreation Centre) in "Recreation" Zone on Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Lot no. 115 (part) in D.D.247, Ho Chung, Sai Kung

Nov 2022



LEADTOPS RAYMOND LTD.
INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS



DeSPACE (International) Limited

Detailed Departmental Comments

Detailed comments of the District Lands Officer/Sai Kung, Lands Department:

1. According to the submission, a vehicular access and a pavement connecting the application site (the Site) to the existing road are proposed. Parts of the proposed access, which fall within the adjoining private lot (i.e. Lot 117 in D.D. 247), are proposed to be excised from the access if the consent for right of way (ROW) is not obtained from its owner. It should be noted that the ROW proposal is a private agreement between the private lot owners and could not be effected by any land document for the Site. Therefore, such private lot should be excised from the access proposal.
2. Advice from the Transport Department, the Highways Department and relevant departments on proposed vehicular access and pavement, the ingress and egress points, and any foreseeable public projects to be carried out on the land concerned should be sought. Consent from the relevant department responsible for the management and maintenance of the existing road should also be obtained. The applicants are required to identify and confirm with the appropriate department to take up the future management and maintenance of proposed vehicular access and pavement. If no appropriate department can be identified, the applicants shall take up the future management and maintenance of the proposed vehicular access and pavement.
3. As only part of the private lot namely Lot 115 in D.D. 247 is involved, his Office cannot verify the site area of the Site in the submission at this stage. The applicants should ensure the area stated in the submission is correct.

Detailed comments of the Chief Engineer/Construction, Water Supplies Department (WSD):

1. The following particular requirements should be fully addressed in the risk assessment report(s):
 - (a) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside water gathering grounds (WGG);
 - (b) all solid waste and sludge arising from the development shall be properly disposed of outside WGG;
 - (c) the use and storage of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
 - (d) no chemicals including fertilisers and detergents shall be used/stored without the prior approval from the Water Authority;
 - (e) oil leakage and spillage are not allowed within WGG at all time;
 - (f) the structures and uses under the development shall be located away from any water courses as far as possible;
 - (g) during the construction phase, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation;
 - (h) fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development;
 - (i) vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and

lubricants in surface runoff for off-site disposal. Proper maintenance and disposal records should be maintained;

(j) oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage;

(k) besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development;

(l) there shall be no material increase in the pollution effect to the WGG from surface runoff of the development; and

(m) regarding Further Information No. 5, the applicants should clarify in paragraph 5.2(a) of the Risk Assessment Report (Operation) whether the detailed design of sewerage system, the detailed monitoring, management and contingency plans will be formulated according to Section 4.2 - 4.8, instead of Section 4.2 - 4.4 only.

2. Standard pedestal hydrant cannot be provided in the vicinity of the Site.

3. For provision of water supply to the development, the applicants may need to extend their inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

4. The applicants shall be requested to advise the number of rooms and population and the estimated water demand for potable and flushing purposes.

Detailed comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD):

1. A Temporary Drainage Management Plan (TDMP) and the monitoring requirements / programmes during construction stage shall be included in the revised drainage impact assessment (DIA) submission.

2. As the detailed design of the drainage works have not been included in the submitted DIA report, the applicants are reminded that the TDMP for dealing with surface runoff within the Site or flowing to the Site throughout the construction stage shall be submitted to DSD for approval before the commencement of construction works.

3. The applicants' attention is drawn to DSD's Advice Note 1 - Application of the DIA Process to Private Sector Projects. Monitoring requirements / programmes during the construction stage to ensure that the project's expected drainage performance is achieved shall be submitted to DSD for approval before the commencement of the construction works.

Detailed comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (BD):

1. For any unauthorized building works (UBW) erected on leased land, enforcement action may be taken by BD to effect the removal of the UBW in accordance with the 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 on the Site under the Buildings Ordinance (BO).

2. Since currently the Site does not abut on a specified street under the Building (Planning) Regulation (B(P)R) 18A(3) having a width of not less than 4.5m, its permitted development intensity shall be determined

under the B(P)R 19(3) at the building plan submission stage. There is no comment to make under the BO for the proposed plot ratio and site coverage under the current application.

3. If any building works to be carried out will result in a new building, the Site should be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 & 41(D) of the B(P)R respectively.

4. Before any building works are carried out on the Site, prior approval and consent from the Building Authority should be obtained, otherwise they are UBW. Authorized Person must be appointed to coordinate all new building works in accordance with the BO.

5. Formal submission under the BO is required for any proposed new works. Detailed comments under the BO will be provided at the building plan submission stage.

Detailed comments of the Director of Fire Services:

1. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans, or referral from relevant licensing authority if licence is required for the proposed guesthouse.

2. The emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by BD.

Detailed comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department:

1. According to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C).

2. If the mode of operation falls within the definition of "hotel" or "guesthouse" in the HAGAO, a licence under the HAGAO must be obtained before commencing operation.

3. For any structure which constitutes as "building works" or "building" under the BO to be included into the licence, the applicants should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by LandsD when making an application under the HAGAO.

4. Detailed licensing requirements will be formulated upon receipt of application under the HAGAO.

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處

180

先生/女士：

就規劃申請編號 A/SK-HC/332 作擬議酒店（賓館），
附屬於准許的康體文娛場所（康樂中心）提出公眾意見

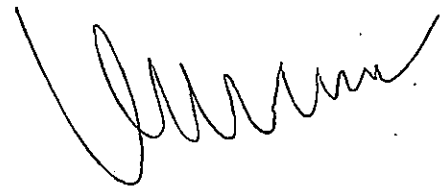
本人旨就上述規劃申請向城市規劃委員會提交意見。意見內容如下：

本人支持申請。香港的娛樂活動在質素，多樣性，娛樂性方面一直都與世界的水平未能接軌，比如擬議發展這種比較戶外的休閒養身中心在海外是非常常見，在香港卻是罕有。

在海外有很多類似的地方比如在泰國，印尼，歐洲，能幫助放鬆身心、淨化自身、是心靈的調劑，亦有些提供整套健康的療程，例如：健康檢查、天然營養食品、掛毒瘦身等，這是非常好的娛樂的概念和選擇。很多那些海外的例子都是多天的療程，所以住宿的配套是少不免的，也很平常。

如有任何疑問，請與我聯繫。本人電郵地址：

謹呈



潘浩雲

敬上

日期：30/9/2021



香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處

206

先生/女士：

就規劃申請編號 A/SK-HC/332 作擬議酒店（賓館），
附屬於准許的康體文娛場所（康樂中心）提出公眾意見

本人旨就上述規劃申請向城市規劃委員會提交意見。意見內容如下：

本人喜歡行山，西貢區是一個遼闊的自然郊野，有著連綿不絕的山脈，市民日常郊遊或海外旅客走多天也走不完。只可惜西貢多年都有著住宿缺乏的問題，無論市民想在週末走幾個山脈，或是旅客想在有限的時間到訪西貢區不同的自然景點都做不到，只能在一天的時間內完成，未能盡興，如有酒店過夜，實是方便不少！擬議發展作酒店有助解決此問題，本人非常支持！

如有任何疑問，請與我聯繫。本人電郵地址：

謹呈

容

容惠貞

敬上

日期：29-9-2021



關於申請編號(A/SK-HC/332)，據知該地段位於蠔涌谷內，蠔涌谷包括十多條鄉村，共用一條蠔涌路(單程路)往來，該單程路的車輛非常繁忙，經常出現嚴重擠塞。現時該地段內有成豐片場及秘密花園(燒烤場)營運，場地亦有大型車輛使用及出入，加上單程路車輛違例泊車及避車處不足，校車不願意往村內接送學童，專線小巴嚴重脫班。令到村民苦不堪言及怨聲載道。

另外擬興建酒店(賓館)及康樂文娛場所(康樂中心)，會否帶來噪音問題，該地段現由成豐片場營運，經常於晚間發出拍片爆炸聲浪，還有該地段亦有賽車練習場，剎車及轉彎發出的聲浪，嚴重影響附近村民日常生活村民多次報警求助，但都無改善。

我們極力反對該地段申請興建酒店(賓館)及康樂文娛場所(康樂中心)，首要解決交通擠塞問題，蠔涌路是單程路是否能負荷到？還有酒店的排污問題，鑑因該地段毗連蠔涌河，是否會影響水質問題？

鑑於上述種種因素，本人希望各城規會委員，不要批准該申請編號(A/SK-HC/332)。謝謝！



西貢蠔涌界咸村村代表

謝壽如 啟

24.1.2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/SK-HC/332 Received on 10/10/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

關於申請編號(A//SK-HC/332)，擬議酒店(賓館)附屬准許的康樂文娛場所得(康樂中心)由於該申請的地段涉及到交通擠塞、噪音等問題，嚴重影響附近村民的日常生活及作息時間。另外擬議酒店(賓館)所排出的生活用水及污水，會污染毗連的壕涌河及水務署集水區，令到村代表及村民擔憂水質問題。故此，壕涌谷內有數名村代表及村民向本會反映，該地段不適宜興建酒店(賓館)及(康樂中心)，故本會反對該申請編號(A//SK-HC/332)。

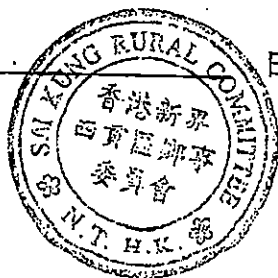
敬請 貴會能慎重考慮壕涌谷一帶村代表及村民的反對意見。

「提意見人」姓名/名稱 Name of person/company making this comment 西貢鄉事委員會

簽署 Signature

7/14

日期 Date 27.10.2022



Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Sai Kung, Lands Department (LandsD) that the adjoining private lot (i.e. Lot 117 in D.D. 247) should be excised from the access proposal. Advice from the Transport Department, the Highways Department and relevant departments on proposed vehicular access and pavement, the ingress and egress points, and any foreseeable public projects to be carried out on the land concerned should be sought. Consent from the relevant department responsible for the management and maintenance of the existing road should also be obtained. The applicants are required to identify and confirm with the appropriate department to take up the future management and maintenance of proposed vehicular access and pavement. If no appropriate department can be identified, the applicants shall take up the future management and maintenance of the proposed vehicular access and pavement. The applicants should ensure the area stated in the submission is correct. The applicants may need to submit to his Office a land exchange application for the Site with necessary information to effect the proposed development. However, there is no guarantee that the proposed land exchange will be eventually approved by Government and proceeded to documentation. Such land exchange application, if eventually approved, will be subject to such terms and conditions including the payment of a premium as the Government considers appropriate at its discretion;
- (b) to note the comments of the Commissioner for Transport that the applicants shall note the constraints of Ho Chung Road and adopt sufficient safety measures to ensure safe operation of heavy vehicles along Ho Chung Road;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicants should be advised to incorporate further design treatment on the building façade and provision of buffer planting to blend in well with the surrounding environment. Approval of the application does not imply approval of the tree works such as pruning, transplanting and/or felling. The applicants should approach relevant authority/ government department(s) direct to obtain necessary approval on tree works, where appropriate;
- (d) to note the comments of the Director of Environmental Protection that no outdoor public address system or outdoor loudspeaker system should be allowed at the Site;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that the following particular requirements should be fully addressed in the risk assessment report(s): (a) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside water gathering grounds (WGG); (b) all solid waste and sludge arising from the development shall be properly disposed of outside WGG; (c) the use and storage of pesticides, toxicants, flammable solvents, lavicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG; (d) no chemicals including fertilisers and detergents shall be used/stored without the prior approval from the Water Authority; (e) oil leakage and spillage are not allowed within WGG at all time; (f) the structures and uses under the development shall be located away from any water courses as far as possible; (g) during the construction phase, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent

containing spoils shall be disposed of after desiltation; (h) fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development; (i) vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface runoff for off-site disposal. Proper maintenance and disposal records should be maintained; (j) oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage; (k) besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development; (l) there shall be no material increase in the pollution effect to the WGG from surface runoff of the development; (m) regarding Further Information No. 5, the applicants should clarify in paragraph 5.2(a) of the Risk Assessment Report (Operation) whether the detailed design of sewerage system, the detailed monitoring, management and contingency plans will be formulated according to Section 4.2 - 4.8, instead of Section 4.2 - 4.4 only. The applicants are advised that standard pedestal hydrant cannot be provided in the vicinity of the Site. For provision of water supply to the development, the applicants may need to extend their inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards. The applicants shall advise the number of rooms and population and the estimated water demand for potable and flushing purposes;

- (f) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD) that a Temporary Drainage Management Plan (TDMP) and the monitoring requirements / programmes during construction stage shall be included in the revised drainage impact assessment (DIA) submission. As the detailed design of the drainage works have not been included in the submitted DIA report, the applicants are reminded that the TDMP for dealing with surface runoff within the Site or flowing to the Site throughout the construction stage shall be submitted to DSD for approval before the commencement of construction works. The applicants' attention is drawn to DSD's Advice Note 1 - Application of the DIA Process to Private Sector Projects. Monitoring requirements / programmes during the construction stage to ensure that the project's expected drainage performance is achieved shall be submitted to DSD for approval before the commencement of the construction works;
- (g) to note the comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (BD) that for any unauthorized building works (UBW) erected on leased land, enforcement action may be taken by BD to effect the removal of the UBW in accordance with the policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptable of any existing building works or UBW on the Site under the Buildings Ordinance (BO). Since currently the Site does not abut on a specified street under the Building (Planning) Regulation (B(P)R) 18A(3) having a width of not less than 4.5m, its permitted development intensity shall be determined under the B(P)R 19(3) at the building plan submission stage. If any building works to be carried out will result in a new building, the Site should be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 & 41(D) of the B(P)R respectively. Before any building works are carried out on the Site, prior approval and consent from the Building Authority should be obtained, otherwise they are UBW. Authorized Person must be appointed to coordinate all new building works in accordance with the BO. Formal submission under

the BO is required for any proposed new works. Detailed comments under the BO will be provided at the building plan submission stage;

- (h) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans, or referral from relevant licensing authority if licences are required for the proposed guesthouse. The emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by the BD; and
- (i) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department that according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C). If the mode of operation falls within the definition of "hotel" or "guesthouse" in the HAGAO, a licence under the HAGAO must be obtained before commencing operation. For any structure which constitutes as "building works" or "building" under the BO to be included into the licence, the applicants should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by LandsD when making an application under the HAGAO. Detailed licensing requirements will be formulated upon receipt of application under the HAGAO.