

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

《城市規劃條例》(第131章) 根據 第16條遞交的許可

> 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

興建「新界豁免管制屋宇」;

Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and 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;及

(iii) 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的臨時用途或發展的許可續期

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

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

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 「 v 」 at the appropriate box 請在適當的方格内上加上「 v 」號

For Official Use Only 請勿填寫此欄 Application No. 申請編號 Date Received

收到日期

A/SK-PK/291

- 1. 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

Pac-Wealth Enterprises Limited

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)

GENDER CONSULTANTS LIMITED

Application Site 申請地點 Full address location demarcation district number (if applicable) Lot No. 859 in D.D.216 詳細地址/地點/丈量約份及 No. 101 Tai Mong Tsai Road, Sai Kung, N.T. 地段號碼(如適用) Site area and/or gross floor area ☑Site area 地盤面積 involved sq.m 平方米口About 約 涉及的地盤面積及/或總樓面面 344.768 ☑Gross floor area 總樓面面積 sq.m 平方米☑About 約 Area of Government land included NIL sq.m 平方米口About 約 所包括的政府土地面積(倘有)

(d)	statu	ne and number of the itory plan(s) 引法定圖則的名稱及編		S/SK-PK/11			
(e)		d use zone(s) involved 的土地用途地帶		RESIDENTIAL (GroupC) 2	2		
(f)	Curr	ent use(s)		House			
	現時用途			(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.	"Cı	irrent Land Own	er" of A	oplication Site 申請地點的「現行」	- 地擁有人」		
The	applic	cant 申請人 -					
V	is the 是唯	e sole "current land ow 一的「現行土地擁有	/ner'' ^{#&} (pl	ease proceed to Part 6 and attach documentary pro 機續填寫第 6 部分,並夾附業權證明文件)。	oof of ownership).		
	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.		tement on Owner 上地擁有人的同		nt/Notification 田土地擁有人的陳述			
(a)	invo 根據	lves a total of	"c	id Registry as at			
(b)				"current land owner(s)" [#] . 現行土地擁有人」 [#] 的同意。			
		Details of consent or	f "current	and owner(s)" # obtained 取得「現行土地擁有	人」"同意的詳情		
		Land Owner(s)	Registry wh	address of premises as shown in the record of the La ere consent(s) has/have been obtained :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)		
	•						
		(Dlagga usa gaparata aka	ata liftiha an	F	Above BETT CI - +# CITTA-COO N		

			rrent land owner(s)" notified 已獲通知「現行土地擁有人」	的詳細資料
	La	o. of 'Current nd Owner(s)' 現行土地擁 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 notificatio given (DD/MM/YYYY) 通知日期(日/月/年)
	(Plea	ase use separate s	heets if the space of any box above is insufficient. 如上列任何方格的空	 E間不足,請另頁說明)
			e steps to obtain consent of or give notification to owner(s): 取得土地擁有人的同意或向該人發給通知。詳情如下:	
	Rea	sonable Steps to	Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的	的合理步驟
		cont request fo	r consent to the "current land owner(s)" on	(DD/A) 4/3/3/3/3/3/1
, , ,			Consent to the current rand owner(s) on(日/月/年)向每一名「現行土地擁有人」"郵遞要求同	
	Rea	sonable Steps to	Give Notification to Owner(s) 向土地擁有人發出通知所採取	以的合理步驟
			ces in local newspapers on(DD/MM/YY (日/月/年)在指定報章就申請刊登一次通知 ^{&}	YY) ^{&}
			n 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
			relevant owners' corporation(s)/owners' committee(s)/mutual aid ral committee on(DD/MM/YYYY) ^{&} (日/月/年)把通知寄往相關的業主立案法團/業主委即鄉事委員會 ^{&}	
	Othe	ers 其他		
		others (please 其他(請指明		
		共地(胡伯外	1)	
	-			
	-	1		
				,
	-			

6.	Type(s)	of Application 申請類別
	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
	Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
Z	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展
註 1: Note:	可在多於- 2: For Develop	more than one「✓」. 一個方格內加上「✓」號 nent involving columbarium use, please complete the table in the Appendix. 支靈灰安置所用途,請填妥於附件的表格。

(i) For Type (i) application 供第(i)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	the use and	gross floor area)	astitution or community 設施,請在圖則上顯示		strate on plan and specify 德樓面面積)
(c) Number of storeys involved 涉及層數			Number of units inv 涉及單位數目	olved	
	Domestic	part 住用部分		sq.m 平方米	□About 約
(d) Proposed floor area 擬議樓面面積	Non-dome	stic part 非住用部	邓分	sq.m 平方米	☑About 約
	Total 總計		9	sq.m 平方米	□About 約
(e) Proposed uses of different	Floor(s) 樓層	Current us	e(s) 現時用途	Proposed u	ıse(s) 擬議用途
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)					

(ii) For Type (ii) applic	ation 供第(ii)類申請
	□ Diversion of stream 河道改道
	□ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 □About 約 Depth of filling 填塘深度 m 米 □About 約
(a) Operation involved 涉及工程	□ Filling of land 填土 Area of filling 填土面積 sq.m 平方米□About 約 Depth of filling 填土厚度 m 米□About 約 □ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米□About 約 Depth of excavation 挖土面積 sq.m 平方米□About 約 Depth of excavation 挖土深度 m.米□About 約 (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))
(b) Intended use/development 有意進行的用途/發展	
(iii) For Type (iii) applic	ration 供第(iii)類申讀
	□ Public utility installation 公用事業設施裝置 □ Utility installation for private project 私人發展計劃的公用設施裝置 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 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)
(a) Nature and scale 性質及規模	
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(V) I	or Type (iv) application [
р	roposed use/development a	minor relaxation of stated development restriction(s) and a nd development particulars in part (v) below — 限制並填妥於第(v)部分的擬議用途/發展及發展細節 —	also fill in the
	Plot ratio restriction 地積比率限制	From 由 0.5 to 至 0.558	
	Gross floor area restriction 總樓面面積限制	From 由sq. m 平方米 to 至sq. m 平方	*
	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stor	eys 層
	Non-building area restriction 非建築用地限制	From 由 m to 至 m	
	列是积/13-01亿吨		
	Others (please specify) 其他(請註明)		
	Others (please specify)		
(v) <u>F</u> (a) Pro	Others (please specify) 其他(請註明) For Type (v) application 自 posed b(s)/development 議用途/發展		義詳情)
(v) <u>F</u> (a) Pro use 擬語	Others (please specify) 其他(請註明) For Type (v) application 的 possed b(s)/development 議用途/發展 (Please	供第(v)類申請 Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development ase illustrate the details of the proposal on a layout plan 請用平面圖說明建語	義詳情)
(v) <u>F</u> (a) Prouse 擬i	Others (please specify) 其他(請註明) For Type (v) application 分 posed b(s)/development 議用途/發展 (Please specify)	<u>供第(v)類申請</u> Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development ase illustrate the details of the proposal on a layout plan 請用平面圖說明建記表	
(v) <u>F</u> (a) Prouse 擬語 (b) <u>De</u> Pro	Others (please specify) 其他(請註明) For Type (v) application 的 posed e(s)/development 議用途/發展 (Please specify) (Please specify)	Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development se illustrate the details of the proposal on a layout plan 請用平面圖說明建語表 擬議總樓面面積 0.558	
(v) <u>F</u> (a) Pro use 擬語 (b) <u>De</u> Pro	Others (please specify) 其他(請註明) For Type (v) application 分 posed b(s)/development 議用途/發展 (Please specify)	Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development ase illustrate the details of the proposal on a layout plan 請用平面圖說明建語 表 擬議總樓面面積 0.558	: ☑About 約
(a) Prouse 擬語 (b) <u>De</u> Pro	Others (please specify) 其他(請註明) For Type (v) application 在 posed b(s)/development (Please specify) welopment Schedule 發展細節 poposed gross floor area (GFA) is poposed plot ratio 擬議地積比率	Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development ase illustrate the details of the proposal on a layout plan 請用平面圖說明建語 表 擬議總樓面面積	☑About 約 ☑About 約 ☑About 約
(a) Prouse 擬語 (b) Dee Pro Pro Pro	Others (please specify) 其他(請註明) For Type (v) application 的 posed b(s)/development 議用途/發展 (Please evelopment Schedule 發展細節 poposed gross floor area (GFA) poposed plot ratio 擬議地積比率 poposed site coverage 擬議上蓋	Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development se illustrate the details of the proposal on a layout plan 請用平面圖說明建語 表 擬議總樓面面積 0.558 面積 32.141% 1	☑About 約 ☑About 約 ☑About 約
(a) Prouse 擬語 (b) Dee Pro Pro Pro	Others (please specify) 其他(請註明) For Type (v) application 包 possed e(s)/development 議用途/發展 (Please evelopment Schedule 發展細節 poposed gross floor area (GFA) poposed plot ratio 擬議地積比率 poposed site coverage 擬議上蓋可 poposed no. of blocks 擬議座數	W第(v)類申請 Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development Asse illustrate the details of the proposal on a layout plan 請用平面圖說明建設表 擬議總樓面面積	☑About 約 ☑About 約 ☑About 約 ☑mements 層地庫
(a) Prouse 擬語 (b) Dee Pro Pro Pro	Others (please specify) 其他(請註明) For Type (v) application 包 possed e(s)/development 議用途/發展 (Please evelopment Schedule 發展細節 poposed gross floor area (GFA) poposed plot ratio 擬議地積比率 poposed site coverage 擬議上蓋可 poposed no. of blocks 擬議座數	Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development se illustrate the details of the proposal on a layout plan 請用平面圖說明建語 表 擬議總樓面面積 0.558 面積 32.141% 1	☑About 約 ☑About 約 ☑About 約 ☑mements 層地庫
(a) Prouse 擬i (b) De Pro Pro Pro Pro Pro	Others (please specify) 其他(請註明) For Type (v) application 包 possed e(s)/development 議用途/發展 (Please evelopment Schedule 發展細節 poposed gross floor area (GFA) poposed plot ratio 擬議地積比率 poposed site coverage 擬議上蓋可 poposed no. of blocks 擬議座數	##第(v)類申請 Minor Relaxation of Site Coverage and Plot Ratio for Permitted House Development se illustrate the details of the proposal on a layout plan 請用平面圖說明建語 表 擬議總樓面面積	☑About 約 ☑About 約 ☑About 約 ☑ements 層地庫 pasements 層地庫

☑ Domestic par	t 住用部分			
	樓面面積		300.616 sq. m 平方米	☑About 約
	of Units 單位數目		1	***
average	unit size 單位平均面	積	300.616sq. m 平方米	☑About 約
estimate	d number of residents	估計住客數目	6	**
☐ Non-domesti	c part 非住用部分		GFA 總樓面面	ī積
eating p	lace 食肆		sq. m 平方米	□About 約
□ hotel 酒	店		sq. m 平方米	□About 約
			(please specify the number of rooms	
			請註明房間數目)	
□ office 勃	护公室		sq. m 平方米	□About 約
shop and	d services 商店及服務	行業	sq. m 平方米	□About 約
	ment, institution or co	nmunity facilities	(please specify the use(s) and	
政府、机	幾構或社區設施		area(s)/GFA(s) 請註明用途及有關的	的地面面積/總
			樓面面積)	
			*	
			Ş	
other(s)	其他		(please specify the use(s) and	concerned land
	7,12		area(s)/GFA(s) 請註明用途及有關的	*
			樓面面積) The usage of the proposed sun de	
			used for private recreation and so	und barrier.
			Area : 44.152sq.m	
			711 Gar: -1-1.1023 Q.111	
Open space (7	木憩用地		(please specify land area(s) 請註明	也面面積)
private o	ppen space 私人休憩月	月地	sq. m 平方米 □ Not I	
public of	pen space 公眾休憩用	地	sq. m 平方米 🗆 Not I	ess than 不少於
(c) Use(s) of different	ent floors (if applicable	e) 各樓層的用途 (如適	用)	
[Block number]	[Floor(s)]		[Proposed use(s)]	
[座數]	[層數]		[擬議用途]	, i
[/	[/[5] 40.3		[]%C03X/1] // []	
***************************************	***************************************		,	
		······································		

***************************************		***************************************		
			<u></u>	
(d) Proposed use(s)	of uncovered area (if	any) 露天地方(倘有)	的擬議用途	
Sound Barrier	and Private Rec	reation		
			7	
				. 1

r	***************************************	
7. Anticipated Completion 擬議發展計劃的預言		of the Development Proposal 寺間
擬議發展計劃預期完成的年份及 (Separate anticipated completion t Government, institution or commun	月份 (分) times (in n nity facilit	nonth and year) should be provided for the proposed public open space and
	以 以 以 内 、	候情终仁
Not later than 2027		1
4		
8. Vehicular Access Arra 擬議發展計劃的行		of the Development Proposal 安排
	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate)
Any vehicular access to the		有一條現有車路。(請註明車路名稱(如適用))
site/subject building?	-	Tai Mong Tsai Road undernealth
是否有車路通往地盤/有關		☐ There is a proposed access. (please illustrate on plan and specify the width)
建築物?		有一條擬議車路。(請在圖則顯示,並註明車路的闊度)
	No 否	
4 4 4 4	Yes 是	☑ (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2
		Motorcycle Parking Spaces 電單車車位
Any provision of parking space		Light Goods Vehicle Parking Spaces 輕型貨車泊車位
for the proposed use(s)?		Medium Goods Vehicle Parking Spaces 中型貨車泊車位
是否有為擬議用途提供停車		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Planes Spaces ft) 其(b) (清秀(IPR)
位?		Others (Please Specify) 其他 (請列明)
	No否	
	Yes 是	(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
Any provision of loading/unloading space for the		Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位
proposed use(s)?	2	Heavy Goods Vehicle Spaces 重型貨車車位
是否有為擬議用途提供上落客	Managara de la companya de la compan	Others (Please Specify) 其他 (請列明)
貨車位?		Outers (Freuse opening) 34(E (197479))
	*	
	No否	

9. Impacts of D	evelopment Proposal 擬議發展計劃的影響
justifications/reasons for	e separate sheets to indicate the proposed measures to minimise possible adverse impacts or give or not providing such measures. 注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。
	Yes 是 ☑ Please provide details 請提供詳情
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?	Proposed New Sun Deck
	No 否 □
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。)	Yes 是
2,1	No 否 ☑
Would the development	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) Yes 會□ No 不會
proposal cause any	
adverse impacts? 擬議發展計劃會否 造成不良影響?	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)
* *	

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。
We act on behalf of the Lot owner who will reside in the captioned premises. The proposed ne
sun deck under application is mainly used for:
(i) Lower/minimize the sound announce arised from Sai Kung Tai Mong Tsai Road especially
during night time because the sun deck is over the Tai Mong Tsai Road of which is a public
road and the proposed sun deck undernealth is opened for public pavement.
(ii) The proposed sun deck is also used to enlarge the private recreation area.
The owner agree to comply with the SAR Government Policy, standard and guidelines and also
agree to pay the precribed premium.

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 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 HUDSON YEUNG SHEK HANG Name in Block Letters 姓名(請以正楷填寫) Discreption 中請人/☑ Authorised Agent 獲授權代理人 #建筑DRECTOR OF GENDER CONSULTANTS LIMITED 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 Pac-Wealth Enterprises Limited
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 15.11.2023 (DD/MM/YYYY 日/月/年)
Remark (井計

Remark 情社

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。

For Developments involving Columbarium Use, please also complete the following: 如發展涉及靈灰安置所用途,請另外填妥以下資料:
Ash interment capacity 骨灰安放容量@
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量 Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量
Total number of niches 龕位總數
Total number of single niches 單人龕位總數
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用) Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用) Number of single niches (residual for sale) 單人龕位數目 (待售)
Total number of double niches 雙人龕位總數
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用) Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用) Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用) Number of double niches (residual for sale) 雙人龕位數目 (待售)
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)
Number. of niches (sold and fully occupied)
Proposed operating hours 擬議營運時間
 ② Ash interment capacity in relation to a columbarium means – 就變灰安置所而言,骨灰安放容量指: the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目; the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and 在該爨灰安置所並非龕位的範圍內,總共最多可安放多少份骨灰;以及 the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內,總共最多可安放多少份骨灰。

Gist of Applica	ation	申請摘要			F .	
available at the Plan	d to the ning En 文填寫 劃資料	Town Planning Bo quiry Counters of th 。此部分將會發送 查詢處供一般參閱	pard's Website fonce Planning Depart 多子相關諮詢人士 。)	r browsing and	I free downloadin	rculated to relevant g by the public and 供公眾免費瀏覽及
Application No.	(For C	Official Use Only) (請	勿填寫此欄)			*
申請編號						* *
" у .						
Location/address						*
位置/地址			er er green er			
		No. 101 T	ot No. 859 in l ai Mong Tsai l	D.D.216 Road, Sai Ki	ung, N.T.	
0.4			(#*) - A	,	1	
Site area 地盤面積	. , .			618	sq. m 平方	米 ☑ About 約
	(includ	des Government land	dof包括政府	上地	sq. m 平方	米 □ About 約)
Plan			,	1		
圖則			S/SK-PK/11			
Zoning						<i>t</i>
地帶		RESID	ENTIAL (Gro	upC)2		
						74
Applied use/	***************************************			,		
development						
申請用途/發展						,
. (.		Minor Relator Permit	axation of Site ted House De	Coverage avelopment	and Plot Ratio	
i) Gross floor are			sq.m	平方米	Plot R	atio 地積比率
and/or plot rati 總樓面面積及		Domestic	,	☑ About 約		☑About 約
地積比率	/ 以	住用	300.616 sq.		han 0.486	☑Not more than 不多於
		Non-domestic 非住用	44.152	☑ About 約 ☑ Not more the 不多於	han 0.07	☑About 約 ☑Not more than 不多於
ii) No. of blocks		Domestic			``	
幢數		住用	*	1		
		Non-domestic 非住用			4.	
		Composite		***************************************		
		綜合用途				,
					*	(a)

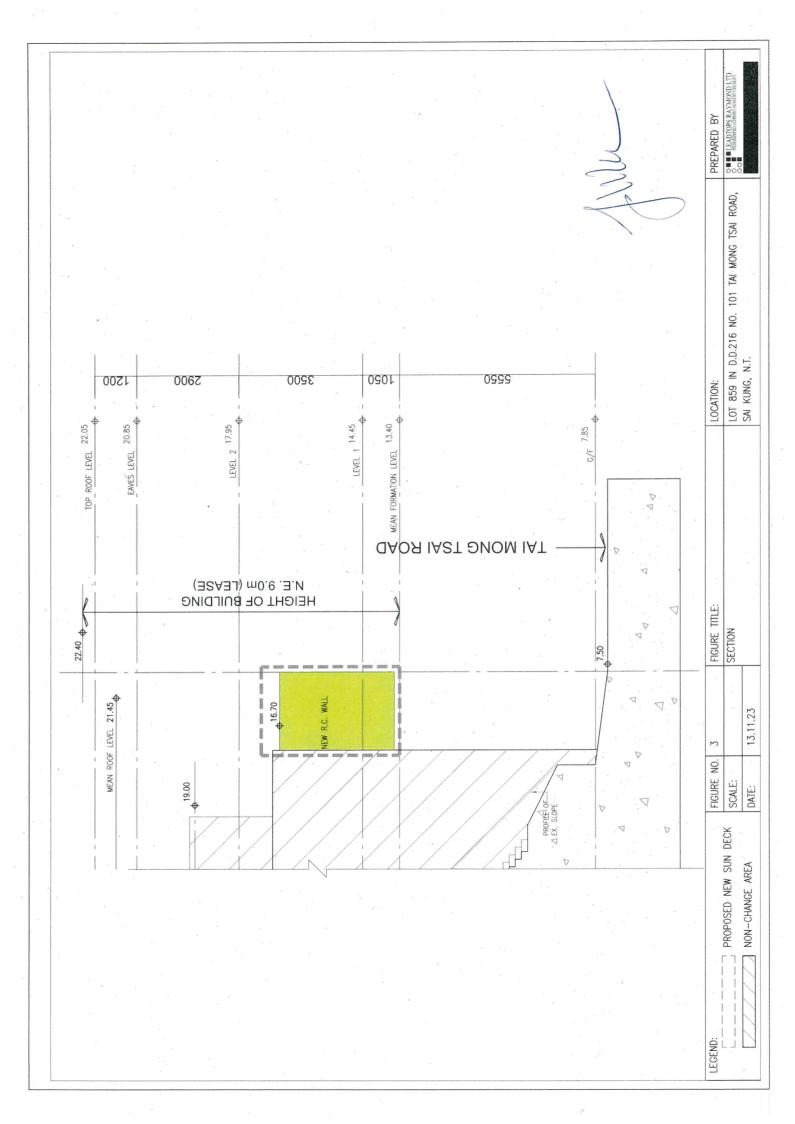
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	9 m 米 ☑ (Not more than 不多於)
			22.4 mPD 米(主水平基準上) ☐ (Not more than 不多於)
			2 Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/☑ Exclude 不包括 ☑ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Non-domestic 非住用	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Composite 綜合用途	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括(□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		32.141 % ☑ About 約
(v)	No. of units 單位數目		1
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 🗆 Not less than 不少於
~ .		Public 公眾	sq.m 平方米 \square Not less than 不少於

(vii)	No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數	
	unloading spaces 停車位及上落客貨 車位數目	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)	2
2		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
		Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位	
		Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位	
		Heavy Goods Vehicle Spaces 年型貨車車位 Others (Please Specify) 其他 (請列明)	

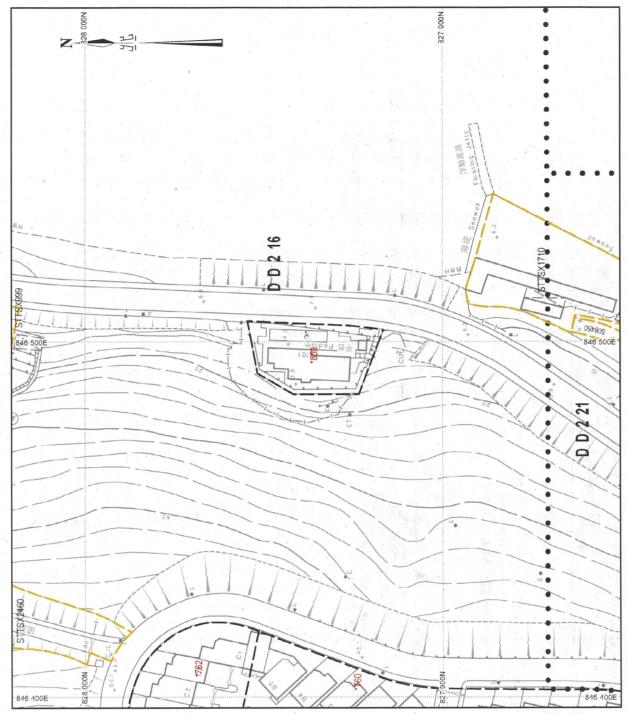
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		7	
	-	hinese	English
	1	中文	英文
Plans and Drawings 圖則及繪圖			
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖			
Block plan(s) 樓宇位置圖			
Floor plan(s) 樓字平面圖			\triangleright
Sectional plan(s) 截視圖			
Elevation(s) 立視圖			
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片			
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖			
Others (please specify) 其他(請註明)			abla
Lot Index Plan			
Reports 報告書			
Planning Statement/Justifications 規劃綱領/理據			
Environmental assessment (noise, air and/or water pollutions)			
環境評估(噪音、空氣及/或水的污染)			
Traffic impact assessment (on vehicles) 就車輛的交通影響評估			
Traffic impact assessment (on pedestrians) 就行人的交通影響評估			
Visual impact assessment 視覺影響評估			
Landscape impact assessment 景觀影響評估			
Tree Survey 樹木調査			
Geotechnical impact assessment 土力影響評估			
Drainage impact assessment 排水影響評估			
Sewerage impact assessment 排污影響評估		, 🗆 ,	
Risk Assessment 風險評估			
Others (please specify) 其他(請註明)			
Note: May insert more than one 「✔」. 註:可在多於一個方格內加上「✔」號			
16			

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人眾參考。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。



地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

世 例尺 SCALE 1:1000 ※ metres 10 0 10 20 30 40 50 metres



Locality:

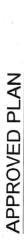
Lot Index Plan No. : ags_S00000118693_0001
District Survey Office : Land Information Centre

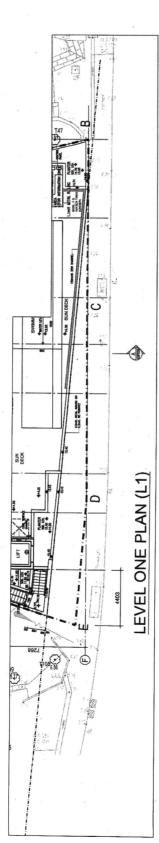
Date: 18-Oct-2023

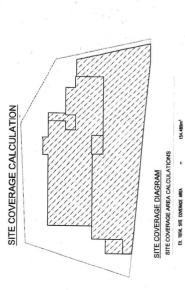
Reference No.: 8-SW-6D,8-SW-7C

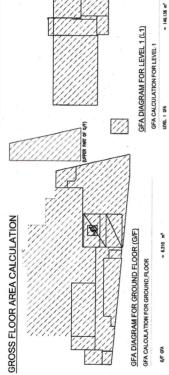
香港特別行政區政府 — 版權所有 © Copyright reserved - Hong Kong SAR Government SMO-P01 20231018142606 10 擴要說明:本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府慶地、短期租約批地,以及其他作核准用途的土地。請注意:(1)本索引圖上的資料會被不時更新而不作事先通知;(2)索引圖的更新或會延後於有關資料的實際變更;以及(3)本索引圖中顯示的界線僅供識別之用,資料是否準確可靠,應徵詢專業十地測量的的意見。免責說明:如囚使用本地段索引圖,或囚所依據的本索引圖資料出錯、遵漏、過時或有讓差而引致任何損失或損害,政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.









GFA DIAGRAM FOR LEVEL 2 (L2) GFA CALCULATION FOR LEVEL 2

DEVELOPMENT PARAMETERS (FOR OZP)

E. SIE MEA. : 618 m².
C. HOORT OF BULDING : -4.0 m (MANAMA)
D. FORMITIDS SIE CONTROLOG -25% (MANAMA)
E. FERMITIDS MOT RATIO -0.5 (MANAMA)

HEIGHT OF BUILDING (FOR OZP)

MEAN FORWITON LINEL: 13.40 m/D
FITCH ROOF TO LENEL: 23.40 m/D
ACTUM, FEDERT OF RULLING
—5m OK (JARGEN 027)

GROSS FLOOR AREA CALCULATION (FOR OZP)

COCKION FLOOR (6/1) 97A : 18.278 s.m.

LORIZ 1 (6) 97A : 18.272 s.m.

TORIZ 2 (7) 97A : 18.272 s.m.

TORIZ POSS FLOOR FREA : 2.00.68 s.m.

ACTUAL PLOT ROTO : 2.00.68 s.m.

C 8.3 O.K. (DARRER CEP)

SITE COVERAGE CALCULATION (FOR OZP)

ACTUAL STE CHERNAGE NESA
LEMEL 2 (42) MEM + LEM FRESA : 6.210 + 148,270 = 155,469 s.m.
ACTUAL STE CHERNAGE = 24,897 S.
< 2555 O.K. (UNICER CRP)

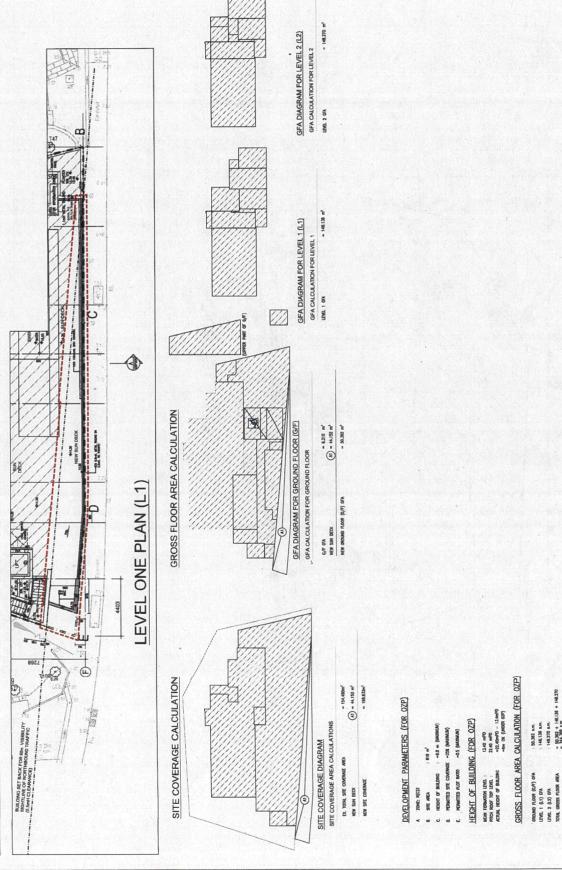
LOCATION:	LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	
FIGURE TITLE:	ULATION	

18.10.23

FIGURE NO. 1 SCALE: 18.

PREPARED BY

PROPOSED NEW SUN DECK PLAN



LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.

FIGURE TITLE: PROPOSED NEW SUN DECK PLAN & CALCULATION

18.10.23 FIGURE NO. 2 SCALE: DATE:

PROPOSED NEW SUN DECK

LEGEND:

NON-CHANGE AREA

6.210 + 148.270 = 154.480 s.m. = 44.152 s.m. = 198.632 s.m.

ACTUAL SITE CONESMOE AREA
LEVEL 2 (L2) AREA + LIFT AREA
NEW SUN DECK
TOTAL
ACTUAL, SITE CONESMOE

= 198.632 / 618 = 32.141 X > 25X NOT G.K (UNDER 02P)

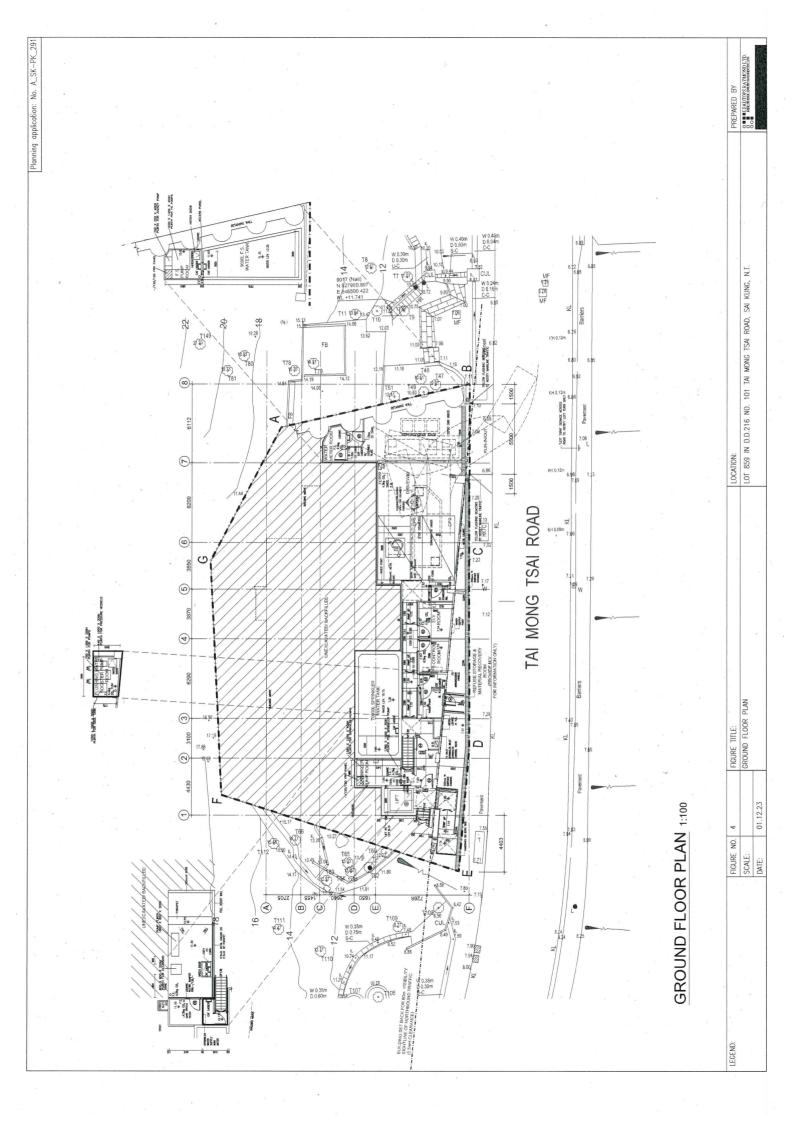
= 344,768 / 618 = 0.558 > 0.5 NOT OX. (UNDER 02P)

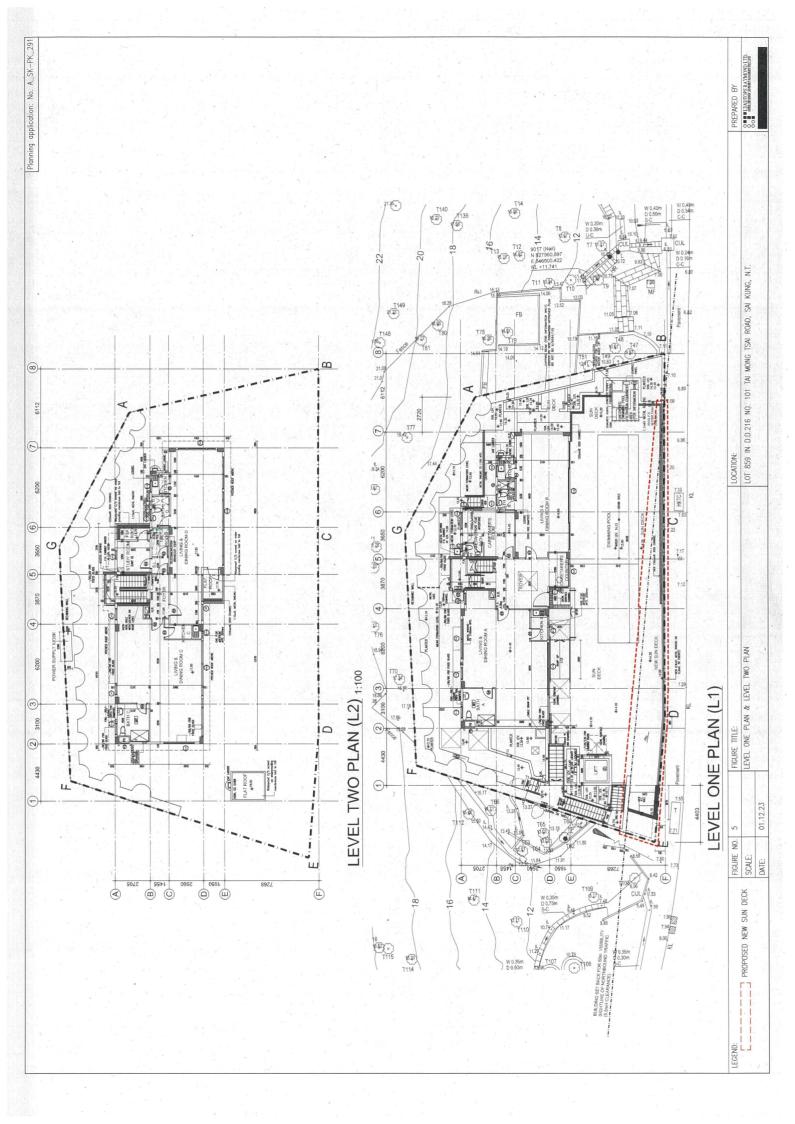
ACTUAL PLOT RATIO

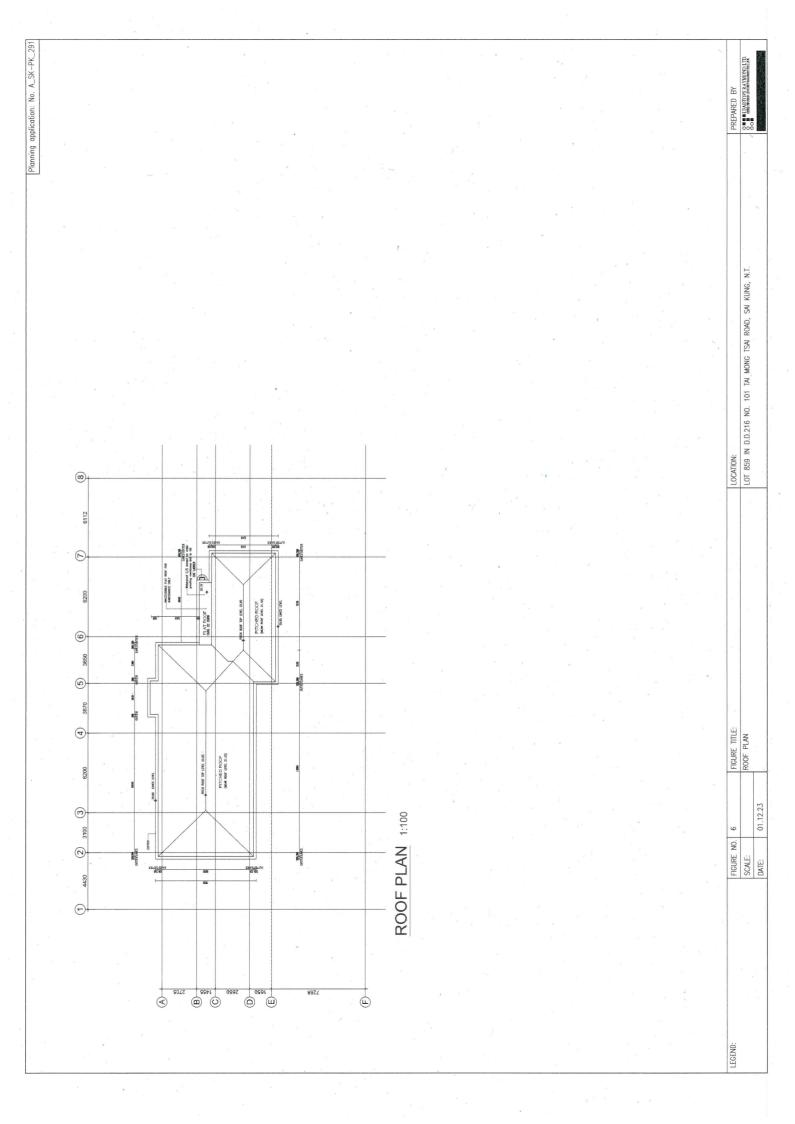
SITE COVERAGE CALCULATION (FOR OZP.)

= 50.362 + 146.136 + 148.270 = 344.768 s.m

OB BELEADTOPS RAYMOND LID. PREPARED BY







□Urgent □Return receipt □	□Expand Group	□Restricted	□Prevent Copy	□Confidential
---------------------------	---------------	-------------	---------------	---------------

Vicky Lai Kei MA/PLAND

寄件者: Hudson Yeung < >

寄件日期: 2024年01月03日星期三 19:12 **收件者:** Vicky Lai Kei MA/PLAND

主旨: Re: Application No: A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and Plot

Ratio Restrictions for Permitted House Development, Lot 859 in D.D. 216, No. 101 Tai

Mong Tsai Road, Sai Kung, New Territories

附件: TMT_Traffic Report Reply (ARUP) 20091009.pdf; TMT_Traffic Report Supp photos (ARUP)

20091221.pdf; J1360--Elevtion & Section(2024-01-03).pdf; J1166-21Jun22-BD-

Acknowledge BA14_Site Formation.pdf; J1166-19Aug30-Approval & Consent_SF_L.pdf; J1360-Swept Path(2024-01-03).pdf; J1166-19Aug30-Approval & Consent_SF_P.pdf;

TMT-Critical Sight Line (Need to be add Photos).pdf

類別: Internet Email

Dear Ms. Ma,

副本:

Thank you for your advice and we refer to your email dated 27.12.2023 and the Planning Application No. A/SK-PK/291 concerning the Transport Department and CEDD concerned and would like to inform your goodself the followings:

Comments from Transport Department (TD)

Since the TD's Approval had been given on 30.6.2010 via the attached document including TMT-Traffic Report (ARUP) and TMT-Traffic Report with Photos, we believe that the TD's concerned had been addressed. We undertake no hindrance would be caused at the ingress and egress of the subject lot at Tai Mong Tsai Road.

Comments from CEDD

Please find the attached documents from our AP with Plans and Approval from BD. We believed that CEDD's concerned about the GPRR was addressed.

Comments from Planning Department (PlanD)

- (a) We would like to inform your goodslf that the subject site should be developed to a house.
- (b) A Section Plan showing the projected sun deck over the pavement of Tai Mong Tsai Road with lot boundary is attached.

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential (c) We would like to inform your goodself that we had complied with TD's previous comment suggesting a building setback for 60m visibility sightline of northbound traffic [5.5m(H) clearance] of which was submitted in Building Plan stage. Grateful if your goodesif would see the TD's Approval at 30.6.2010.
We hoped the above would clearly explain the situation and ease both TD, CEDD and your concerned. Should you have any query or have any comment, please feel free to contact me at a contact m
Best Regards
Hudson SH YEUNG
Gender Consultants Limited
Tel.:

□Urgent □Return receipt [□Expand Group □Restricted □Prevent Copy □Confidential
Vicky Lai Kei MA/PLAND	
寄件者: 寄件日期: 收件者: 副本: 主旨:	Hudson Yeung <
附件:	Mong Tsai Road, Sai Kung, New Territories TD's approval letter 20100630.pdf
類別:	Internet Email
Coverage and Plot Ratio Restriction Kung, New Territories and herew	ing the Planning Application No. A/SK-PK/291 - Proposed Minor Relaxation of Site ons for Permitted House in Lot 859 in D.D. 216, No. 101 Tai Mong Tsai Road, Sai ith append the TD approval for your ease of reference. Should you require any ease feel free to contact me at or our Mr. Johnson Shue at
Regards Hudson SH YEUNG Gender Consultants Limited Tel.:	

□Urgent □Return receipt [□Expand Group □Restricted □Prevent Copy □Confidential
Vicky Lai Kei MA/PLAND	
寄件者: 寄件日期: 收件者: 主旨:	Hudson Yeung < 2024年01月04日星期四 23:56 Vicky Lai Kei MA/PLAND Re: Application No: A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House Development, Lot 859 in D.D. 216, No. 101 Tai Mong Tsai Road, Sai Kung, New Territories
類別:	Internet Email
Dear Ms. Ma,	
I refer to your email and wo situated wholly within the	ould like to inform your goodself that the proposed new sun deck is private Lot boundary .
Regards Hudson SH YEUNG Gender Consultants Limite Tel.:	ed

7m Carmen 13 Mar, 20

Ove Arup & Partners 奧雅納工程顧問

Our ref 210320/CC/CMVW/AH/20548

Date 9 October 2009

BY POST



www.arup.com

Transport Department NT Regional Office Traffic Engineering (NTE) Division Housing & Planning Section 9/F, Mongkok Government Offices 30 Luen Wan Street Mongkok, Kowloon



Attention: Mr CHAN Kam Leung

Dear Mr Chan

Proposed Residential Development, Lot No. 716 at DD216, Tai Mong Tsai, Sai Kung Report on the Review of Road Safety for New Development Access – Response to Comments

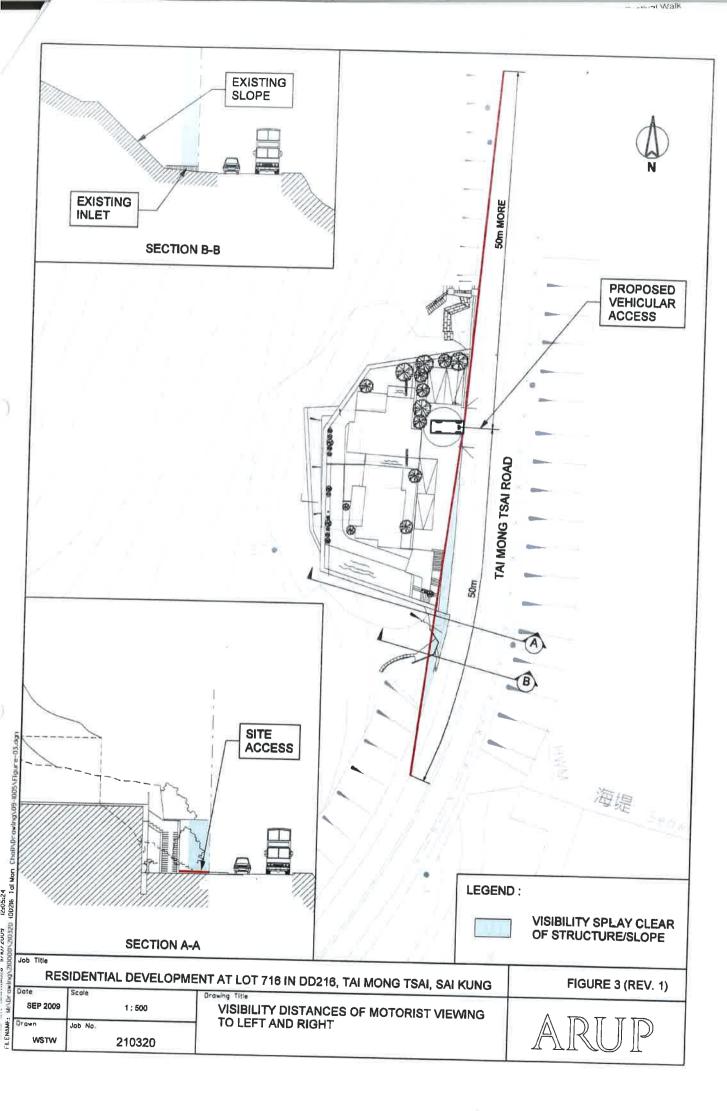
We refer to your letter (ref: () in NR 157/161SKDD216) dated 21 September 2009 regarding the comments on the Road Safety Review Report for the subject project.

Please find enclosed our responses to comments table with revised figures for your further review and comments.

Should you require any further information, please feel free to contact me at 2268-3520 or our Mr Victor Wong at 2268 3527.

Yours faithfully

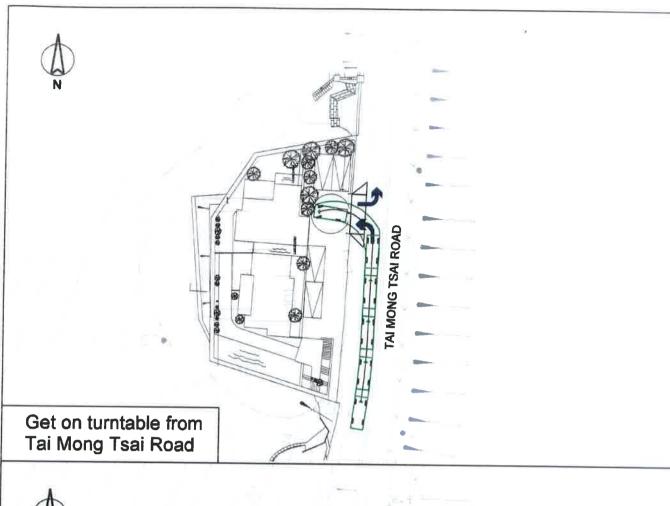
Carmen Chu Encl



Kong Lid W1T 4BQ Company Proposed Residential Development, Lot No. 716 at DD216 Tai Mong Tsai, Sai Kung Report on the Review of Road Safety for New Development Access

Response to Comments on Traffic Impact Assessment Report

Item	Comments	
	Transport Department Ref: () in NR 157/161/SKDD216 Date: 21 September 2009 From: Jimmy K L CHAN	Response
	I refer to your letter of 7 September and have following comments:	
	(a) Figure 3: please clearly mark the sightline distance (instead of using visibility splay) from the proposed vehicular access to Tai Mong Tsai Road. It seems that some obstructions inside and outside the subject site would block the sightline of motorist from the access point. Please clarify.	attached Figure 3 (Rev 1). As refer to the figure, no obstructions inside and outside the subject site would block the sightline of motorist from the
	(b) The proposed installation of convex mirror on public road is considered not acceptable from traffic engineering viewpoint. Please do not recommend the convex mirror as one of the safety improvement measures.	The convex mirror has been removed in the revised improvement measures drawing. (Refers to attached Figure 5 (Rev 1))
(0	Para 3.3: please note that back-in/back-out movements of vehicles from/to the captioned development via the vehicular access point will not be permitted. In this regard, please elaborate on how the proposed turntable will be operated.	The swept path analysis for passenger car approach or leave the individual parking stall via the turntable are shown in Figures 4A and 4B.





LEGEND:



5m LONG PASSENGER CAR



LEFT-IN/LEFT-OUT ARRANGEMENT

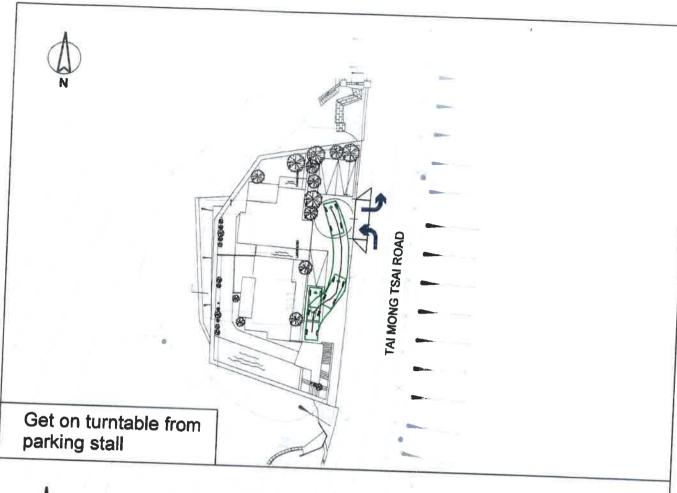
RESIDENTIAL DEVELOPMENT AT LOT 716 IN DD216, TAI MONG TSAI, SAI KUNG

Date SEP 2009 1:500 WSTW 210320

SWEPT PATH ANALYSIS FOR 5M PASSENGER VEHICLE APPROACH THE SUBJECT SITE

FIGURE 4A

PRINTED BY: HKGTRAO28 9/10/2009 8:46:53 FILLNAME: MA'OP'GWENGY-2100000/210320 10D216 101 Mon Chath Drawing NO9-





LEGEND :



5m LONG PASSENGER CAR



LEFT-IN/LEFT-OUT ARRANGEMENT

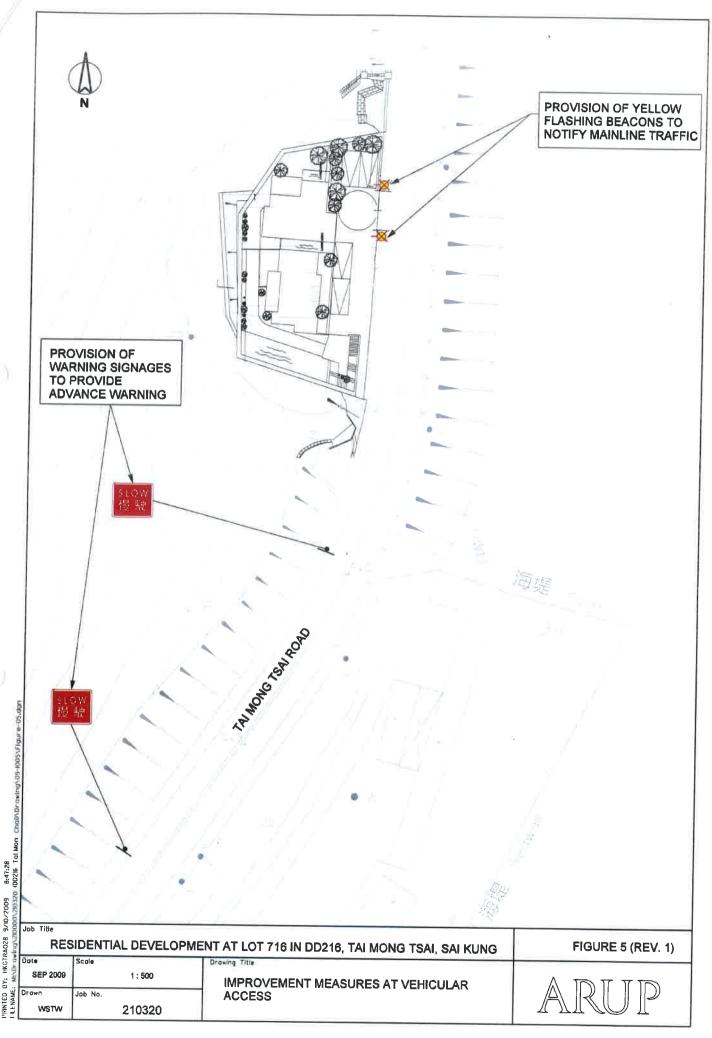
HKG1RA028 9/10/2009

RESIDENTIAL DEVELOPMENT AT LOT 716 IN DD216, TAI MONG TSAI, SAI KUNG

1:600 210320

SWEPT PATH ANALYSIS FOR 5M PASSENGER VEHICLE LEAVE THE SUBJECT SITE

FIGURE 4B



PRINTED DY: HKGTRAO28 9/10/2009

Ove Arup & Partners 奧雅納工程顧問

Our ref 210320/CC/CMVW/AH/20758

Date 21 December 2009

BY POST

Jon Carmen 13 Mar, 20

www.arup.com

Transport Department
NT Regional Office
Traffic Engineering (NTE) Division
Housing & Planning Section
9/F, Mongkok Government Offices
30 Luen Wan Street
Mongkok, Kowloon

ARUP

Attention: Mr CHAN Kam Leung

Dear Mr Chan

Proposed Residential Development, Lot No. 716 at DD216, Tai Mong Tsai, Sai Kung Report on the Review of Road Safety for New Development Access – Supplement Photos

We understand from your comment via letter () in NR 157/161SKDD216) dated 29 October 2009 that your Department have some concerns on the access arrangement. We undertook another detailed survey on site and can confirm that the proposed slope/drainage facilities adjacent to the subject site would not affect the sightline of motorist from the development access point. Besides, all plants which currently attached on the wall of subject premises will be trimmed off upon completion of development.

A photo showing the overall site condition is attached for your reference.

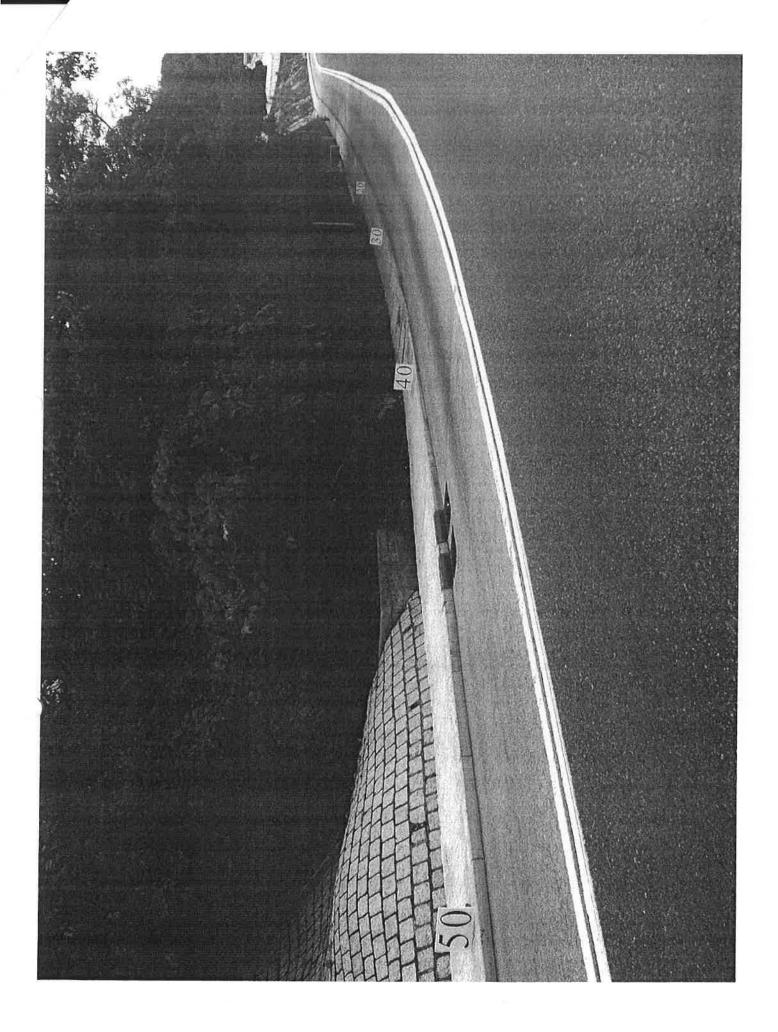
Should you require any further information, please feel free to contact myself at 2268-3520 or our Mr Victor Wong at 2268-3527.

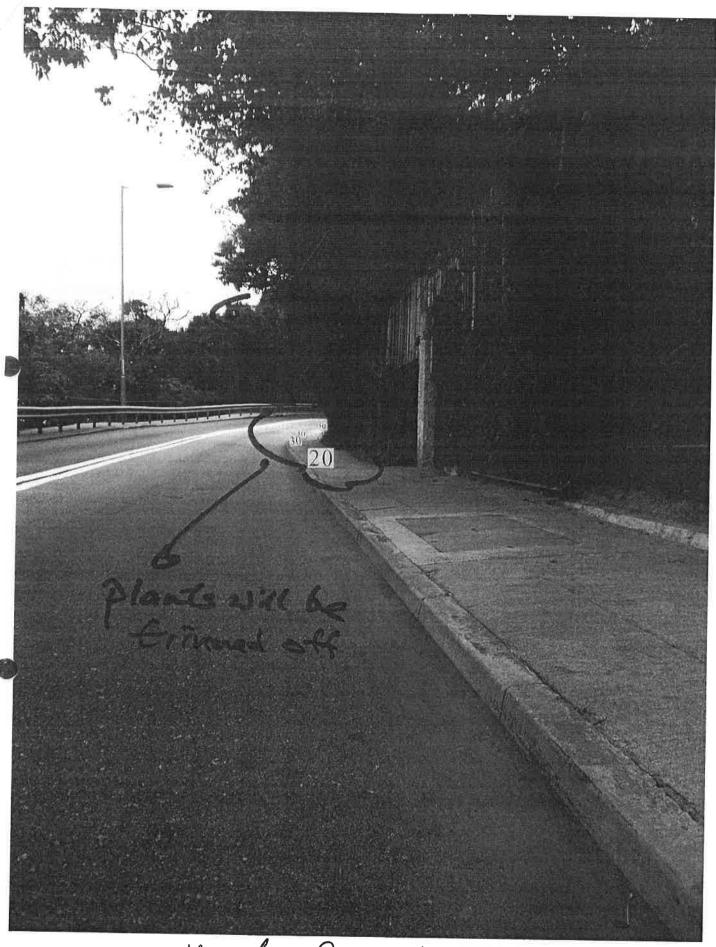
Yours faithfully

Carmen Chu

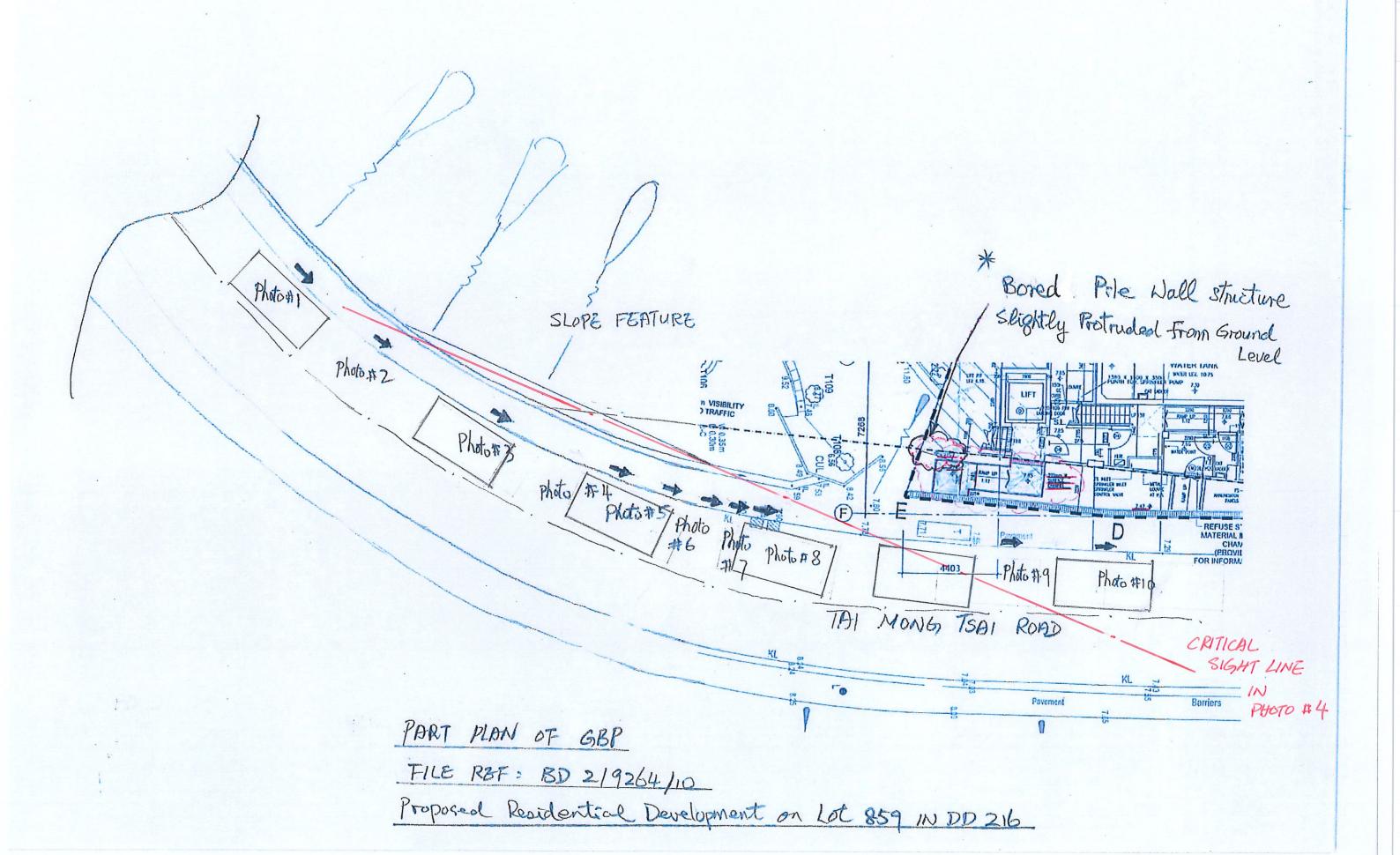
Vide Dong of.

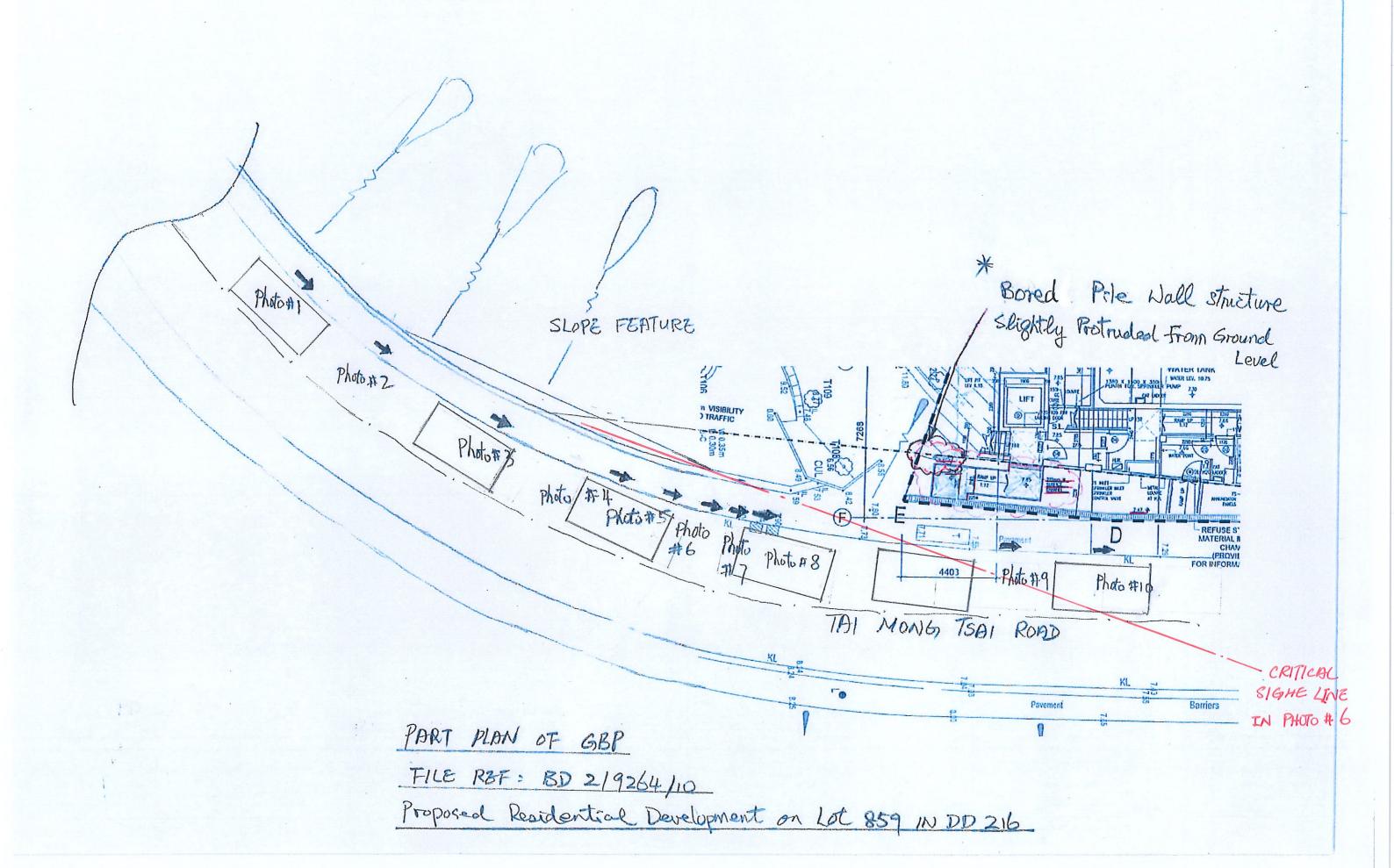
Encl

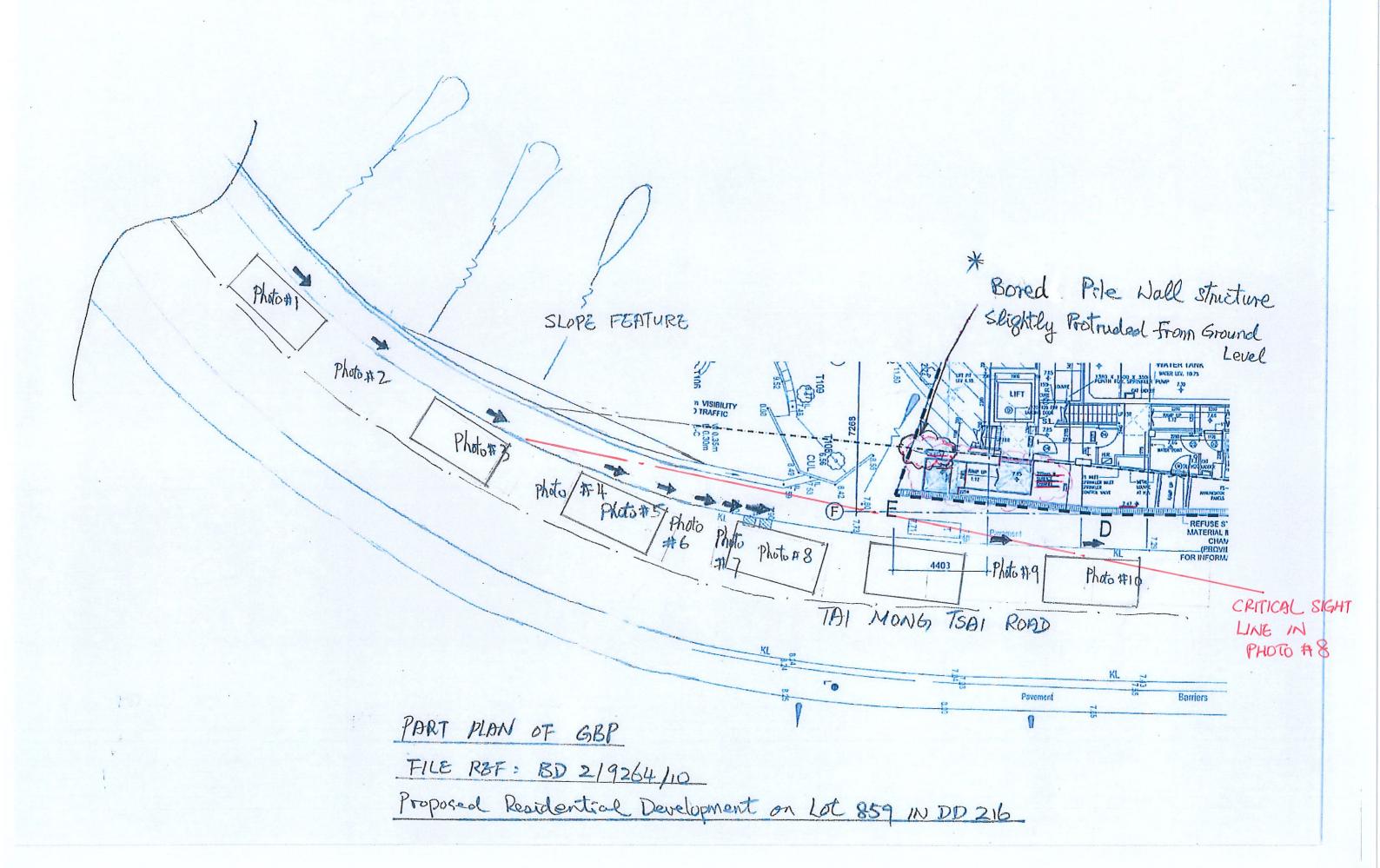


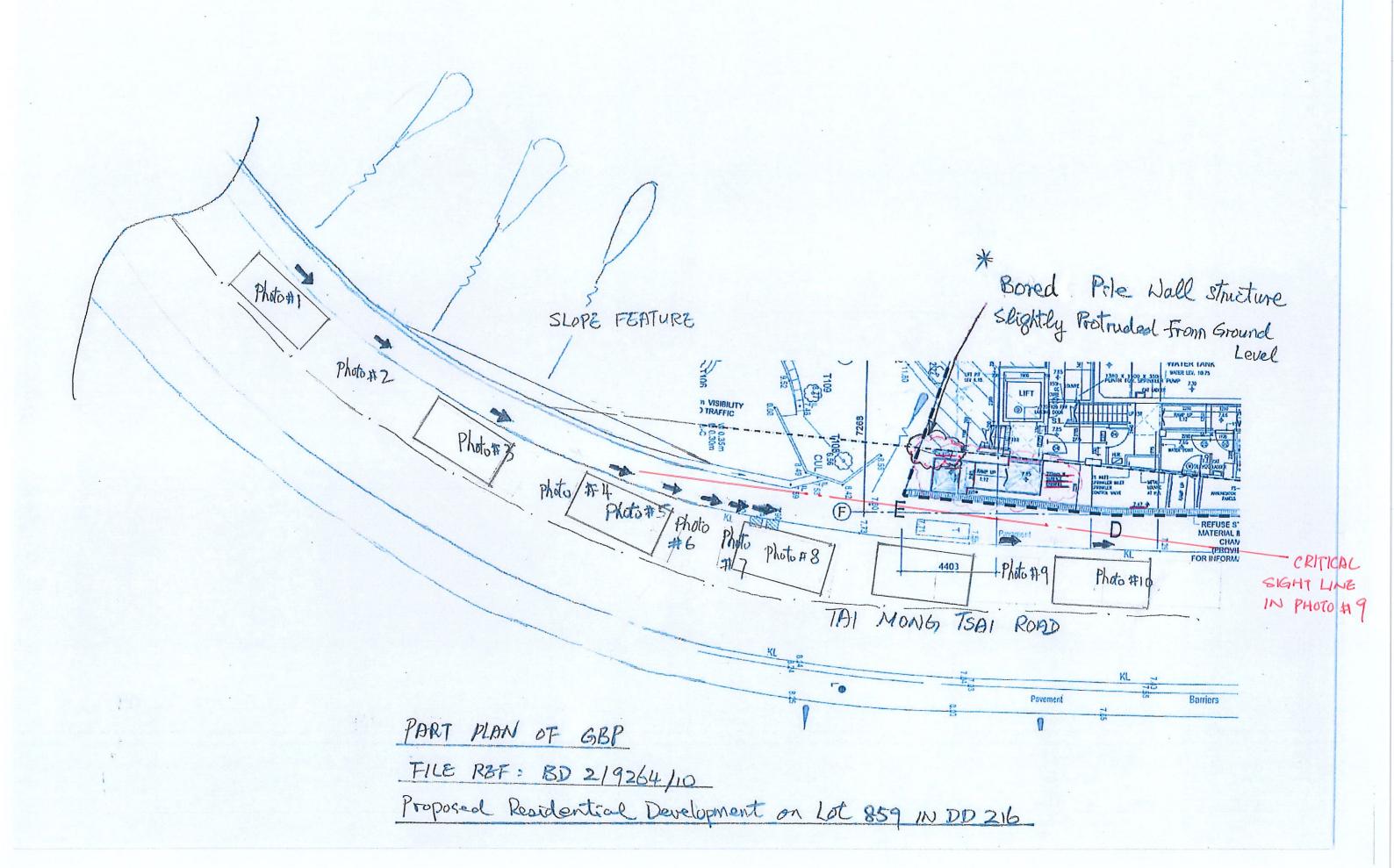


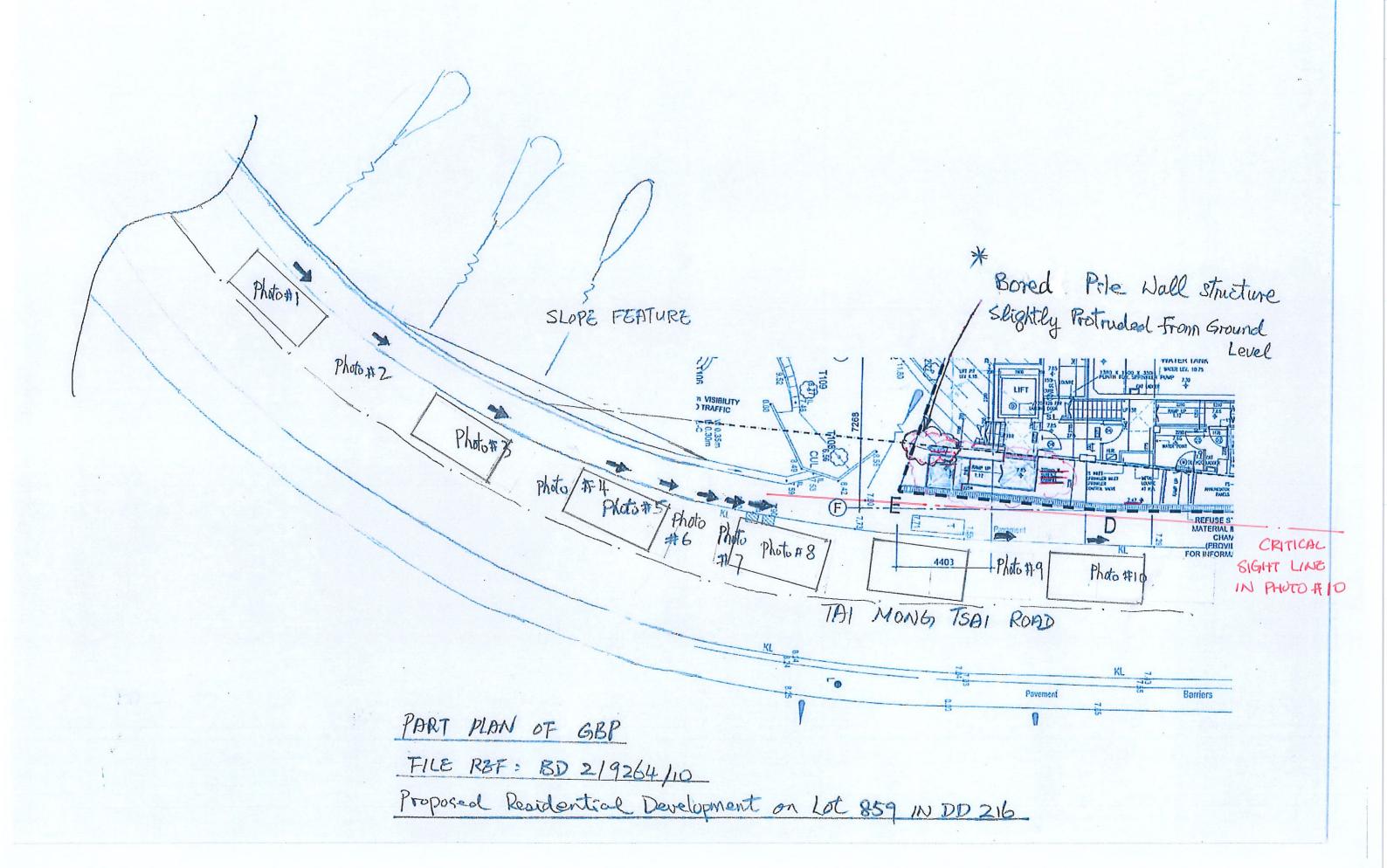
View from Roposed Vehicular Access

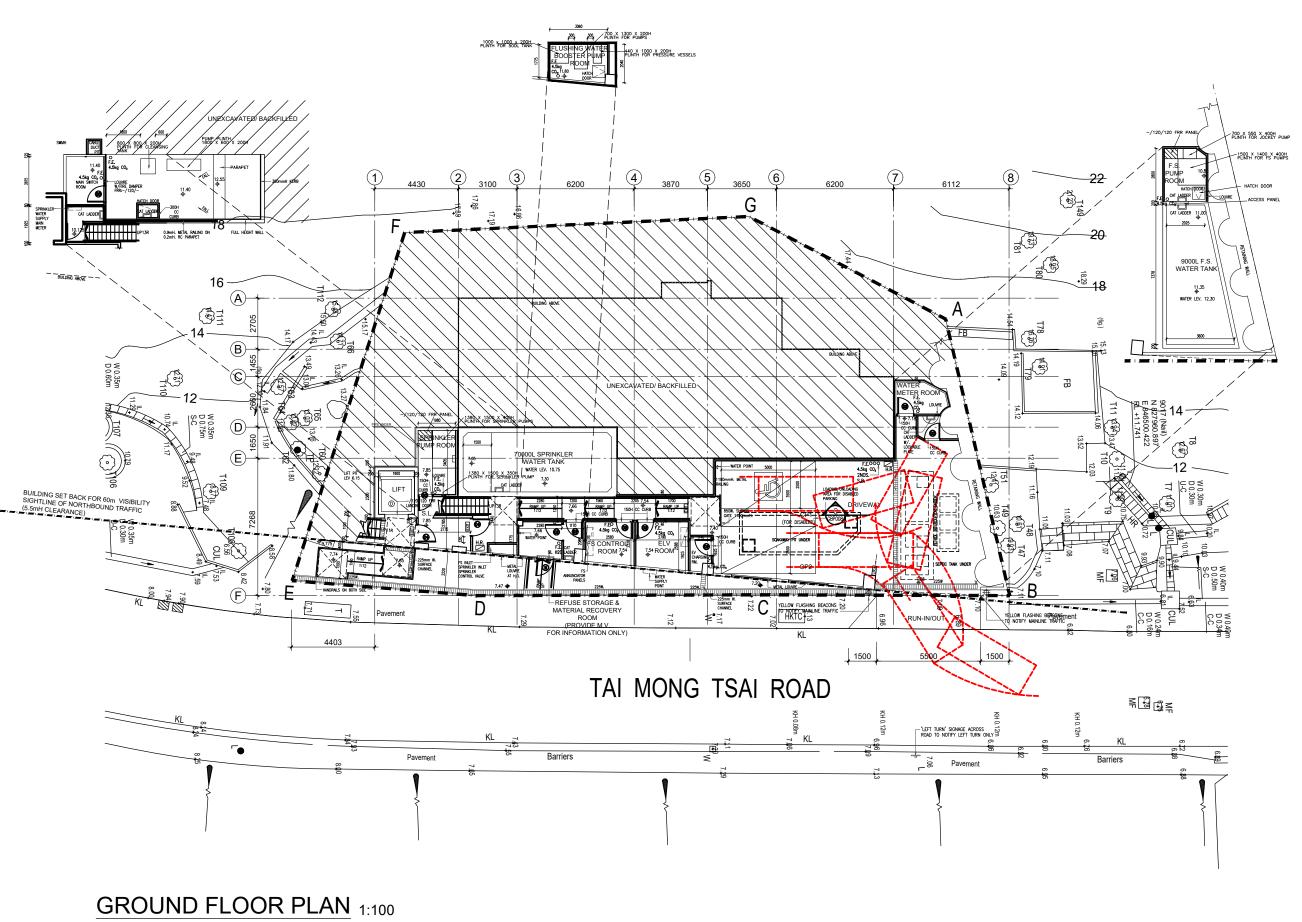












LEGEND:	FIGURE NO. 4	FIGURE TITLE:	LOCATION:	PREPARED BY
	SCALE:	GROUND FLOOR PLAN	LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	LEADTOPS RAYMOND LTD. INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS
	DATE: 03.01.24			





By Fax: 2268 6493

Our Ref.: () in NR 157/161/SKDD216

Your Ref.: 210320/CC/CMVW/DW/21168

Tel.: 2399 2224

30 June 2010

Ove Arup & Partners



(Attn.: Ms Carmen CHU)

Dear Sir.

A	DI	Total Marie	7	Job No.
A A	TAR		u.	File Original : Yes /No
± ;-(∓-13(<u>:</u>			Registered: Meater / Project
Receiv	lad	53	#	D D D D D D D D D D D D D D D D D D D
7.7-		- 5 	- From	UL 2019
i,	TC		,,,	UL 2019
i,	C		- Com	UL 2019

Proposed Residential Development, Lot No. 716 at DD216, Tai Mong Tsai, Sai Kung Report on the Review of Road Safety for New Development Access

I refer to your letter of 9 June 2010. We have no objection to the proposal, given that

- (i) the requirement of 60m of visibility line is provided;
- (ii) the AP shall confirm that parking operation would not be affected by the area provided within the subject site;
- (iii) no back-in/back-out movements of vehicles from/to the captioned development via the vehicular access point will be permitted;
- (iv) no vehicle shall enter or leave the subject site via locations other than the proposed vehicular access point and
- (v) advance warning signage/road marking should be erected to enhance road safety and they should comply with TD's standards.

for Commissioner for Transport

N

九龍聯運街三十號旺角政府合署七樓及八樓 7th & 8th Floors, Mong Kok Government Offices, 30 Luen Wan Street, Kowloon



YOUR REF 來函檔號: OUR REF 本署檔號:

FAX 圖文傳真:

BD 6/9264/10

TEL 電話:

2845 1559 www.bd.gov.hk 3106 8951

LO Man Chiu, Raymond

30 August 2019

(Total: 2 pages)

Dear Sir,

No. 101 Tai Mong Tsai Road, Sai Kung - D.D.216 Lot 859 (formerly known as Lot No. 716 in D.D. 216)

I refer to your application received on 2 August 2019 for approval of proposals in respect of Site Formation Amendment and the application for consent to the commencement and carrying out of the above building works.

- Your submission of plans has been checked under the curtailed check system announced 2. in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.
- You are reminded that the curtailed check system covers only the fundamental issues of 3. a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.
- In accordance with the provisions of regulation 30(1) of the Building (Administration) 4. plans submitted with Regulations, this is to notify that the <u>above - mentioned</u> your application received on 2 August 2019 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.
- This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. Section 14(2) of the Buildings Ordinance refers.
- Consent to the commencement and carrying out of the above Site Formation 6. Amendment is given in the Form BD103 enclosed. You are reminded to ensure that the plans now approved are compatible with all previously approved plans, any conditions imposed are fulfilled and no works are carried out before all required plans have been approved and consent given. Your attention is drawn to paragraph 10 of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-97.
- You are reminded that the approval given herein is subject to the conditions and/or requirements contained in Appendices I and V of my approval letter dated 30 October 2017 under the same reference, which conditions and/or requirements shall remain in full force and effect as they apply to the approval dated 30 October 2017.

/8.

S.L. 9A (10/2009)

- 8. You are reminded that the consent given herein is subject to the conditions and/or requirements contained in paragraphs 3-6 and Appendix I of my consent letter dated 4 May 2018 under the same reference, which conditions and/or requirements shall remain in full force and effect as they apply to the consent dated 4 May 2018.
- 9. Chief Geotechnical Engineer/Mainland East, Geotechnical Engineering Office (GEO) (contact officer: Mr. Patrick T H LAM at tel. no.2762 5242) has no geotechnical objection to your plan and advises that paragraphs 3 to 9 of his comments as attached in my approval letter dated 30 October 2017 are still valid. You are requested to forward a copy of approved plan to GEO.
- 10. The approval and consent given herein is confined to the portions coloured and should not be construed as approval or consent to portions uncoloured or stated otherwise on the plan.
- 11. You are required to fence off the construction area and take all necessary precautionary measure to ensure the safety of the public/visitors/occupants/workers prior to the commencement of works and during the course of works. Every effort must be made to minimize any nuisance to the public and adjoining occupants arising from dust, noise and vibration.
- 12. It appears that trees in or around your site may be affected by your development /hoarding and covered walkway/temporary measures proposal. You are advised to liaise with the District Lands Office in this regard prior to commencement of works.
- 13. For any works outside lot boundary, you are advised to ensure that all necessary consents from relevant Government Departments, utilities undertaking and/or adjoining owners are obtained prior to commencement of such works. Your attention is again drawn to section 14(2) of the Buildings Ordinance.
- 14. In case your approved works subsequently coincide with any proposed works to be carried out by the adjoining owners, you as the AP and the owner are required to liaise with the adjoining owners and/or their AP/RSE and/or DLO/SK to formulate a compromised design at the interface.

c.c. PAC-Wealth Enterprises Limited

GEO; CO/SM. Yours sincerely,

(LEUNG Chi-keung) Senior Building Surveyor for Building Authority

BUILDING AUTHORITY OF HONG KONG

Form BD 103

BUILDINGS ORDINANCE

(Chapter 123) Section 14(1)(b)

BUILDING (ADMINISTRATION) REGULATIONS

Regulation 32

Consent to the commencement and carrying out of building works or part of any building works or of street works

P	ermit No.	NT 530/2017(C)	
O	ur Ref. No.	6/9264/10	
T	o: PAC-	Wealth Enterprises Limited	_
	<u> </u>		_
			_
			_
		1	_
17			
-			Date 24 November 2017
		I hereby consent to the comme	ncement and carrying out of the following works - Site Formation Works at
(NIa	and nama		
			01 Tai Mong Tsai Road, Sai Kung on (Lot No.) D.D.216 Lot 859
(for	merly known	as Lot No. 716 in D.D. 216) sho	own in the approved plans listed overleaf *in respect of the part described in
the a	approved pla	ns, namely,	
		•	
2.		The above works are to be ca	arried out in accordance with the approved plans in compliance with the
nrov	risions of the	AND SECURITION OF THE PARTY OF THE PARTY OF	egulations made thereunder and any conditions imposed under section 17
there	of, and in ac	ccordance with Permit No	issued under section 42 of the Buildings Ordinance.
3.		Your attention is drawn to t	he provisions of section 14(2) of the Buildings Ordinance, and before
comi	mencing the		
			tain that they will not contravene the provisions of any enactment or the
requ	irements of a	any authority or the terms or cond	litions of any lease or licence.
c.c.	CO/SM		

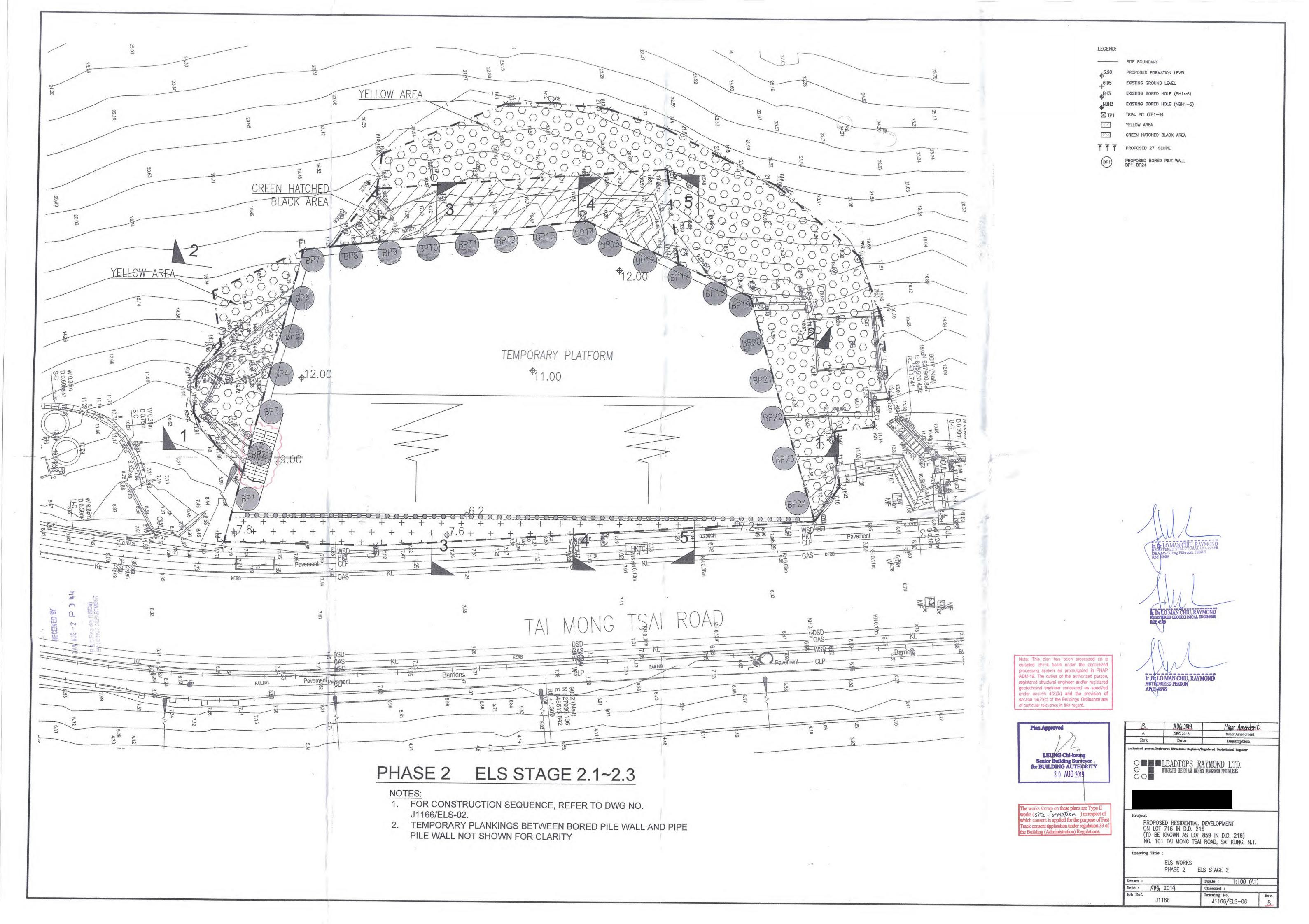
Original BD 103 retained for convenience of future consent applications

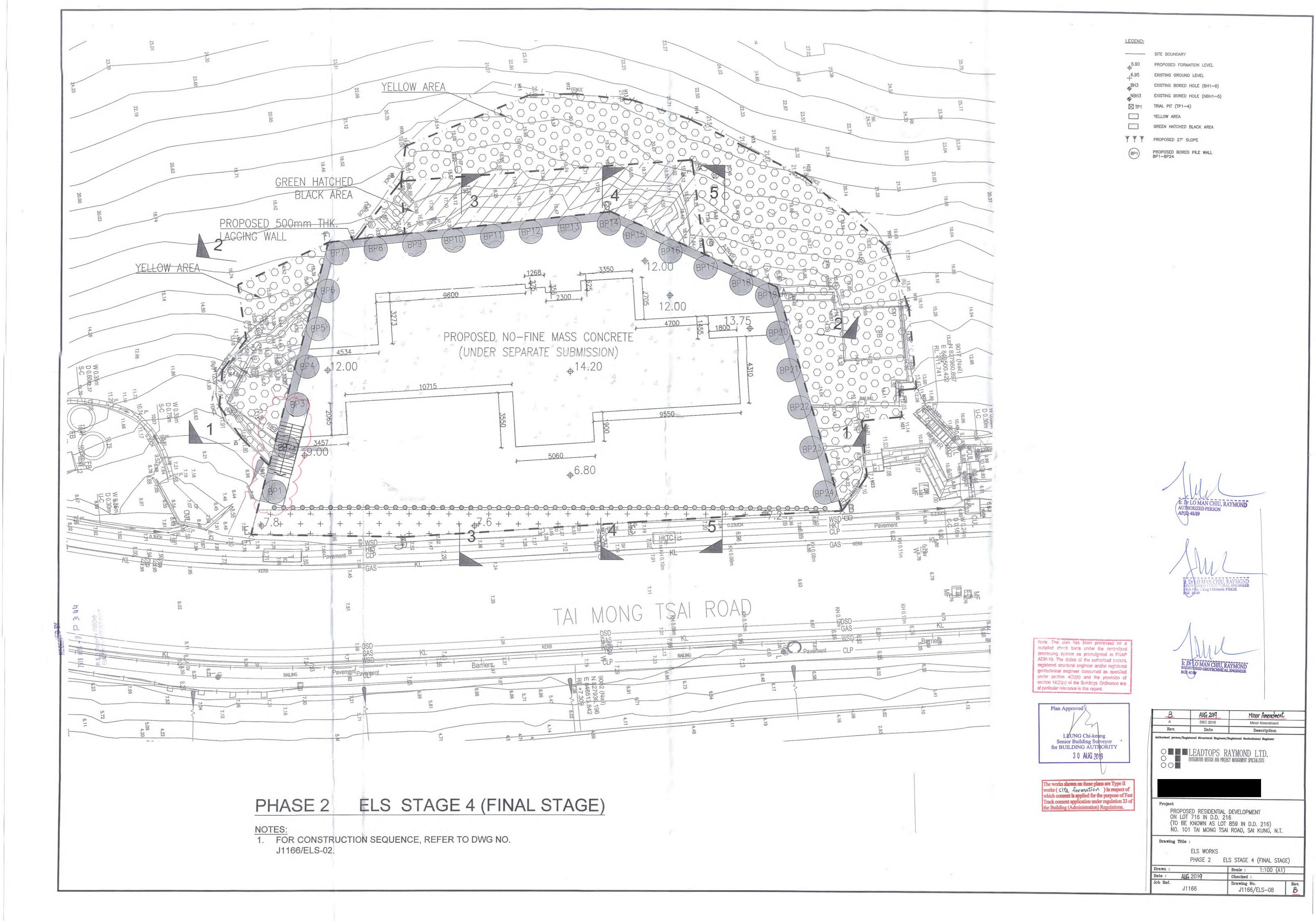
(LEUNG Chi-keung) Senior Building Surveyor

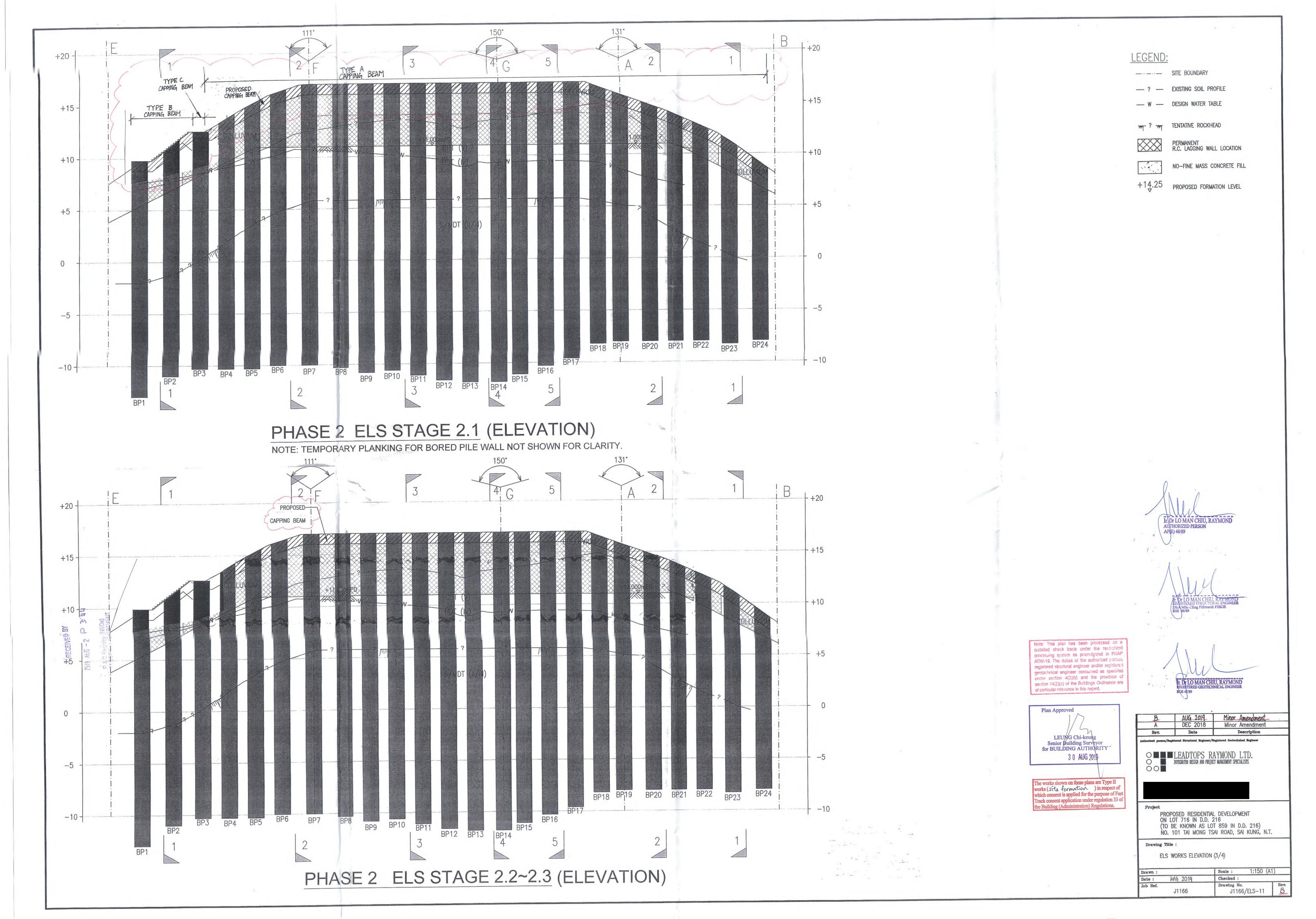
for Building Authority

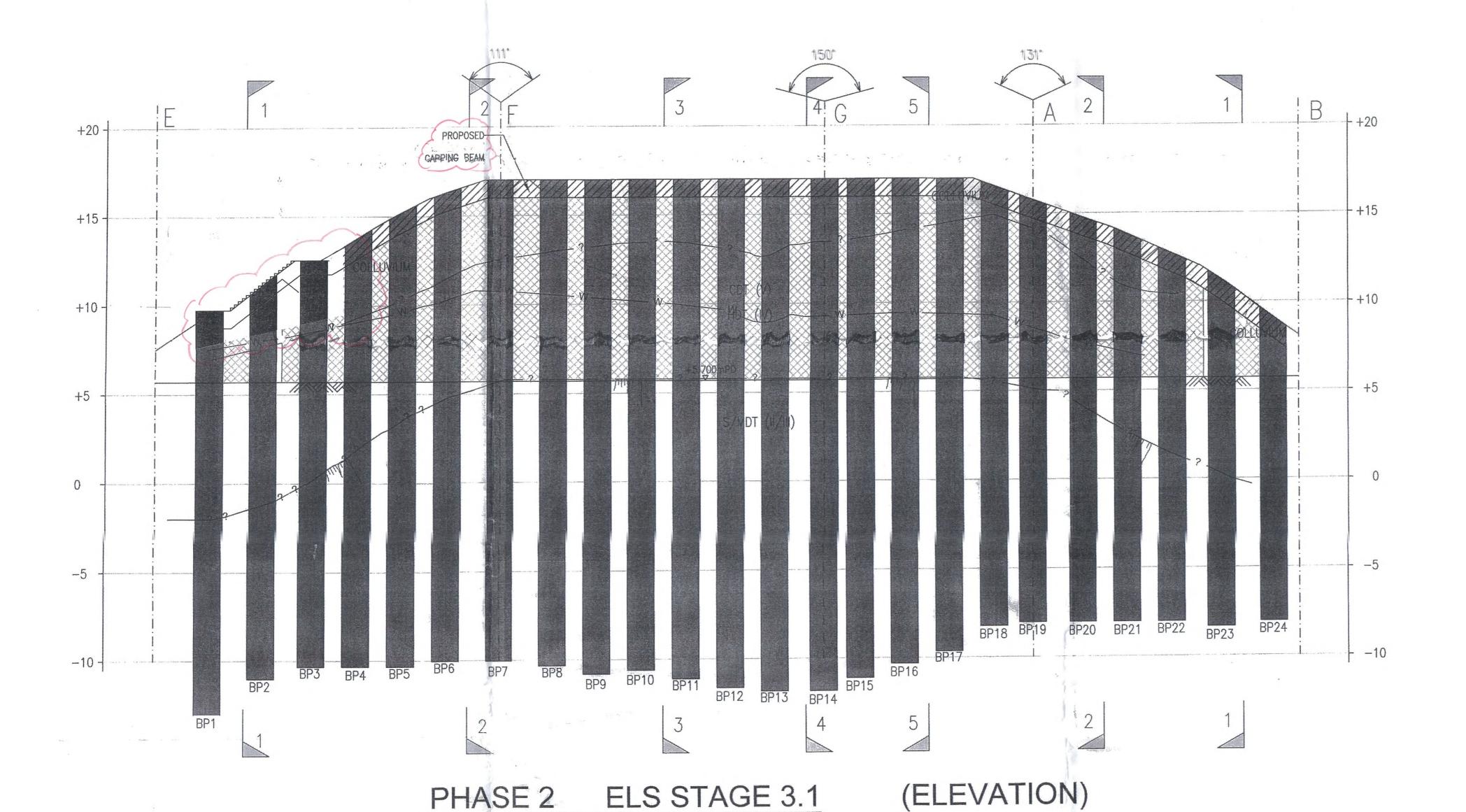
C1 Form BD103 (Continued)

		Date of		Name,	Consent	Name,
Our Ref. No.	Type of Plans	Notice of	Consent Date	Post &	Renewal	Post &
Our Ref. 140.	15/20 01 01 01 01	Approval		Signature	Date	Signature
/9264/10	Site Formation (Pile Wall works only)	30 October 2017	24 November 2017	LEUNG Chi-keung, / Senior Building Surveyor	AC-Washington	Permit Gur Rej To:
6/9264110	Site Formation CPhase 1 works - Bored Pile BP124)	30.10.2017				
6/9264/10	Site Formation Amendment CPile Wall works/CPhase 1 works - Bored File BP1-24)	29.11.2017	4.5.2018	ZEUNG Chi-	keung	
6/9264/10	5-te Formation Amendment LPTILE Woll works)[Phasel works - Bored Pile BP 1-24)	28,3,2018		0.35.07	person to serve	ton of
6/9264/10	Site Formation (Temporary Platorn)	j		18		
6/9264/10	Site Formation Amendment (Pile Wall Works) (Phase I Norks - Board Pile	25.1.2019 891-24	25.1-2019	LEUNG	Chi-keung	20010111
BD 6/9264/10	Site Formation* *Remaining Works	30 October 2017	30 August 2019		g constant	* *
BD 6/9264/10	Site Formation Amendment* *Remaining Works	24 November 2017	30 August 2019			
BD 6/9264/10	Site Formation Amendment* *Remaining Works	28 March 2018	30 August 2019	LEUNG Chi-keung / Senior Building Surveyor	2	
BD 6/9264/10	Site Formation Amendment* *Remaining Works	25 January 2019	30 August 2019	-0		
BD 6/9264/10	Site Formation Amendment	30 August 2019	no 30 August 2019	LEUNG Chi-keun / Sentor Buttling Surveyor	de lanight	
					0	









NOTE: ELS STAGE 3.2~3.3 AND ELS FINAL STAGE SIMILAR.

LEGEND:

____ SITE BOUNDARY

- ? - EXISTING SOIL PROFILE

— W — DESIGN WATER TABLE

TENTATIVE ROCKHEAD

R.C. LAGGING WALL

NO-FINE MASS CONCRETE FILL

+14.25 PROPOSED FORMATION LEVEL



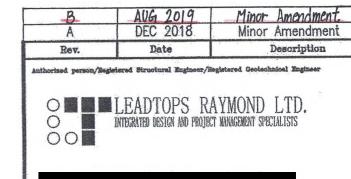


Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.





The works shown on these plans are Type II works (Site for metion) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.



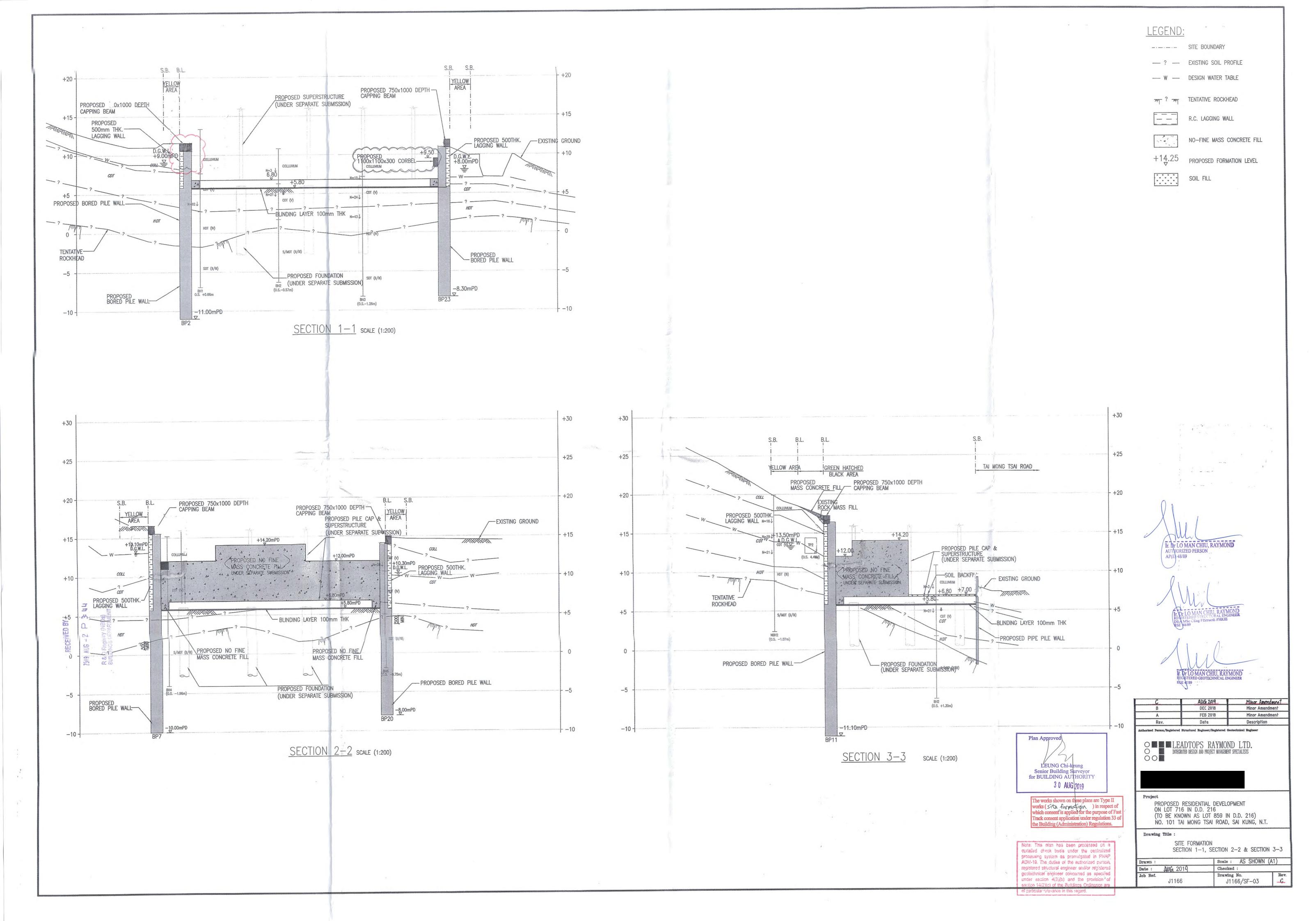
Project

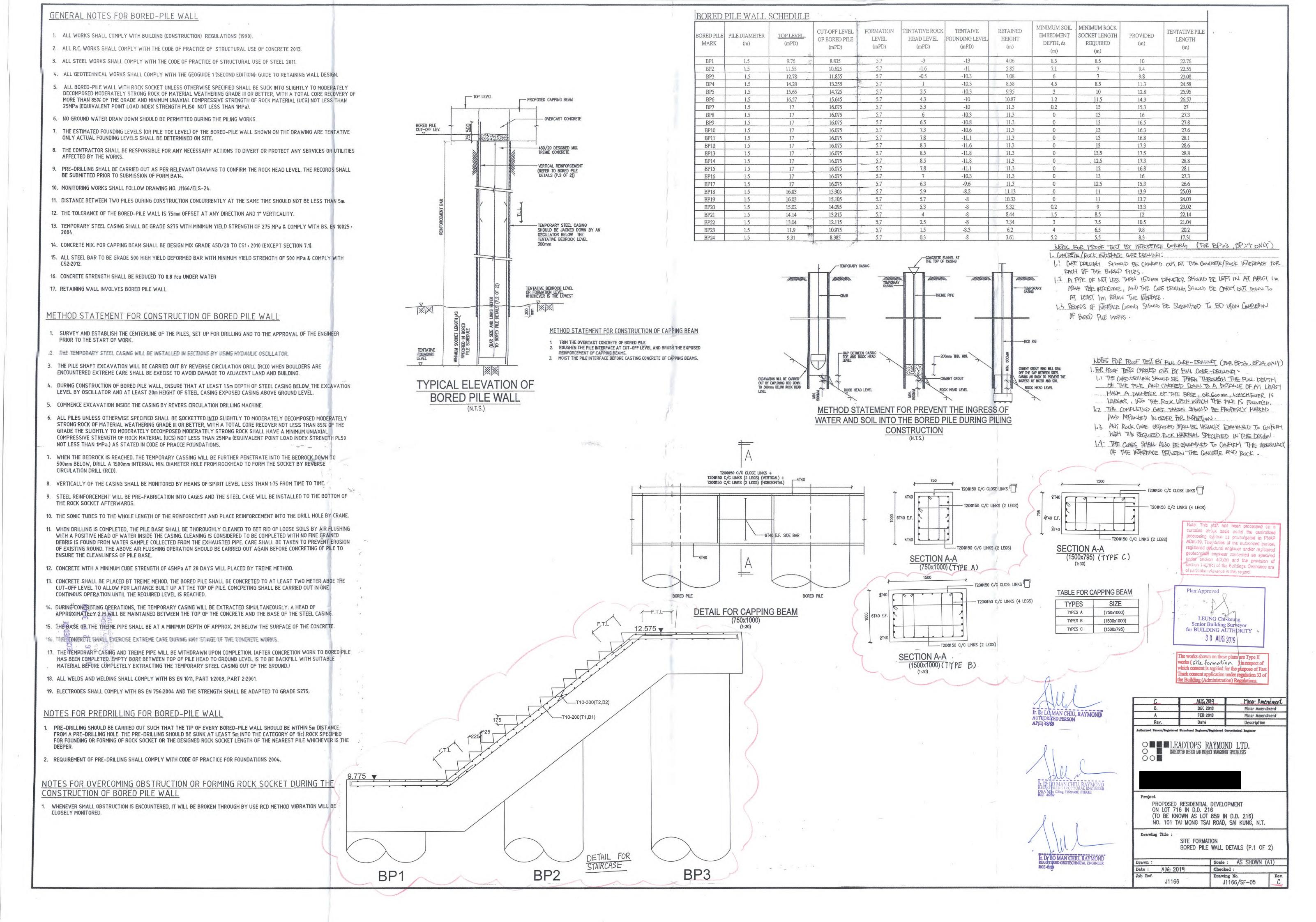
PROPOSED RESIDENTIAL DEVELOPMENT
ON LOT 716 IN D.D. 216
(TO BE KNOWN AS LOT 859 IN D.D. 216)
NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.

Drawing Title :

ELS WORKS ELEVATION (4/4)

Drawn:		Scale :	1:150 (/	(1)
Date :	AUG 2019	Checked:		
Job Ref.	J1166	Drawing No. J1166/	/ELS-12	Rev - B







YOUR REF 來函檔號:

OUR REF 本署檔號:

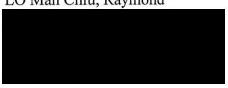
BD 6/9264/10 2845 1559

FAX 圖文傳真: TEL 電話:

www.bd.gov.hk

2152 2558

LO Man Chiu, Raymond



77 June 2021

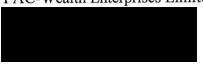
Dear Sir,

No. 101 Tai Mong Tsai Road, Sai Kung - D.D.216 Lot 859 (formerly known as Lot No. 716 in D.D. 216)

I herewith acknowledge your Form BA14 received on 12 April 2021 certifying completion of Site Formation works at the captioned site, the contents of which have been noted.

c.c.

PAC-Wealth Enterprises Limited



(KQWK Kin-man) Senior Building Surveyor

Yours faithfully,

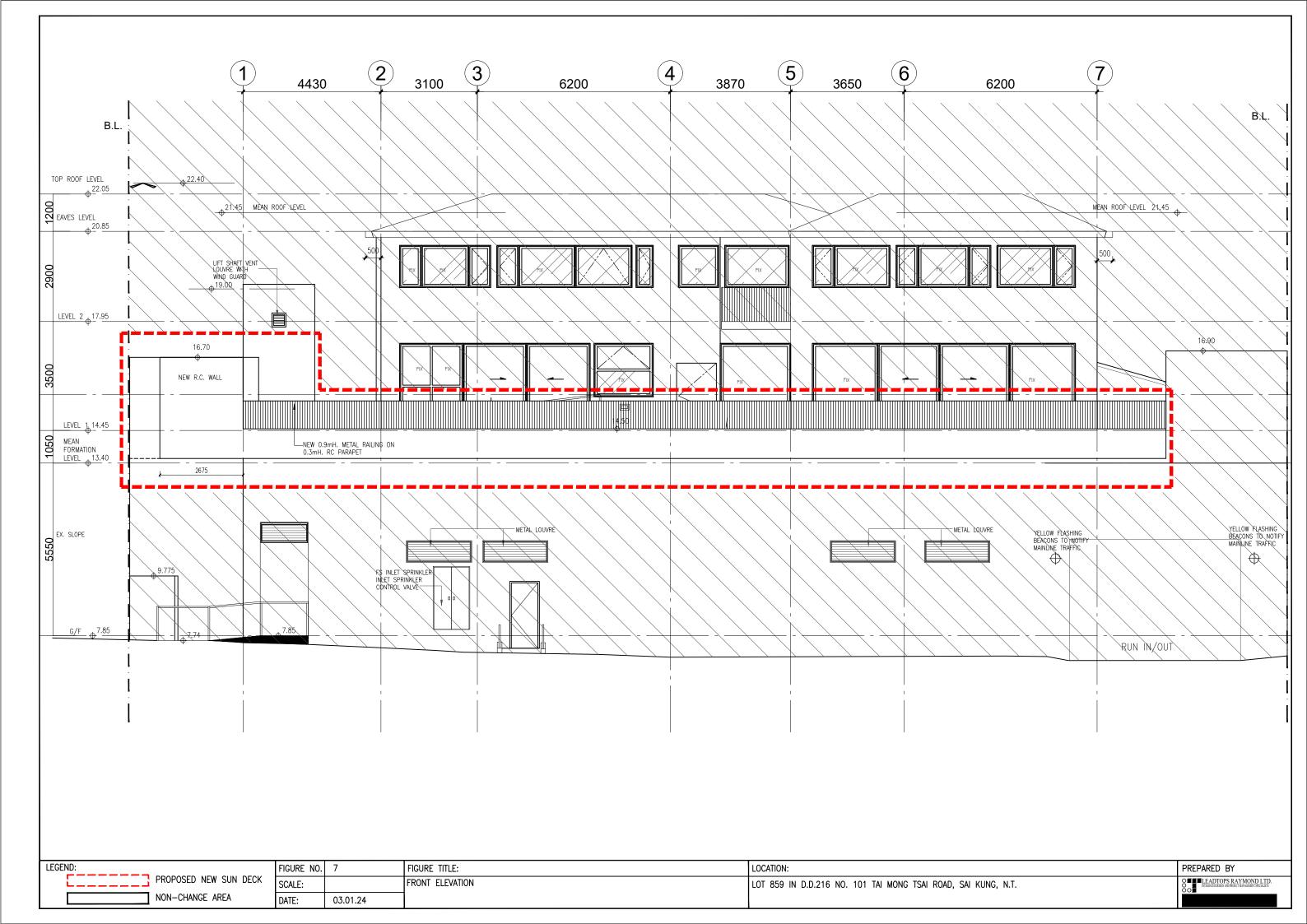
for Building Authority

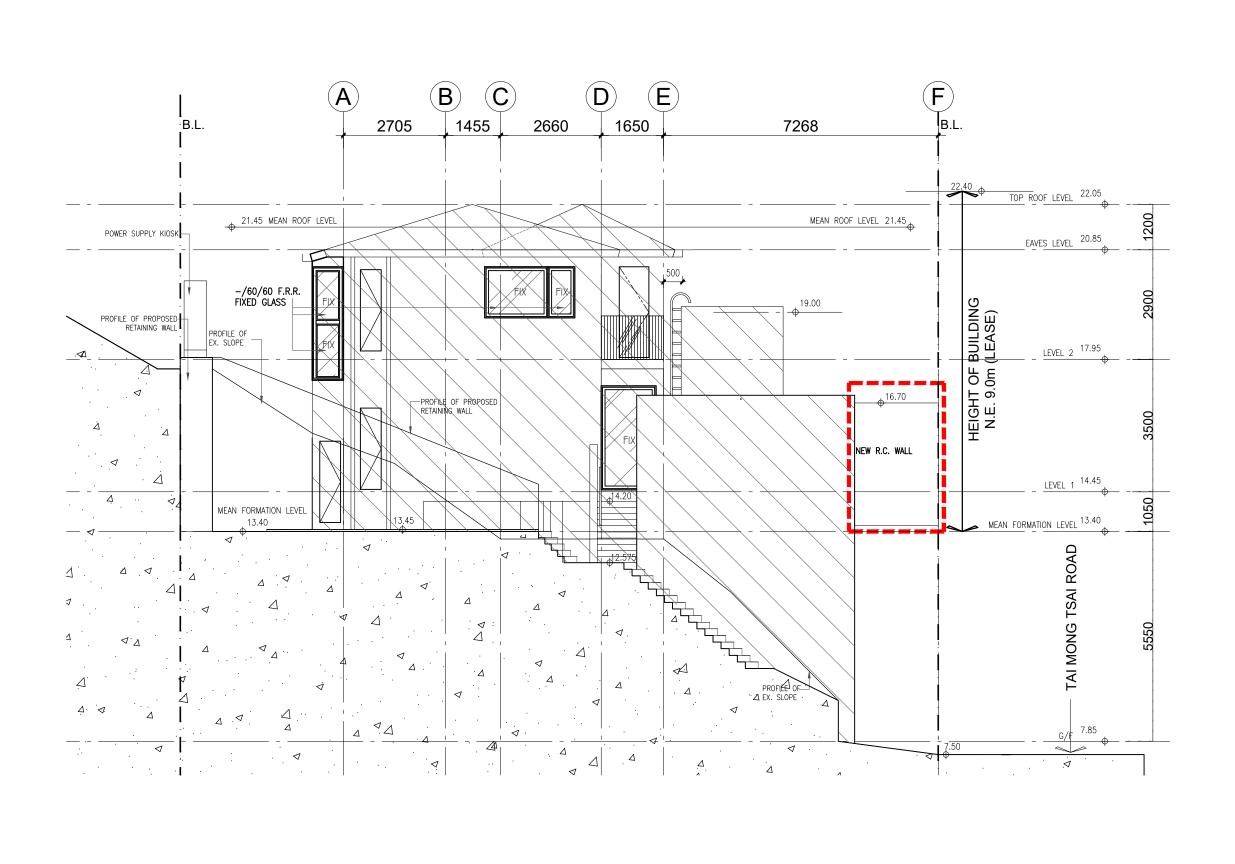
Win Win Way Construction Co. Ltd. **RSC** (Fax: 2707 0467)

BC/-

GEO

S.L. 4 (1/92)

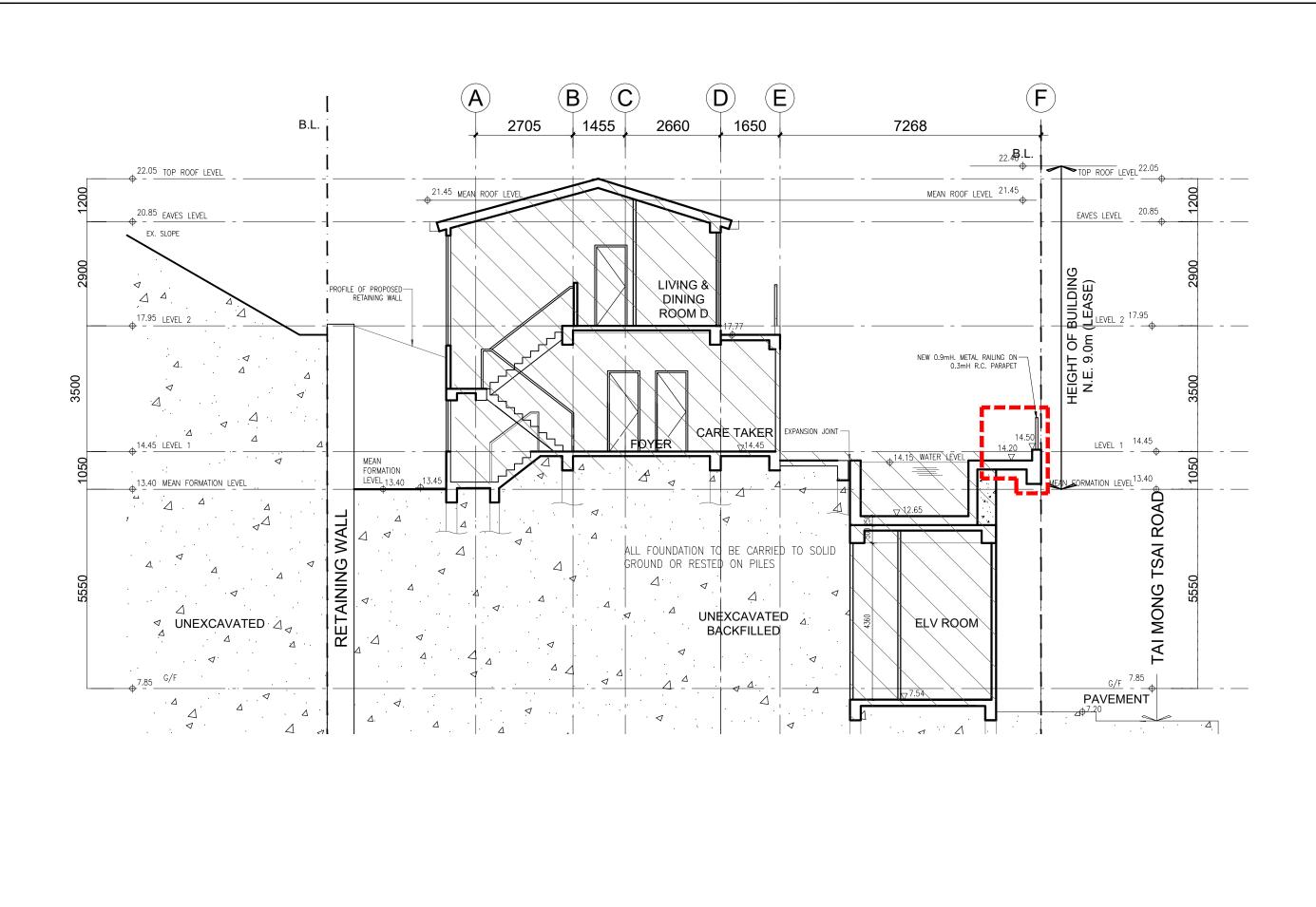




LEGEND:	
	PROPOSED NEW SUN DECK
	NON-CHANGE AREA

FIGURE NO.	8	FIGURE TITLE:
SCALE:		SIDE ELEVATION
DATE:	03.01.24	

LOC	ATION	:											
LOT	859	IN	D.D.216	NO.	101	TAI	MONG	TSAI	ROAD,	SAI	KUNG,	N.T.	



LEGEND:
PROPOSED NEW SUN DECK
NON-CHANGE AREA

FIGURE NO. 9 FIGURE TITLE:

SCALE: SECTION

DATE: 03.01.24

LOCATION:

LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.

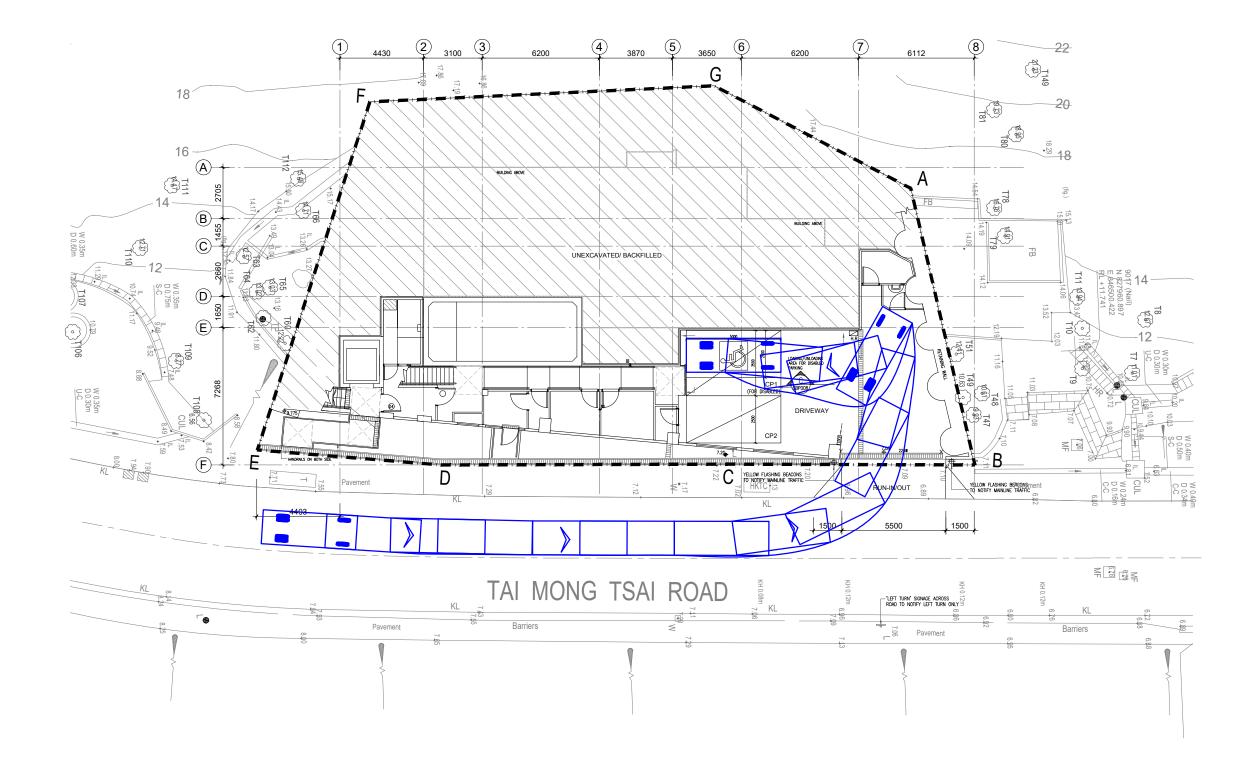
PREPARED BY

LEADTOPS RAYMOND LTD.

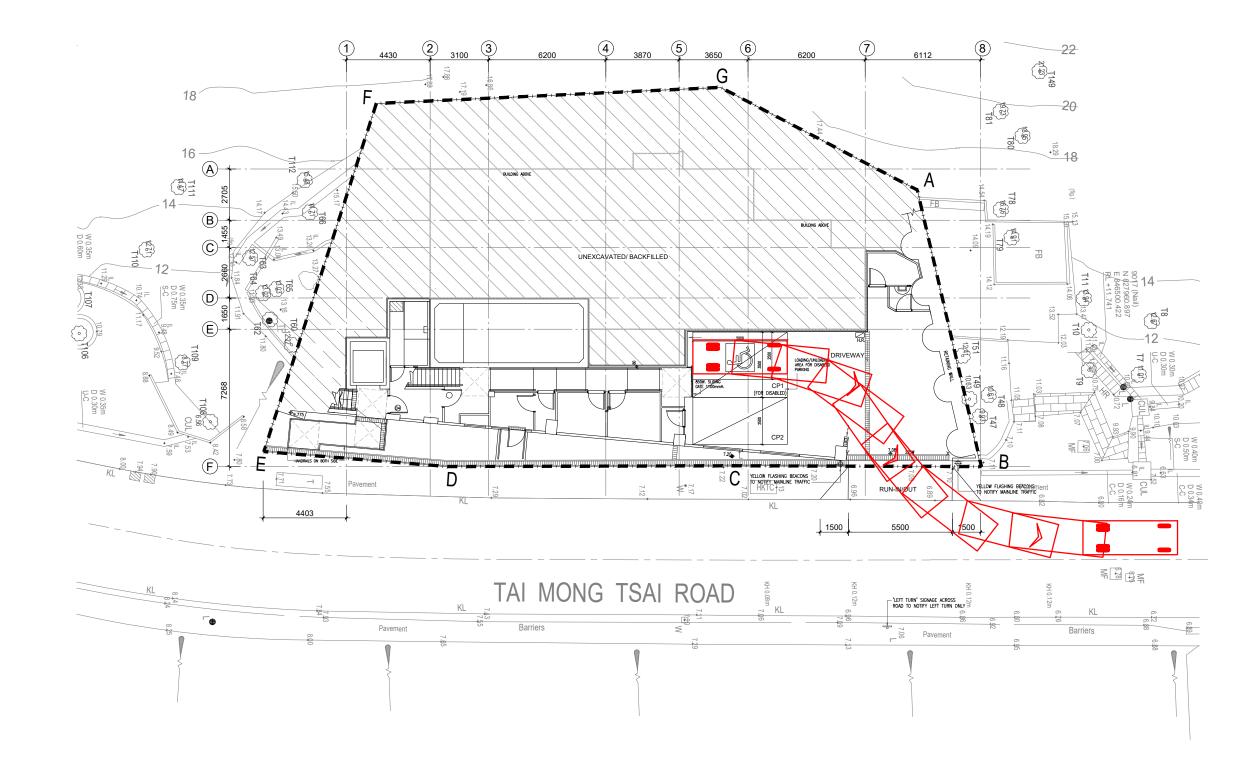
INTEGRATED RESIDE AND PROJECT MANAGEMENT SPECIALISTS

□Urgent □Return i	Appendix 1b of RNTPO Paper No. A/SK-PK/29 receipt □Expand Group □Restricted □Prevent Copy □Confidential
Vicky Lai Kei MA/PI	LAND
寄件者: 寄件日期: 收件者:	Aester Fung < > 2024年01月19日星期五 10:06 Vicky Lai Kei MA/PLAND; Giraffe Chan; Joey Kwok; Raymond Lo (Leadtops); Leadtops
副本: 主旨:	Project Hudson Yeung; Emmy Tsz Ling YU/PLAND Re: Application No: A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House Development, Lot 859 in D.D. 216, No. 101 Tai
附件:	Mong Tsai Road, Sai Kung, New Territories J1360TMT Swept Path Analysis dd 240118(Appendix One).pdf; memo from HyD dd 20210809(Appendix Two).pdf; J1360Elevtion & Section (Appendix Three).pdf
類別:	Internet Email
Re: Planning Applica	tion No. A/SK-PK/291
Dear Ms. MA,	
Reference is made to would like to revert as	your email dated 05.01.2024 addressed with the Transport Department's comments and we s follows,
is demonstrated in the	t path analysis for a 5 m-long private car for the subject premises at critical parking spaces drawing TMT Swept Path Analysis in Appendix One. The drawing has illustrated maneuvering spaces for the subject premises at critical parking spaces under the current
approved the Vehicula drawings for the subjection	e, please also find attached the memo from the Highway Department that they had ar Run-in/Run-out location in Appendix Two and also the updated Elevation and Section et in Appendix Three.
4. Should there be any YEUNG at	queries, please feel free to contact me at or my colleague Mr. Hudson
5. Thank you for your	kind attention.
Best regards,	

Johnson SHUE



LEGEND:	FIGURE NO. SP-01	FIGURE TITLE:	LOCATION:	PREPARED BY
SWEPT PATH (IN)	SCALE:	SWEPT PATH ANALYSIS 01	LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	O MEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS
	DATE: 16.01.24			



LEGEND:	FIGURE NO. SP-02	FIGURE TITLE:	LOCATION:	PREPARED BY
SWEPT PATH (OUT)	SCALE:	SWEPT PATH ANALYSIS 02	LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	LEADTOPS RAYMOND LTD. NITEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS
	DATE: 16.01.24			

[16	5P6Y]	By Pax 2526 7430				
	<u>M</u>	EMO				
From	Chief Highway Engineer/NT East	To	CBS/NTE2&RA	IL, Buildi	ngs Department	
Ref.	(18R66) in HyD NT/13-5/SK/DD216/859	(Attn:	Ms. Sharon TON	IG)	
Tei. No.	2762 4932	Email.				
Fax. No	. 2714 5228	Your Ref.	(175) in BD 2/92	.64/10(Pt.	II)	
Email	desk.nt@hyd.gov.hk	dated	03 Aug 2021	Fax No.	2526 7430	
Date	9 August 2021	Total Pages		1		

AP's Certificate of Completion of Vehicular Run-in and Run-out Lot No(s).: D.D. 216 Lots 859 Address: No. 101 Tai Mong Tsai Road, Sai Kung

I refer to your above quoted memo dated 03.08.2021.

- 2. Please be advised that site inspection with the AP for the vehicular run-in/run-out has been held on 22 April 2021 and defect rectification completed on 15 July 2021. I consider the works for the above-mentioned vehicular run-in/run-out have been completed to our satisfaction subject to the following conditions:-
 - Grating shall be provided for the U-channel after WSD remove the pipe work
 - ii) The U-channel within their lot boundary shall maintain the proper fall direction to prevent flooding on public road / footway

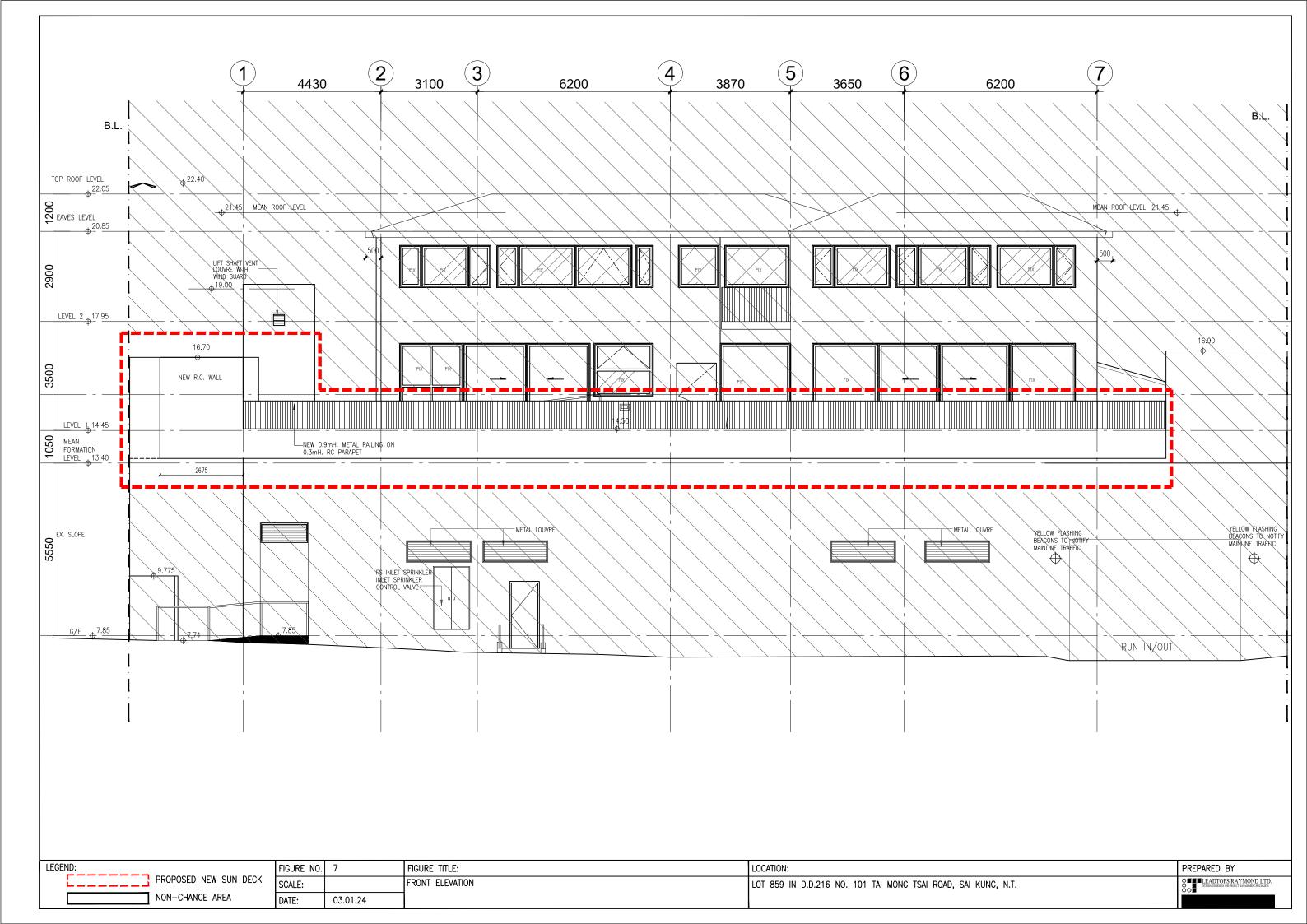
(CHAN Siu-yan)
for Chief Highway Engineer/NT East
Highways Department

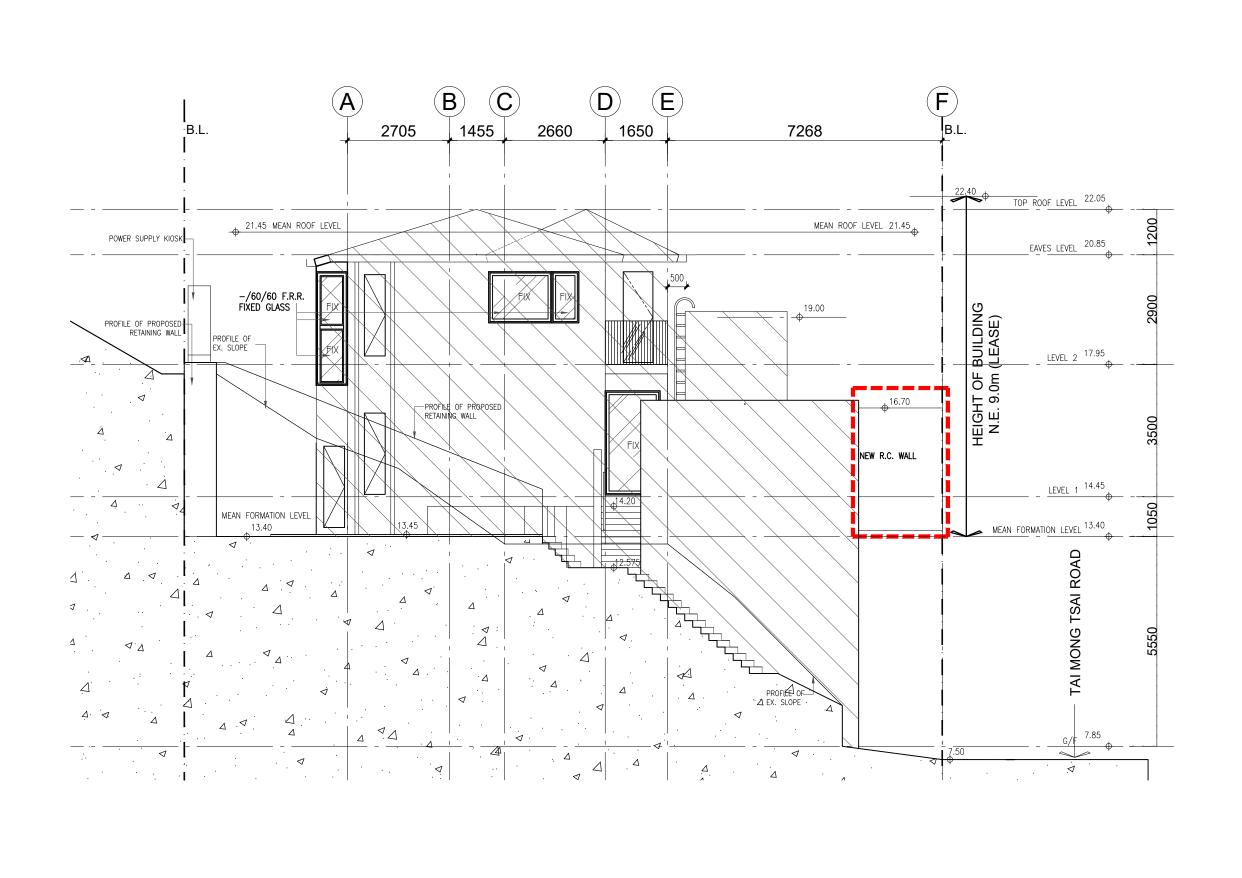
c.c.

AC for T/NT, TD Attn.: Mr. Thomas WANG by fax: 2381 3799

DLO/SK by fax: 2792 0706

Internal ME/SK





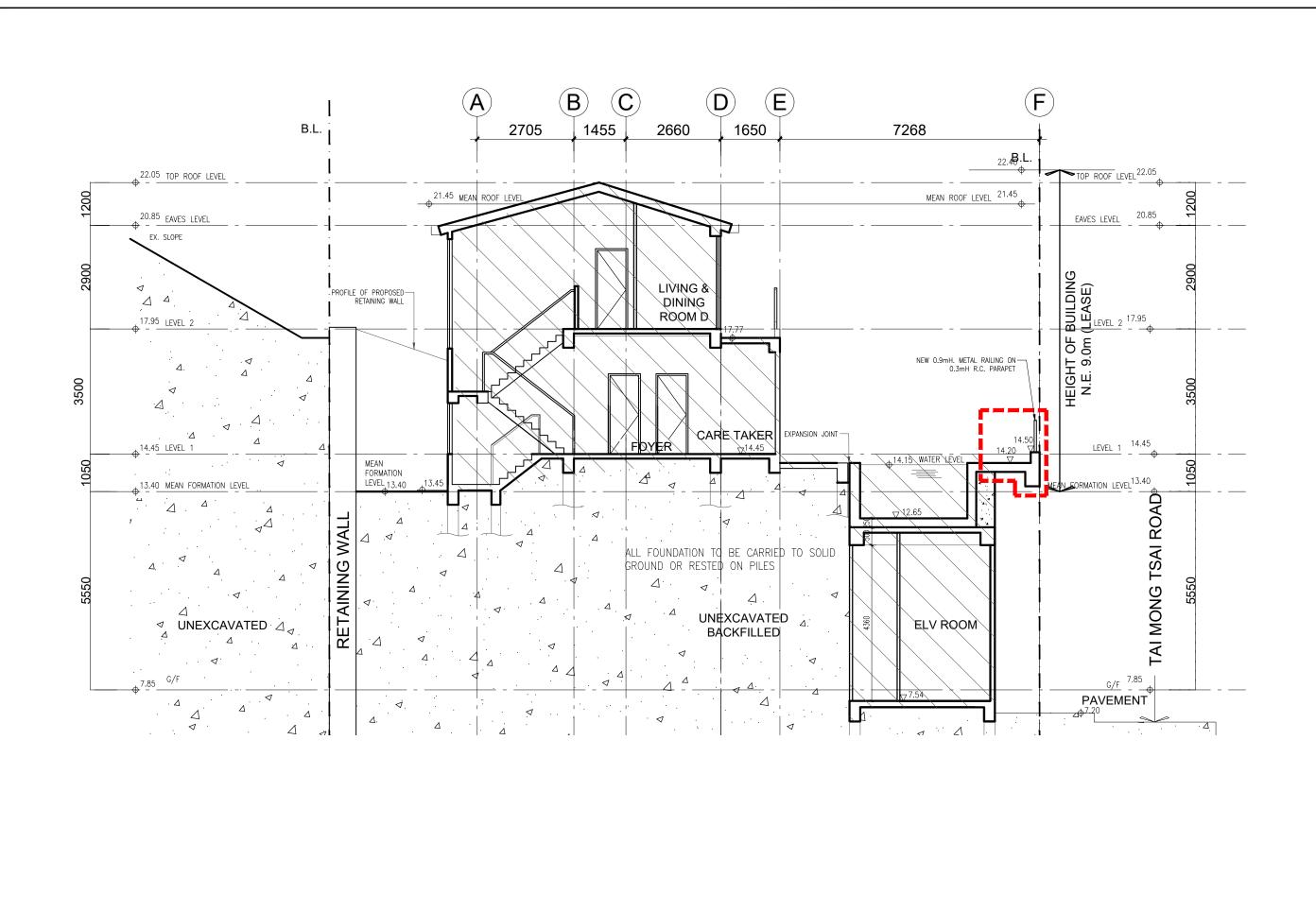
LEGEND:					
L	PROPOSED NEW SUN DECK	SC			
	NON-CHANGE AREA	DA			

FIGURE NO.	8	FIGURE TITLE:
SCALE:		SIDE ELEVATION
DATE:	03.01.24	

LOCATION:													
LOT	859	IN	D.D.216	NO.	101	TAI	MONG	TSAI	ROAD,	SAI	KUNG,	N.T.	

PREPARED BY

LEADTOPS RAYMOND LTD
INTRIBATED ESTIDA AND PROJECT MANAGEMENT SPECIALISTS



LEGEND:
PROPOSED NEW SUN DECK
NON-CHANGE AREA

FIGURE NO. 9 FIGURE TITLE:

SCALE: SECTION

DATE: 03.01.24

LOCATION:

LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.

PREPARED BY

NITERALITORISM AND PRIMET MANAGEMENT SPECIALISM

NITERALITORISM AND PRIMET MANAGEMENT SPECIALISM

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

Vicky Lai Kei MA/PLAND

寄件者: Aester Fung <

寄件日期: 2024年02月01日星期四 8:29 **收件者:** Vicky Lai Kei MA/PLAND

副本: Emmy Tsz Ling YU/PLAND; Giraffe Chan; Joey Kwok; raymond.lo(01); Leadtops

Project; Hudson Yeung

主旨: Re: Application No: A/SK-PK/291 - Proposed Minor Relaxation of Site Coverage and

Plot Ratio Restrictions for Permitted House Development, Lot 859 in D.D. 216, No.

101 Tai Mong Tsai Road, Sai Kung, New Territories

附件: J1360 TMT--CRITICAL SIGHT LINE(2024-01-31).pdf

類別: Internet Email

Dear Ms. MA,

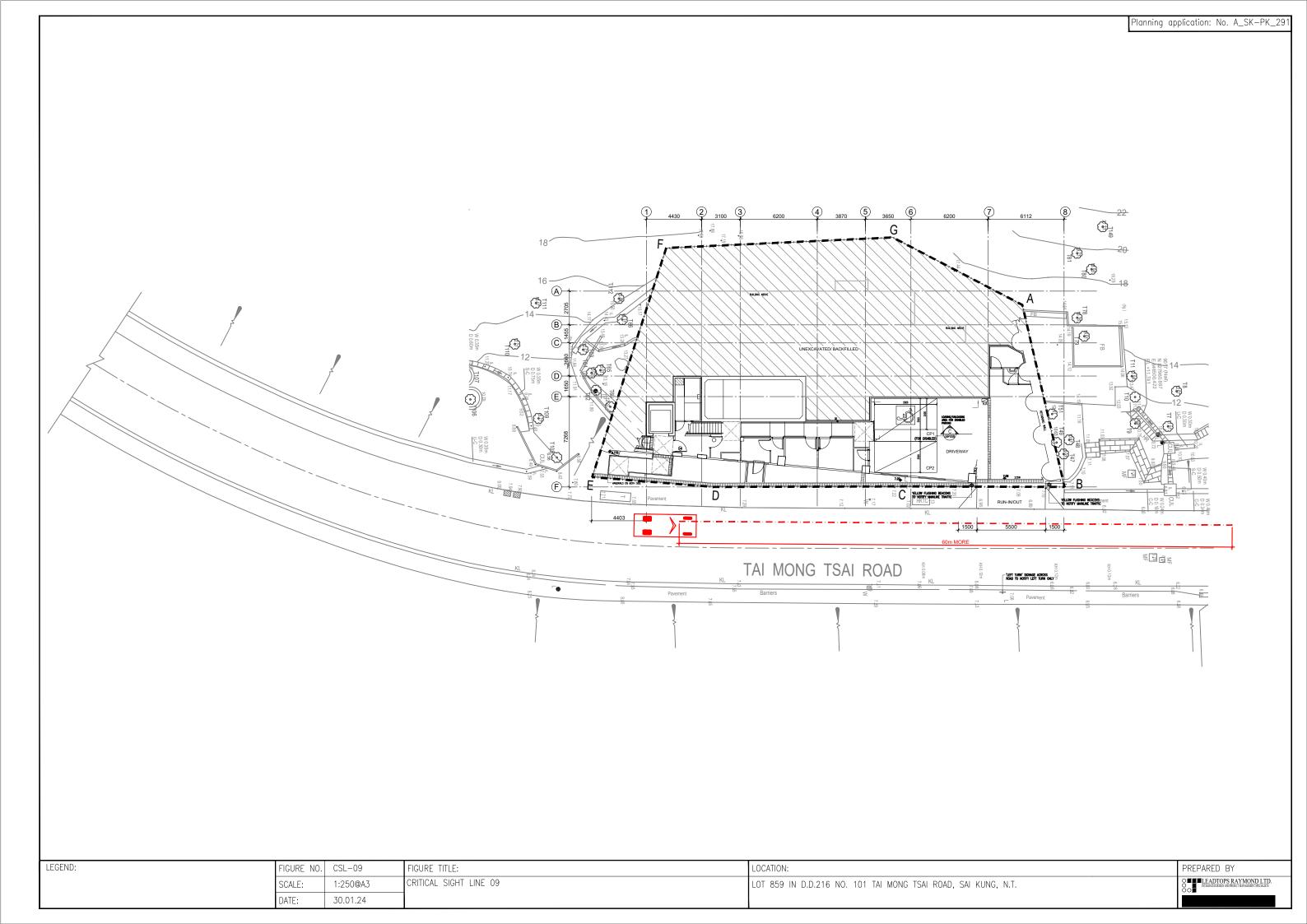
Please find attached our prepared 'Sight Distance with a Scaled Engineering 'drawing for your kind action/approval.

Thanks and Regards,

Johnson SHUE

LEADTOPS RAYMOND LTD.

O INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS 30.01.24



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
 - (i) the total gross floor area (GFA) (344.768m²) and site coverage (SC) (32.141%) of the proposed development will exceed that permitted under the lease for the Lot as the proposed new sun deck could not be exempted from GFA and SC calculation under lease; and
 - (ii) if the subject application is approved by the Town Planning Board, the lot owner should apply for a lease modification for the Lot to effect the proposal. The land owner is reminded that every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the lease modification application will eventually be approved by LandsD. If the application for lease modification is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee; and
- (b) to note the comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department that:
 - (i) before any new building works are carried out on leased land, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). Authorized Person must be appointed to coordinate all new building works in accordance with the Buildings Ordinance (BO);
 - (ii) all unauthorized building works/structures, if any, should be removed according to the provisions of the BO;
 - (iii) the permission of the planning application should not be construed as acceptance of any unauthorized structures on site under BO. Enforcement action may be taken by BA to effect the removal of the UBW in accordance with the policy for control of UBW in the future;
 - (iv) the open sundeck on Level 1 is not accountable for PR and SC calculations under Buildings Ordinance. However, its covered area on G/F would be considered as non-domestic in GFA and SC calculations; and
 - (v) detailed comments will be given during the plan submission stage; and
- (c) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage collection and disposal facilities should be provided in connection with the proposed development to deal with the surface runoff of the Site or the same flowing onto the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas; and

(d) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of a formal submission of Short Term Tenancy/Short Term Waiver, general building plans or referral of application via relevant licensing authority. Furthermore, the Emergency Vehicular Access provision in the captioned work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority.