

2024年 7月 3 0日

Appendix I of RNTPC  
Paper No. A/SK-PK/297

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。

This document is received on 30 JUL 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*  
*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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

2401761

17/7

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-PK/217
	Date Received 收到日期	30 JUL 2024

- 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)

Hoo Wai Shing

### 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)

c/o : BerLin Consultancy Services 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)	Portion of the Ground Floor of Block B of the Building at No.11A Po Tung Road, Sai Kung Lot No.1813 in Demarcation District No.221 NT
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 40.82 ..... 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	北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	道路
(f) Current use(s) 現時用途	食肆 (餐廳)  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 2024 ..... 年 ..... 07 ..... 月 ..... 16 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「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)
1	G/F of Block B Lot No.1813 in Demarcation District No.221	2024-07-08

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

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

<b>Proposed operating hours</b> 擬議營運時間 ..... .....					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<b>Yes</b> 是    <b>No</b> 否	<input 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"/> .....			
(e) 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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	<b>Yes</b> 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <b>No</b> 否 <input type="checkbox"/>				
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<b>Yes</b> 是          <b>No</b> 否 <input type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (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／範圍) <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			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
		Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	

	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)
.....	
.....	
.....	
.....	
.....	

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>SK-PK</u> / <u>267</u>
(b) Date of approval 獲批給許可的日期	<u>24/09/2021</u> ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>24/09/2024</u> ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時食肆 (餐廳)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> ..... <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

由於餐廳持續經營，店鋪是十分有誠意及願意配合各部門要求，還望能順利接納是次續期申請



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會的秘書處人員或公眾人士可將本申請所提交的資料複製及/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

.....  
Authorized Signature(s)

Lau Hiu Sa Teresa

Administrative Officer

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

Others 其他 .....

on behalf of

代表

Ber Lin Consultancy Services Limited .....

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

Date 日期

16 JUL 2024

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Portion of the Ground Floor of Block B of the Building at No.11A Po Tung Road, Sai Kung Lot No.1813 in Demarcation District No.221 NT
Site area 地盤面積	sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11
Zoning 地帶	道路
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時食肆 (餐廳)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40.82 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)  		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)  		

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路1號  
沙田政府合署15樓



## Planning Department

Sai Kung and Islands  
District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road,  
Sha Tin, N.T.

N10-002

本函檔號: Your Reference: N10-002-Alt-01  
本署檔號: Our Reference: TPB/A/SK-PK/267  
電話號碼: Tel. No.: 2158 6051  
傳真機號碼: Fax No.: 2890 5194

**By Post and Fax (2129 4932)**

22 December 2021

BerLin Consultancy Services Ltd.  
Unit B, 6/F, Hang Seng Centre,  
95-97 Tung Chau Street,  
Tai Kok Tsui, Kowloon  
(Attn: Ms. Teresa LAU)

Dear Ms. LAU,

**Temporary Eating Place (Restaurant) for a Period of Three Years in Area shown as 'Road',  
G/F, 11A Po Tung Road, Lot 1813 (Part) in D.D. 221, Sai Kung  
(Planning Application No. A/SK-PK/267)**

**Compliance with Planning Condition (a) –  
Submission of Fire Service Installations (FSIs) Proposal**

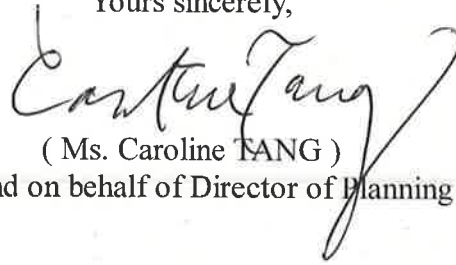
I refer to your submissions received by this Office on 15.10.2021, 19.10.2021 and 13.12.2021 regarding the captioned subject. The Director of Fire Services (D of FS) advises that he has no comment on the submitted FSIs proposal. As such, I am pleased to inform you that planning condition (a) has been complied with.

The D of FS also advises you that the installation /maintenance/ modification/ repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall, after completion of the installation/maintenance/ modification/ repair work, issue to the person on whose instruction of the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS.

Please note that your submission with regard to the implementation of FSIs proposal for compliance with planning condition (b) is being processed. The decision will be provided to you in due course.

If you have any queries, please contact Miss Jane W L KWAN of this Office at 2158 6162.

Yours sincerely,

  
( Ms. Caroline TANG )  
for and on behalf of Director of Planning

c.c. (by fax)  
Director of Fire Services (Attn: Mr. CHUI Kwong-yiu)  
Secretary, Town Planning Board

CT/JK/VM/vm

## 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 15 樓



## Planning Department

Sai Kung and Islands  
District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road,  
Sha Tin, N.T.

本函檔號: Your Reference: N10-002-Alt-01  
本署檔號: Our Reference: TPB/A/SK-PK/267  
電話號碼: Tel. No.: 2158 6051  
傳真機號碼: Fax No.: 2890 5194

**By Post and Fax (2129 4932)**

18 March 2022

BerLin Consultancy Services Ltd.  
Unit B, 6/F, Hang Seng Centre,  
95-97 Tung Chau Street,  
Tai Kok Tsui, Kowloon  
(Attn: Ms. Teresa LAU)

Dear Ms. LAU,

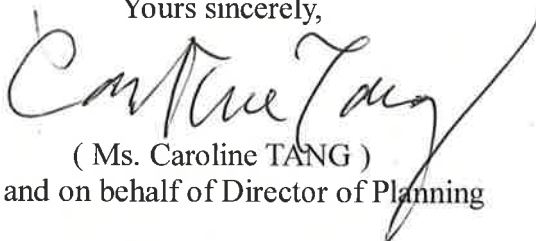
**Temporary Eating Place (Restaurant) for a Period of Three Years in Area shown as 'Road',  
G/F, 11A Po Tung Road, Lot 1813 (Part) in D.D. 221, Sai Kung  
(Planning Application No. A/SK-PK/267)**

**Compliance with Planning Condition (b) –  
Implementation of Fire Service Installations (FSIs) Proposal**

I refer to your submissions received by this Office on 15.10.2021, 19.10.2021 and 13.12.2021 regarding the captioned subject. The Director of Fire Services has accepted your submissions for compliance with approval condition (b). As such, I am pleased to inform you that planning condition (b) has been complied with.

If you have any queries, please contact Miss Jane W L KWAN of this Office at 2158 6162.

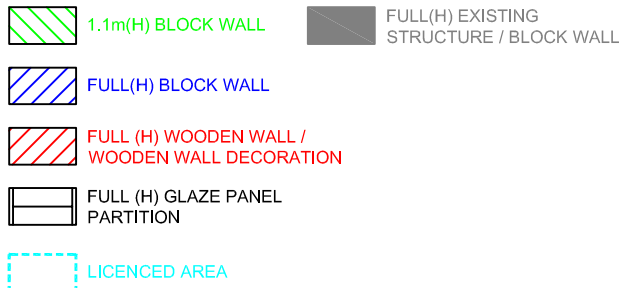
Yours sincerely,

  
( Ms. Caroline TANG )  
for and on behalf of Director of Planning

c.c. (by fax)  
Director of Fire Services (Attn: Mr. CHUI Kwong-yiu)  
Secretary, Town Planning Board

CT/JK/VM/vm

## LEGEND:



## REMARK

THE TOTAL NUMBER OF PERSONS TO BE ACCOMMODATED WITHIN THE RESTAURANT SHOULD NOT EXCEED 30 PERSONS.

## FOR F.E.H.D. REFERENCE

G.F.A. = 40.8 sqm

REQUIRED FOOD PREP. AREA (18%) = 7.344 sqm

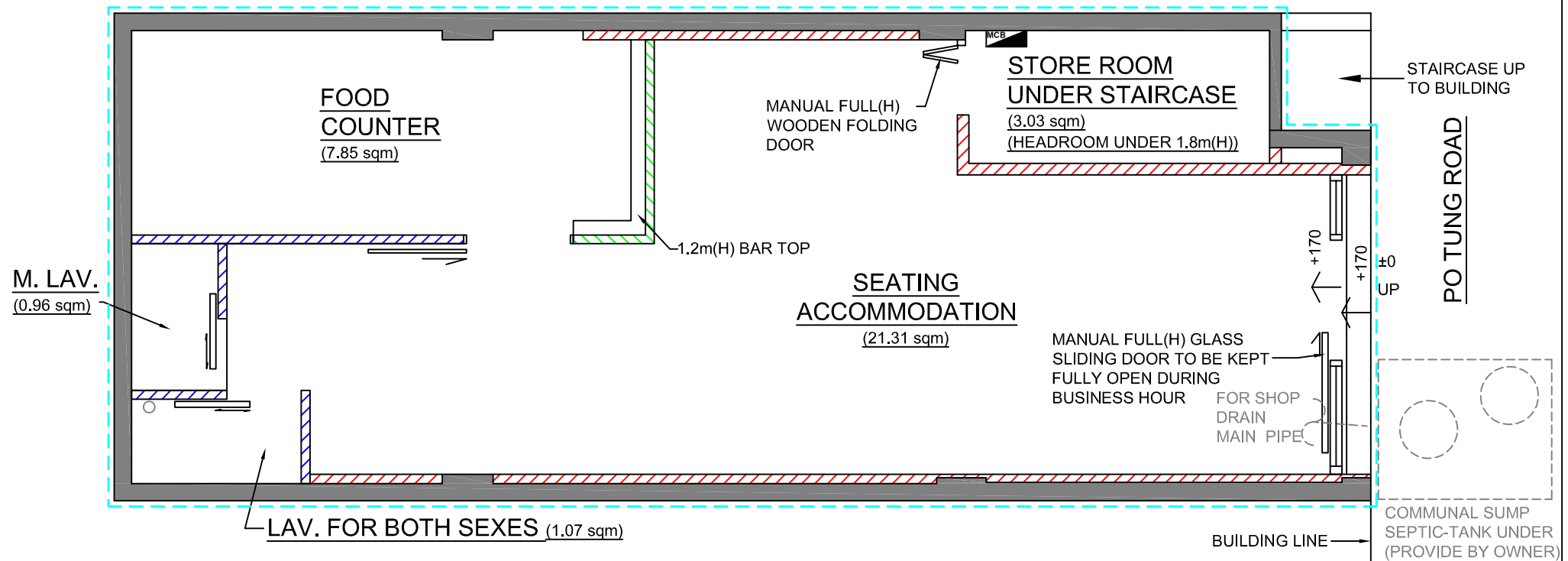
PROPOSED FOOD PREP. AREA = 7.85 sqm

TYPE OF LICENCE : LIGHT REFRESHMENT RESTAURANT

FUEL : ELECTRICITY ONLY

## FOR B.D. REFERENCE

AREA DISTRIBUTION	M <sup>2</sup>	PERSON
FOOD COUNTER	7.85	2
SEATING ACCOMMODATION	21.31	22
PASSAGE	4.05	
M. LAV.	0.96	
LAV. FOR BOTH SEXES	1.07	
STORE ROOM	3.03	
PARTITION/WALL/COLUMN	2.53	
TOTAL	40.8	24



柏林工程顧問有限公司  
BERLIN CONSULTANCY SERVICES LTD.  
8/F., Hang Seng Centre, Nos. 95-97 Tung Chau Street,  
Tai Kok Tsui, Kln. Tel: 2397 3392 Fax: 2397 3396

SHOPSIGN:

**Good Day**

TITLE.

**REVISED  
LAYOUT PLAN**

SCALE:

**1:50(A4)**

DWG BY:

**JESSE CHAU**

PROJECT:

**G/F., 11A PO TUNG ROAD, SAI KUNG, NEW TERRITORIES**

DATE.

**15-07-2024**

DWG NO.

**N10-002-WA**

JOB NO.

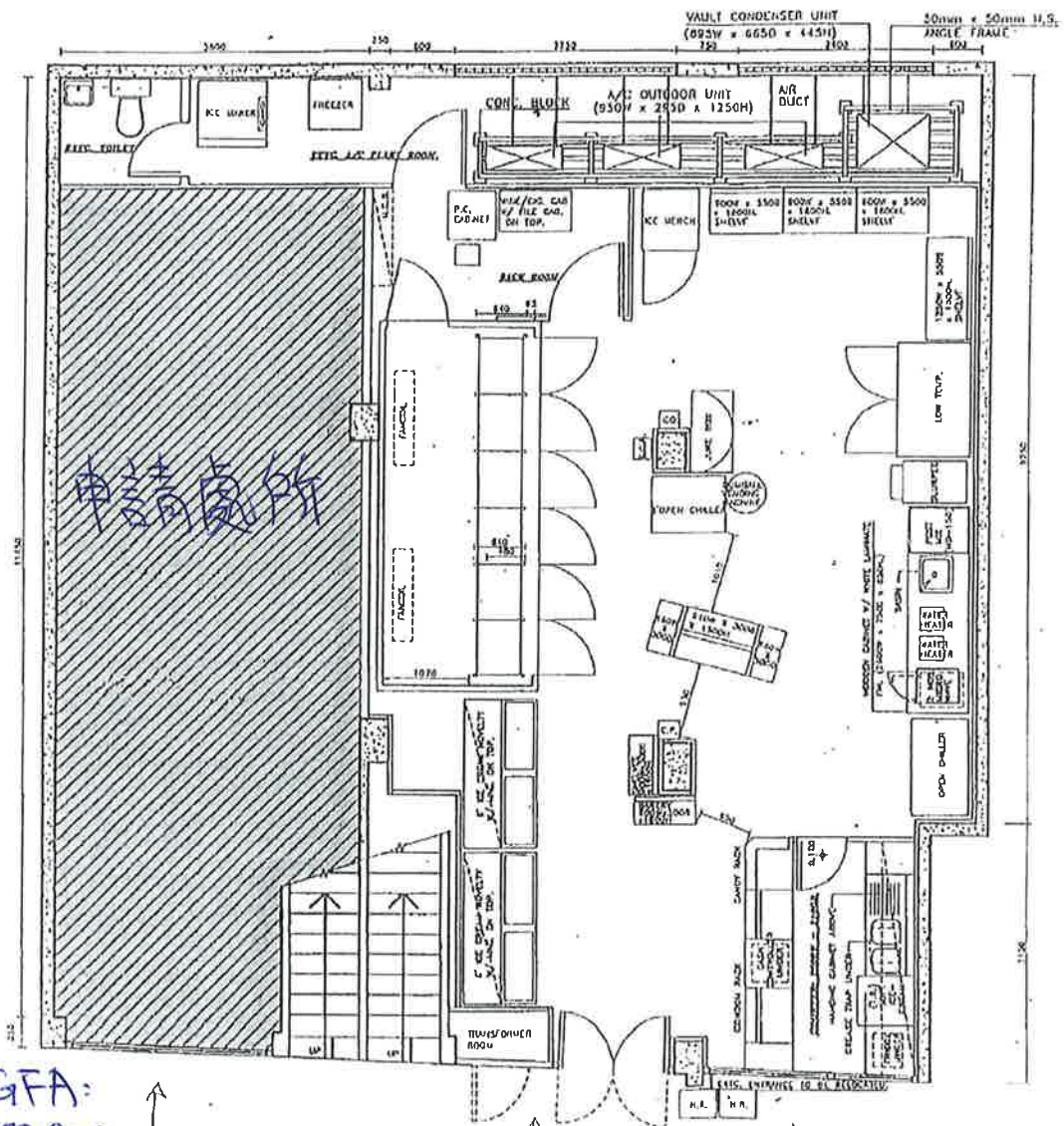
**N10-002**

CHECK BY:

**PADDY YU**



# Layout Plan of the Premises



GFA:  
40.82 Sgm.

## LAYOUT PLAN

11A, G/F  
Poi Tung Road  
(Block B)

15, G/F  
Poi Tung Road  
(Block C)

15A, G/F  
Poi Tung Road  
(Block D)

For and on behalf of  
BONAFIDE FASHIONOLOGY LIMITED  
布莉姬服裝有限公司

*[Signature]*

Authorized Signature(s)





柏林工程顧問有限公司  
BERLIN CONSULTANCY SERVICES LTD.  
8/F., Hang Seng Centre, Nos. 95-97 Tung Chau Street,  
Tai Kok Tsui, Kln. Tel: 2397 3392 Fax: 2397 3396

SHOPSIGN:  
---

TITLE:  
LOCATION PLAN

SCALE:  
N.T.S.

DWG BY:  
JESSE CHAU

PROJECT:  
G/F., 11A PO TUNG ROAD, SAI KUNG, NEW TERRITORIES

DATE:  
15-07-2024

DWG NO.  
N10-002-OA

JOB NO.  
N10-002

CHECK BY:  
PADDY YU

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

---

**From:** Teresa Lau <[REDACTED]>  
**Sent:** 2024-08-02 星期五 09:23:17  
**To:** Benjamin Hiu Pan LEE/PLAND <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** Re: Planning Application No. A/SK-PK/297 - Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of Three Years at G/F, 11A Po Tung Road, Lot 1813 (Part) in D.D. 221, Sai Kung, New Territories  
**Attachment:** N10-002-FA(2021-12-13).pdf; A9283131(N10002).pdf; A9264220(N10002).pdf

Dear Mr. Lee,

Please see below in **RED**:

1. confirmation on whether there is any change in the layout/proposed uses as compared with the previous application (i.e. No. A/SK PK/267); **\*Confirm NO any change\***
2. the latest fire service installation (FSI) proposal and/or GBP; and **\*Attached\***
3. a full set of valid FS 251(s) covering all the FSIs implemented on the application site. **\*Attached\***

Should you have any queries, please feel free to contact me at [REDACTED].

Tks.

B. Rgds

Teresa Lau

**BerLin Consultancy Services Ltd.**






8/F., Hang Seng Centre,  
95-97 Tung Chau Street,  
Tai Kok Tsui, Kln.

Tel: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]



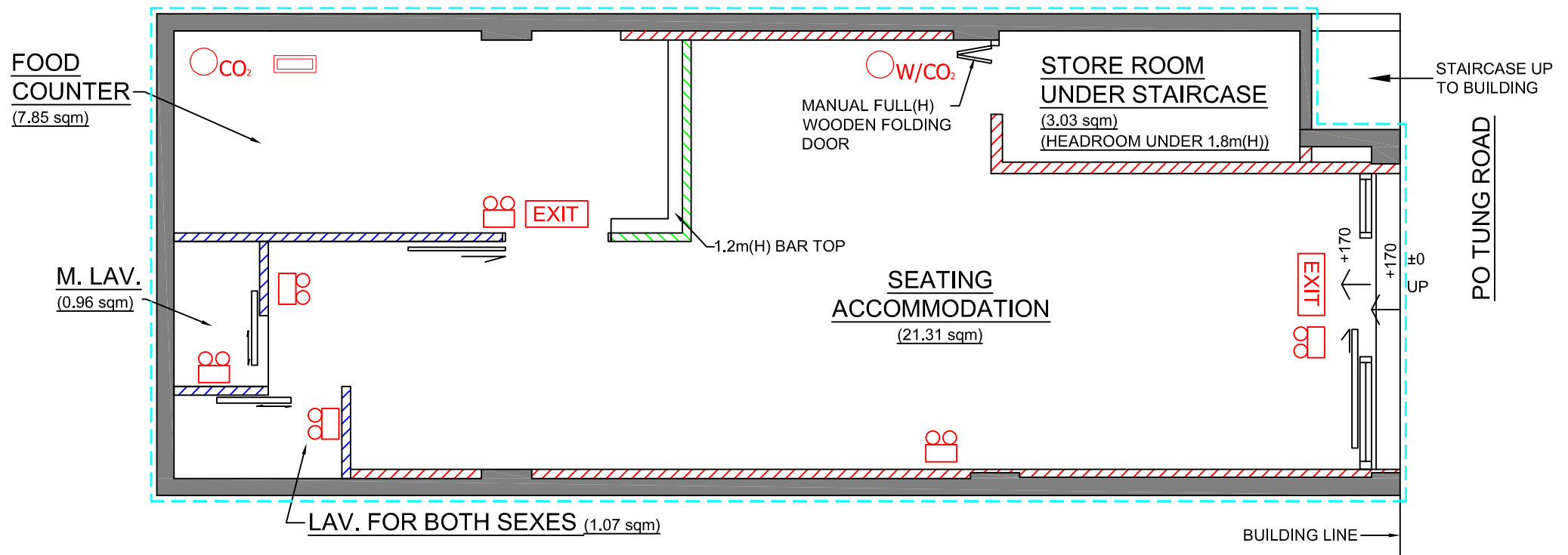
## LEGEND:

-  Exit Sign x 2 nos.
-  Emergency Light x 6 nos.
-  5kg CO<sub>2</sub> Fire Extinguisher
-  9L W/CO<sub>2</sub> Fire Extinguisher
-  1.44 m<sup>2</sup> Fire Blanket

## F.S. NOTES:

The Self-contained Luminaires Emergency Lighting Systems complied with the fire safety requirement PPA/104(A) (4th Revision)

The portable fire fighting equipment complied with the fire safety requirement PPA/101(A)-2



柏林工程顧問有限公司  
BERLIN CONSULTANCY SERVICES LTD.  
Unit B, 6/F., Hang Seng Centre, 95-97 Tung Chau Street,  
Tai Kok Tsui, Kowloon. Tel: 2397 3392 Fax: 2397 3396

SHOPSIGN:  
**Good Day**

TITLE.  
F.S.I.  
LAYOUT PLAN

SCALE:  
1:50(A4)

DWG BY:  
JESSE CHAU

PROJECT:  
G/F., 11A PO TUNG ROAD, SAI KUNG, NEW TERRITORIES

DATE.  
13-12-2021

DWG NO.  
N10-002-FA

JOB NO.  
N10-002

CHECK BY:  
PADDY YU

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9283131

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

Good Day

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

11A

Street/Road/Estate Name :

街道/屋苑名稱

Po Tung Road

Block :

座

District :

分區

Sai Kung

Area :

地區

☐ HK 香港☐ K 九龍☒ NT 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting x 6	G/F	Conforms with FSD requirement	21/08/2023	20/08/2024
12	Exit Sign x 2				

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

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

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil-	

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized  
Signature :  
授權人簽署

Name :

HO KIN TAK

FSD/RC No. :

RC2/0772

消防處註冊號碼

Company Name :  
公司名稱

Kinta (International)  
Engineers Co.

Telephone :  
聯絡電話

Date :  
日期

21/08/2023



For FSD use only

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A 9264220

Name of Client:

顧客姓名

Good Day

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

11A

Street/Road/Estate Name:

街道/屋苑名稱

Po Tung Road

Block:

座

District:

分區

Sai Kung

Area:

地區

☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☒ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 1 x 9L CO2/W F.E. 1 x 5kg CO2 F.E.	G/F	Conforms with FSD requirement	17/08/2023	16/08/2024
25	Portable Hand-operated Approved Appliance 1 x Fire Blanket	G/F	Conforms with FSD requirement	17/08/2023	16/08/2024

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

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

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
N.A.	N.A.	N.A.	N.A.	N.A.

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

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

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

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

Authorized  
Signature:  
授權人簽署Name:  
姓名

CHOU HO WAI

FSD/RC No.:  
消防處註冊號碼

RC3/0766

Company Name:  
公司名稱

Ber Lin Consultancy Services Ltd.

Telephone:  
聯絡電話Date:  
日期

17/08/2023

For FSD  
use only:

Inspected

Key-in

Verified

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

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**From:** Teresa Lau <[REDACTED]>  
**Sent:** 2024-09-05 星期四 15:38:14  
**To:** Benjamin Hiu Pan LEE/PLAND <[REDACTED]>  
**Subject:** Re: Planning Application No. A/SK-PK/297 - Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of Three Years at G/F, 11A Po Tung Road, Lot 1813 (Part) in D.D. 221, Sai Kung, New Territories

Dear Mr. Lee,

Detail as below:

the opening hours and days: Mon to Thu (13 : 00 - 23 : 00) , FRI & before of public holiday (13 : 00 - 00 : 00), SAT to SUN & public holiday (12 : 00 - 00 : 00)

the maximum capacity : 22

the number of staff of the restaurant :2

Should you have any queries, please feel free to contact me at [REDACTED].

Tks.

B. Rgds

Teresa Lau

**BerLin Consultancy Services Ltd.**

8/F., Hang Seng Centre,  
95-97 Tung Chau Street,  
Tai Kok Tsui, Kln.

Tel: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]

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

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



**Previous Applications at the Application Premises**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/SK-PK/194	Temporary Eating Place (Restaurant) for a Period of 3 Years	16.3.2012	(a) and (d)
A/SK-PK/259	Temporary Eating Place (Restaurant) for a Period of 3 Years	9.10.2020 [Revoked on 9.4.2021]	(b) and (d)
A/SK-PK/267	Proposed Temporary Eating Place (Restaurant) for a Period of 3 Years	24.9.2021	(c) and (d)

**Approval Conditions:**

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

**Similar Applications within the area shown as ‘Road’ on the**  
**Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use</b>	<b>Date of Consideration</b>
A/SK-PK/174	Proposed Temporary Horticultural Garden and Eating Place for a Period of 3 Years	25.6.2010 [Revoked on 25.3.2012]
A/SK-PK/193	Proposed Temporary Eating Place (Japanese Restaurant) for a Period of 3 Years	24.2.2012
A/SK-PK/200	Proposed Horticultural Garden and Eating Place on a Temporary Basis for a Period of 3 Years	19.4.2013
A/SK-PK/205	Proposed Shop and Services and Eating Place (Restaurant) on a Temporary Basis for a Period of 3 Years	7.2.2014 [Revoked on 7.5.2016]
A/SK-PK/226	Renewal of Planning Approval for Horticultural Garden and Eating Place on a Temporary Basis for a Period of 3 Years	20.11.2015 [Revoked on 20.6.2016]
A/SK-PK/230	Proposed Eating Place (including Outside Seating Accommodation) for a Temporary Period of 3 Years	29.7.2016
A/SK-PK/238	Temporary Eating Place (Restaurant) for a Period of 3 Years	12.5.2017 [Revoked on 12.2.2018]
A/SK-PK/245	Temporary Eating Place (Restaurant) for a Period of 3 Years	1.6.2018 [Revoked on 1.12.2018]
A/SK-PK/250	Renewal of Planning Approval for Temporary Eating Place (including Outside Seating Accommodation of Restaurant) for a Period of 3 Years	19.7.2019

A/SK-PK/274	Renewal of Planning Approval for Temporary Eating Place including Outside Seating Accommodation of Restaurant for a Period of 3 Years	15.7.2022
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**Rejected Application**

<b>Application No.</b>	<b>Proposed Use</b>	<b>Decision Date</b>
A/SK-PK/237	Proposed Temporary Shop and Services and Eating Place (Restaurant) for a Period of 3 Years	12.5.2017

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no comment on the application from land administration perspective; and
- (b) the Premises fall within Lot 1813 in D.D. 221 ("the Lot"). The Lot has a site area of 261.1m<sup>2</sup> and is held under New Grant No. 6321 dated 28.12.1979. Pursuant to SC No. (10) of the said New Grant, the Lot or building erected thereon shall not be used for any purpose other than non-industrial purposes. The proposed restaurant use is considered not in breach of the lease condition.

**2. Traffic**

Comments of the Chief Engineer 4/Major Works, Highways Department (HyD):

- (a) the subject lot is located outside the boundary of the Hiram's Highway Improvement Stage 2 project; and
- (b) advisory comments are detailed at **Appendix VI**.

**3. Environment**

Comments of the Director of Environmental Protection:

- (a) no objection to the application;
- (b) no adverse environmental impact from the proposed temporary use is anticipated; and
- (c) the Premises have not been subjected to any substantiated environmental complaint in the past three years.

**4. Drainage**

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

no in-principle objection to the application provided that adequate stormwater drainage and sewerage facilities would be provided in connection with the proposed use to deal with the surface runoff of the Premises or the same flowing on to the Premises from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas.

## 5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department:

- (a) no comment on the application;
- (b) there is no record of approval by the Building Authority in respect of the existing building at the site and Buildings Department is not in a position to offer comments on the suitability of the Premises for the proposed use under the application;
- (c) the existing building is a New Territories Exempted House under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121 or the previous Cap. 322). DLO/SK, LandsD should be in a better position to comment on the application; and
- (d) advisory comments are detailed at **Appendix VI**.

## 6. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- (a) no adverse comment on the application;
- (b) according to the record from Food and Environmental Hygiene Department (FEHD), there is currently no licence applications submitted by the applicant regarding the eating place. The Premises are covered by a valid licence with details as follows:
  - (i) Type of Licence: Light Refreshment Restaurant Licence;
  - (ii) Validity: 28.10.2023 – 27.10.2024;
  - (iii) Gross Floor Area: 41.49m<sup>2</sup>;
- (c) no FEHD's facilities will be affected; and
- (d) advisory comments are detailed at **Appendix VI**.

## 7. **District Officer's Comments**

Comments of the District Officer (Sai Kung), Home Affairs Department (HAD):

- (a) no comment on the application;
- (b) no works project or facilities of Sai Kung District Office (SKDO) will be affected by the application; and
- (c) no adverse comment has been received by SKDO.

**8. Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories East, HyD;
- (d) Director of Fire Services;
- (e) Project Manager (East), Civil Engineering and Development Department; and
- (f) Chief Engineer (Works), HAD.

**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Engineer 4/Major Works, Highways Department (HyD) that given the proximity of the Premises to the works boundary of the Hiram's Highway Improvement Stage 2 (HH2) project, the applicant is reminded to seek advice from HyD and coordinate with the HH2 contractor regarding any works related to the subject application that may interface with the HH2 project;
- (b) to note the comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department (BD) that:
  - (i) for unauthorized building works (UBW), if any, erected on leased land, enforcement action may be taken by the Building Authority to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW, if any, on the site under the Buildings Ordinance; and
  - (ii) the applicant should be reminded that the Premises intended to be used for restaurant is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (c) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and

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