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寄件者: Alison Lai <[REDACTED]>
寄件日期: 2024年12月11日星期三 13:01
收件者: [REDACTED]
副本: [REDACTED]
主旨: Planning application No. A/SK-PK/302
附件: Application form_p15.pdf
類別: Internet Email

Dear Sirs,

We refer to the captioned application.

Attached please see the revised page 15 of the application form for your information. Thank you.

Yours faithfully,
Alison Lai
Prudential Surveyors (Hong Kong) Limited
[REDACTED]

DISCLAIMER

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(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)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		6.39 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	86.8 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

**Relevant Extracts of Town Planning Board Guidelines No. 15A for
‘Application for Eating Place within “Village Type Development” Zone in
Rural Areas under Section 16 of the Town Planning Ordinance’**

The relevant planning criteria for assessing applications include:

- (a) the eating place use should not create environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may be given if the eating place use would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configuration/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/ maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant government departments should be met.

Previous Application

Approved Application

Application No.	Use/Development	Date of Consideration	Approval Condition(s)
A/SK-PK/103	Restaurant ¹	12.1.2001	(a) and (b)

Approval Conditions:

- (a) the submission and implementation of sewage treatment and disposal proposal to the satisfaction of the Director of Environmental Protection or the Town Planning Board; and
- (b) if the above condition is not complied with by the specified date, the approval hereby shall cease to have effect and shall on the same date be revoked without further notice.

¹ The applicant only sought permission to use the 1/F of the NTEH for restaurant use since according to the Notes of the OZP, 'Eating Place' on ground floor of a NTEH in the "V" zone is always permitted.

Government Departments' General Comments

1. Land Administration

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

- (a) no comment on the application;
- (b) the subject building is a New Territories Exempted House (NTEH);
- (c) Lots 1055 and 1056 in D.D. 217 (the Lots) are held under New Grant No. 3171 subject to G.N. 364 of 1934 as amended by G.N. 50 of 1940. Development shall not exceed two storeys and no verandah shall project over government land. Approval of the redevelopment proposal in accordance with the existing lease conditions has been given subject to the following, amongst others:
 - not more than two houses shall be constructed on the Lots. The total roofed-over area of the two houses to be constructed must not exceed 87m² and the total gross floor area of the house or houses to be constructed must not exceed 174m². Besides, the roofed-over area of one house must not exceed 65.03m².
 - the house or houses to be constructed or reconstructed (including parapet walls thereon) shall neither contain more than two storeys nor exceed a height of 7.62m. No cockloft shall be erected. No stairhood or water storage tank shall be constructed on the roof of the building.
 - no balcony or canopy will be permitted to project over and above government land;
- (d) an Approval Letter for the redevelopment proposal was issued on 24.10.2000 and accepted on 3.11.2000. Certificates of Exemption in respect of Building Works, Site Formation Works and Drainage Works were issued on 27.2.2001, 27.2.2001 and 2.6.2001 respectively. Only one building was erected and a "No Objection to Occupy" letter was issued on 18.10.2001; and
- (e) it is also noted from the Ground Floor Plan enclosed in **Appendix I and Drawing A-2** that the proposed outside seating accommodation falls within the Lots only but outside the NTEH. Given the user of the existing leases is virtually unrestricted other than the Lots shall not be used as "Chai Tong"

and no graves shall be made on nor shall any human remains be interred in, or deposited on the Lots either in earthenware jars or otherwise, the proposed restaurant use on the Lots will not breach the existing lease conditions. Hence, there is no objection from the lease point of view to the proposed restaurant use within the Lots.

2. **Traffic**

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

- (a) no objection to the planning application;
- (b) the subject Lots are located outside the boundary of the Hiram's Highway Improvement Stage 2 project; and
- (c) other comments are included in the advisory clauses at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- (a) no objection to the planning application from highway maintenance point of view; and
- (b) the access road leading to the Premises are outside the maintenance jurisdiction of Highways Department.

Comments of Commissioner for Transport:

- (a) no objection to the planning application; and
- (b) the access road leading to the Premises are not under the management of Transport Department.

3. **Drainage**

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

No in-principle objection to the subject application from drainage viewpoint as there is no change to the development parameters of the existing building.

4. Fire Safety

Comments of the Director of Fire Services:

- (a) no comment on the application; and
- (b) other comments are in the advisory clauses at **Appendix IV**.

5. District Officer's Comments

Comments of the District Officer/Sai Kung, Home Affairs Department:

- (a) no comment on the application;
- (b) no Sai Kung District Office's facility will be affected by the subject application; and
- (c) a public complaint relevant to the subject application was received in February 2024. The complaint was from a resident of Kan Sai San Tsuen who complained that the preceding restaurant located at No. 112 and 113 of Lots 1055 and 1056 in DD. 217, Kan Sai San Tsuen had discharged waste water improperly, causing serious odour problem to the villagers. The case has been referred to relevant departments for necessary actions.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- (a) no adverse comment on the subject planning application; and
- (b) other comments are in the advisory clauses at **Appendix IV**.

7. Environment

Comments of the Director of Environmental Protection:

- (a) the applicant has committed that the wastewater arising from the proposed temporary use would be collected by interceptors and existing underground wastewater holding tank with periodic tankering away of wastewater. Besides, the applicant has also committed to follow the "Control of Oily Fume and Cooking Odour from Restaurants and Food

Business" guideline published by Environmental Protection Department and relevant requirements under Air Pollution Control Ordinance in handling the exhaust arising from the proposed temporary use including proper treatment of cooking fume and odour before discharged and proper positioning of kitchen exhaust vents to avoid nuisances and regular maintenance to exhaust system;

- (b) no adverse environmental impact is anticipated from the proposed temporary use and no objection to the subject application on the above basis; and
- (c) other comments are in the advisory clauses at **Appendix IV**.

8. Nature Conservation

Comment of the Director of Agriculture Fisheries and Conservation:

No comment on the application in view that the subject NTEH has already been developed.

9. Other Departments

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

- (a) Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Director of Electrical and Mechanical Services; and
- (d) Project Manager/East, Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Engineer/Major Works Project Management Office, Highways Department (HyD) that given the proximity of the Premises to the works boundary of Hiram's Highway Improvement Stage 2 (HH2), the applicant is reminded to seek advice from HyD and coordinate with the HH2 contractor regarding any works related to the subject application that may interface with the HH2 project;
- (b) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) proper licence/ permit issued by 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 (e.g. whether adequate means of escape is provided). 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;
 - (ii) whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further

processing, FEHD will refer it to the relevant departments including such as Buildings Department (e.g. whether adequate means of escape is provided), Transport Department, Fire Services Department, Planning Department, Home Affairs Department, Lands Department for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the application of OSA will be approved upon full compliance of all the requirements;

- (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (iv) 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. The applicant is also reminded that the operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (c) to note the comments of the Director of Fire Services that:
- (i) 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; and

- (ii) 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; and
- (d) to note the comments of the Director of Environmental Protection that the applicant is reminded:
 - (i) to conduct periodic checking on the interceptors and wastewater holding tank to ensure adequate tankering away of wastewater and proper functioning of the interceptors to avoid potential water quality impact; and
 - (ii) to follow the environmental guidelines related to restaurants/food business (in particular on the handling of kitchen wastewater) at the following Environmental Protection Department's website (https://www.epd.gov.hk/epd/english/greenrestaurant/guidelines/guidelines_02.html) and to observe the relevant requirements under Air Pollution Control Ordinance, Water Pollution Control Ordinance and Noise Control Ordinance.

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 29 OCT 2024.
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas 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 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

2402434

8/10

By Courier

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1SK-PK/302
	Date Received 收到日期	29 OCT 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Realia Investments 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)

Prudential Surveyors (Hong Kong) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1055 and 1056 in Demarcation District 217, Pak Sha Wan, Sai Kung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 87.22 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 75.74 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，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	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (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) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 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 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱／種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Temporary Eating Place with Outside Seating
Accommodation of a Restaurant for a period of 5 year

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....75.74..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.87.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....86.8..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....2..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....6.39..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆75.74..... 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 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Open area on ground floor with an area of
 about 22.19 s.m. : Outside Seating Area

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F (open area only)	Outside Seating Area
.....	1/F	Eating Place
.....
.....
.....
.....

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

Roof: Eating Place

.....

.....

.....

.....

.....

Parts 7 and 8 第7及第8部分

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input 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</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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。

This image shows a single page of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael C K Lee

Director (Valuation & Advisory)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
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

Prudential Surveyors (Hong Kong) Limited

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

Date 日期

- 7 OCT 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

- 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。
- 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。
- 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)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，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
在該靈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 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	Lot Nos. 1055 and 1056 in Demarcation District 217, Pak Sha Wan, Sai Kung, New Territories		
Site area 地盤面積	87.22	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	Nil	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11		
Zoning 地帶	Village Type Development		
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place with Outdoor Seating Accommodation for a Restaurant for a period of 5 years		
(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	75.74 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.87 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(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)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	6.39 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	100 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Extract of Outline Zoning Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

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Supporting Planning Statement

Planning Application under Section 16 of Town Planning Ordinance

For

Proposed Eating Place with Outside Seating Accommodation of a Restaurant

At

**Lot Nos. 1055 and 1056 in Demarcation District 217,
Pak Sha Wan, Sai Kung, New Territories**

Prepared by Prudential Surveyors (Hong Kong) Limited

Date: 7 October 2024

Executive Summary

This Supporting Planning Statement is to supplement the application for permission from Town Planning Board (the “TPB”) under Section 16 of the Town Planning Ordinance for a **Proposed Temporary Eating Place with Outside Seating Accommodation of a Restaurant for a period of 5 years** at Lot Nos. 1055 and 1056 in Demarcation District 217, Pak Sha Wan, Sai Kung, New Territories (the “Application Site”).

The Application Site is located at the western side of Hiram’s Highway, occupying an area of about 87.22 m² and falls within an area zoned “Village Type Development” under the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No.S/SK-PK/11 (“OZP”). According to the Notes of the OZP for “Village Type Development” (“V”) zone, “Eating Place”, except from being always permitted on the ground floor of a New Territories Exempted House, is a Column 2 use which requires planning permission from the Town Planning Board.

The major planning justification are summarized as follows:-

- Compatible with the Surroundings as a Local Visit Place
- Would not jeopardize the planning intention of the “V” zone in long run
- Would Not Result in Undesirable Precedent Case
- No Adverse Traffic Impact
- No Adverse Visual Impact
- No Adverse Sewerage Impact
- Proper Control of Cooking Fume and Odour

Considering the planning justifications presented in this Planning Statement, we sincerely seek favourable consideration from the TPB to this planning application.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃許可申請尋求城市規劃委員會（「城規會」）批准於新界西貢白沙灣丈量約份第 217 約地段第 1055 號及第 1056 號上現有建築物（「申請地點」）用作**臨時食肆用途及露天座位**，為期 5 年。

申請地點位於西貢公路的西面，地盤面積約 87.22 平方米，並處於北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11 範圍內被劃作「鄉村式發展」的用途地帶；擬議的「食肆」，除了在位於新界豁免管制屋宇的地面一層為經常准許的用途之外，為大綱核准圖的第二欄用途，需獲得城市規劃委員會的規劃許可。

是次申請的主要規劃理據概括如下：

- 符合現有周邊環境用途
- 擬議用途屬臨時性質，將不會阻礙用地作為「鄉村式發展」用途的規劃意向
- 不會造成不良先例
- 不會對交通造成不良影響
- 不會對視覺造成不良影響
- 不會對排污造成不良影響
- 將妥善處理及控制食肆營運期間產生的煮食油煙及氣味

基於本規劃報告所闡述的理據，我們懇請城規會對本規劃申請作出正面積極的考慮。

1. Background

This application for permission under Section 16 of the Town Planning Ordinance (TPO) is prepared and submitted on behalf of the Applicant to the Town Planning Board (TPB) for proposed temporary eating place with outside seating accommodation of a restaurant for a period of 5 years (the “Subject Application”) at Lot Nos. 1055 and 1056 in Demarcation District 217, Pak Sha Wan, Sai Kung, New Territories (the “Application Site”).

2. Site Context

The Application Site, with an area of about 87.22 m², occupies a rectangular-shaped site on the western side of Hiram’s Highway. Located at the fringe of the “V” zone, the site is directly opposite to a public open car park on the other side of Hiram’s Highway, neighbouring some village houses and Kau Sai San Tsuen Village Office to its north and southwest respectively. Public transportation facilities such as franchised buses, minibuses and taxis are available in close proximity along Hiram’s Highway.

Development in the vicinity are dominated by village houses and low-rise estate-type residential development, intermingled with some recreational facilities such as Pak Sha Wan Sea Activity Centre, Hebe Haven Yacht Club and Pak Sha Wan Centre. A recent-build hotel, namely The Pier, is located at further southeast of the Application Site.

According to our site inspection on 5 June 2024, the Application Site was a 2-storey building which is currently vacant. There is no direct vehicular access to the Application Site. Existing access to the Application Site is on foot via an unnamed paved road branched off Hiram’s Highway. Location plan and photos taken during our site inspection are attached at *Appendices 1 and 2*.

3. Planning Context

The Application Site falls within an area zoned “Village Type Development” (“V”) under the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 dated 27 October 2006 (the “OZP”). Extract of the OZP is attached at *Appendix 3*.

According to the Notes of the OZP, planning intention of “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of

the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board. It is noted that ‘Eating Place’ other than on the ground floor of a New Territories Exempted House (NTEH) is a Column 2 use which requires planning permission from the Town Planning Board.

4. Previous Planning Application relevant to the Application Site

One planning application in connection with the Application Site was found and the particulars are listed below [Table 1 refers].

No.	Application No.	Applied Use	Location	Zone	Parameters	Decision Date	Decision
1	A/SK-PK/103	Proposed Restaurant for a period of 5 years	1/F, Pak Sha Wan, Sai Kung	Village Type Development	UFA: 75 m ²	12/01/2001	Approved with condition(s) on a temporary basis

Table 1 Previous Planning Application relevant to the Application Site

5. Precedent Planning Application for Eating Place within “V” zone under the OZP

Precedent planning applications for approval for eating place within “V” zone under various OZP (at the time of application) was found in the past 3 years and nine of them are listed below [Table 2 refers].

#	Application No.	Applied Use	Location	Zone	Parameters	Decision Date	Decision
1	A/NE-TK/795	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	Lots 214 S.A ss.1 (Part), 214 S.B ss.1 (Part) and 214 S.A RP (Part) in D.D. 28, Lung Mei, Tai Po	V	Site Area: 60.11 m ² Total GFA: 27.6 m ² Building Height: 2.4m No. of Storey: 1	05/04/2024	Approved with conditions on a temporary basis
2	A/NE-TK/789	Temporary Eating Place (Outside Seating Accommodation	Lots 210 (Part), 211 (Part) and 213 RP (Part) in D.D. 28, Lung Mei, Tai Po	V	Site Area: 160.4 m ² Total GFA: 88.5 m ² Building Height: Not more than 5.3m	26/01/2024	Approved with conditions on

		of a Restaurant) for a Period of 3 Years			No. of Storey: 1		a temporary basis
3	A/NE-TK/784	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	Government Land Adjoining Lot 882 in D.D. 28, Tai Mei Tuk, Tai Po	V	Site Area: 49.91 m ² Total GFA: 36.681 m ² Building Height: 4.71m No. of Storey: 1	13/10/2023	Approved with conditions on a temporary basis
4	A/NE-KP/1	Proposed Eating Place	G/F, Lot 156 in D.D. 65 and Adjoining Government Land, Kuk Po Tsuen, Sha Tau Kok	V	Site Area: 59.9 m ² Total GFA: 59.9 m ² No. of Storey: 1	13/10/2023	Approved with conditions
5	A/NE- SSH/150	Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	Lots 1046, 1047 and 1051 (Part) in D.D.165 and Adjoining Government Land, Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung	V	Site Area: 172 m ²	25/8/2023	Approved with conditions on a temporary basis
6	A-NE-TK/763	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	Government Land adjoining Lot 882 in D.D. 28, Tai Mei Tuk, Tai Po	V	Site Area: 49.91 m ² Total GFA: 36.681 m ² Building Height: 4.71m No. of Storey: 1	11/11/2022	Approved with conditions on a temporary basis
7	A/NE-TK/746	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	Lot 715 RP (Part) in D.D. 28, Tai Mei Tuk, Tai Po	V & Road	Site Area: 22.8 m ²	18/03/2022	Approved with conditions on a temporary basis

8	A/TP/679	Proposed Temporary Eating Place (Extension of a Restaurant) for a Period of 3 Years	Government Land in D.D. 6, Kam Shek New Village, Tai Po	V	Site Area: 34.4 m ² Building Height: Not more than 2.8m No. of Storey: 1	24/12/2021	Approved with conditions on a temporary basis
9	A/NE-TK/695	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	Lots 214 S.A ss.1 (Part), 214 S.B ss.1 (Part) and 214 S.A RP (Part) in D.D. 28, Lung Mei, Tai Po	V	Site Area: 60.11 m ² Total GFA: 27.6 m ² Building Height: 2.4m No. of Storey: 1	22/01/2021	Approved with conditions on a temporary basis

Table 2 Precedent Planning Application for Eating Place within “V” zone under various OZP

6. Land Status

The Application Site comprises 2 land lots, including Lot Nos. 1055 and 1056 in Demarcation District 217, both held under New Grant No. 3171 and was permitted for building purposes. According to the general and special conditions annexed to the NG 3171, there is no restriction in relation to gross floor area, roofed-over area, building height, site coverage under lease, except that the building erected on the lot shall not be used as “Chai Tong” or for any other purpose of a similar nature (SC 2a in Government Notification No. 364 of 1934).

Both land lots are solely owned by the Applicant.

7. Development Proposal

The Applicant proposes to use 1/F, roof and the open area on G/F of the existing two-storey building as a temporary eating place with outdoor seating accommodation for a period of 5 years (“Proposed Use”) which aims to provide F&B services to locals and visitors alike. The entire existing building (i.e. G/F, 1/F and Roof) was previously occupied as a Licensed General Restaurant since 2001 (about) and this application involves no change in terms of the accommodation and layout of the building. Alfresco dining will also be available on Roof.

Details of the site/development parameters are listed as follow:-

Application Site Area	87.22 s.m.	
	<u>Existing</u>	<u>Proposed</u>
Site Coverage	G/F : 100% 1/F : 86.8%	No change
No. of Block	One 2-storey building	No change
Proposed Building Height	6.39 m	No change
Domestic GFA	-	-
Non-Domestic GFA ⁽¹⁾	G/F : 65.03 s.m. 1/F : 75.74 s.m. Total : 140.77 s.m.	No change
Plot Ratio	G/F : 0.75 (about) 1/F : 0.87 (about) Total : 1.62 (about)	No change
Roof Area	66.58 s.m.	No change
Outdoor Seating Area	G/F : 22.19 s.m.	No change
No. of Parking Spaces	Nil	No change
No. of Loading/Unloading Spaces	Nil	No change

Note:

- (1) Only unenclosed retractable sunshade will be installed on Roof. As the Roof will be unenclosed, there will not be GFA implication.
- (2) The proposed restaurant included G/F, 1/F and Roof of the existing building. Considering the use of G/F as restaurant is always permitted under the OZP, information of the internal area of G/F in the application is for reference only and not for approval.

Operation hours of the proposed restaurant is 10:00 a.m. to 10:00 p.m. daily including public holiday. The proposed maximum capacity of the restaurant is 58 customers.

The Layout Plan of the existing building is attached at ***Appendix 4***.

8. Justification

8.1 Compatible with the Surroundings as a Local Visit Place

The Application Site is zoned “Village Type Development” under the OZP, where proposed eating place, shop and services use are always permitted on the ground floor of a New Territories Exempted House. It is considered the Proposed Use is not incompatible with the surrounding land uses which are predominantly residential dwellings with some of the ground floor premises occupied for commercial purposes. By conveniently located at the fringe of the village area abutting Hiram’s Highway and adjacent to recreational uses and tourist attraction spots, such as The Pier Hotel, Hebe

Haven Yacht Club, the Proposed Use will serve as a meeting place for social gathering of the villagers and cater both local and visitors' demand for eating place. Given the scale and location of the Application Site, it is also expected that the Proposed Use would not create nuisance or cause inconvenience to the local residents. Also, the Application Site has been occupied as a restaurant since 2001 (about) and is a long established use in the area.

8.2 Would not jeopardize the planning intention of the "V" zone in long run

Considering that the Proposed Use is temporary in nature, the proposal would not reduce the land area available for village type development. Furthermore, as the Application Site is currently vacant, the Proposed Use would also help to better utilize land resources while being compatible with the surroundings.

8.3 Would Not Result in Undesirable Precedent Case

As noted in Section 4 above, an application for a proposed restaurant for a period of 5 years at 1/F of the Application Site was approved in 2001. Considering the scale of the current application and its similarity with the previous approved application at the application site, the current application would not result in undesirable precedent case.

8.4 No Adverse Traffic Impact

The customer of the proposed eating place will be mainly the local villagers and visitors of the recreational facilities nearby. Considering that public transport facilities such as franchised buses, green minibuses (GMB) and taxis are available in close proximity along Hiram's Highway, it is foreseen that the dominant mode of transport to the proposed eating place would be public transport. Furthermore, whilst no car parking space would be provided at the Application Site, a public carpark with adequate metered parking spaces are located directly opposite to the Application Site.

In view of the user and development parameters of the current proposal, it is also anticipated that only minimal road traffic related to pick-up or drop-off purposes would be generated. The loading and unloading of goods will be arranged at the public carpark nearby and it will not be carried out during peak hour.

Overall, the traffic impact caused by the proposed eating place is considered insignificant.

8.5 No Adverse Visual Impact

The proposed application involves no change to the façade of the existing building while its building height is also generally in line with the surrounding buildings. Hence, no adverse visual impact would be aroused.

8.6 No Adverse Sewerage Impact

As there is no public government drainage near the Application Site, all the wastewater will be collected by 3 interceptors and 2 foul water tanks at/next to the Application Site and are treated by monthly vacuum services.

The layout plan and photos of the said interceptors and foul water tanks are attached at ***Appendix 5***.

8.7 Proper Control of Cooking Fume and Odour

The Applicant/restaurant operator will follow the “Control of Oily Fume and Cooking Odour from Restaurants and Food Business” guideline published by the Environmental Protection Department and the relevant requirements under Air Pollution Control Ordinance (Cap. 311). Examples of measures includes making sure cooking fume and odour are to be discharged with proper treatment, kitchen exhaust vents to be positioned properly to avoid nuisances and regular maintenance to exhaust system. Design and installation requirement of ventilating/kitchen exhaust system listed in “A Guide To Application for Restaurant Licence” published by the Food and Environmental Hygiene Department will also be taken into consideration.

9. **Conclusion**

In light of this Supporting Planning Statement, the Subject Application is justified on following grounds:

- Compatible with the Surroundings as a Local Visit Place
- Would not jeopardize the planning intention of the “V” zone in long run
- Would Not Result in Undesirable Precedent Case
- No Adverse Traffic Impact
- No Adverse Visual Impact
- No Adverse Sewerage Impact
- Proper Control of Cooking Fume and Odour

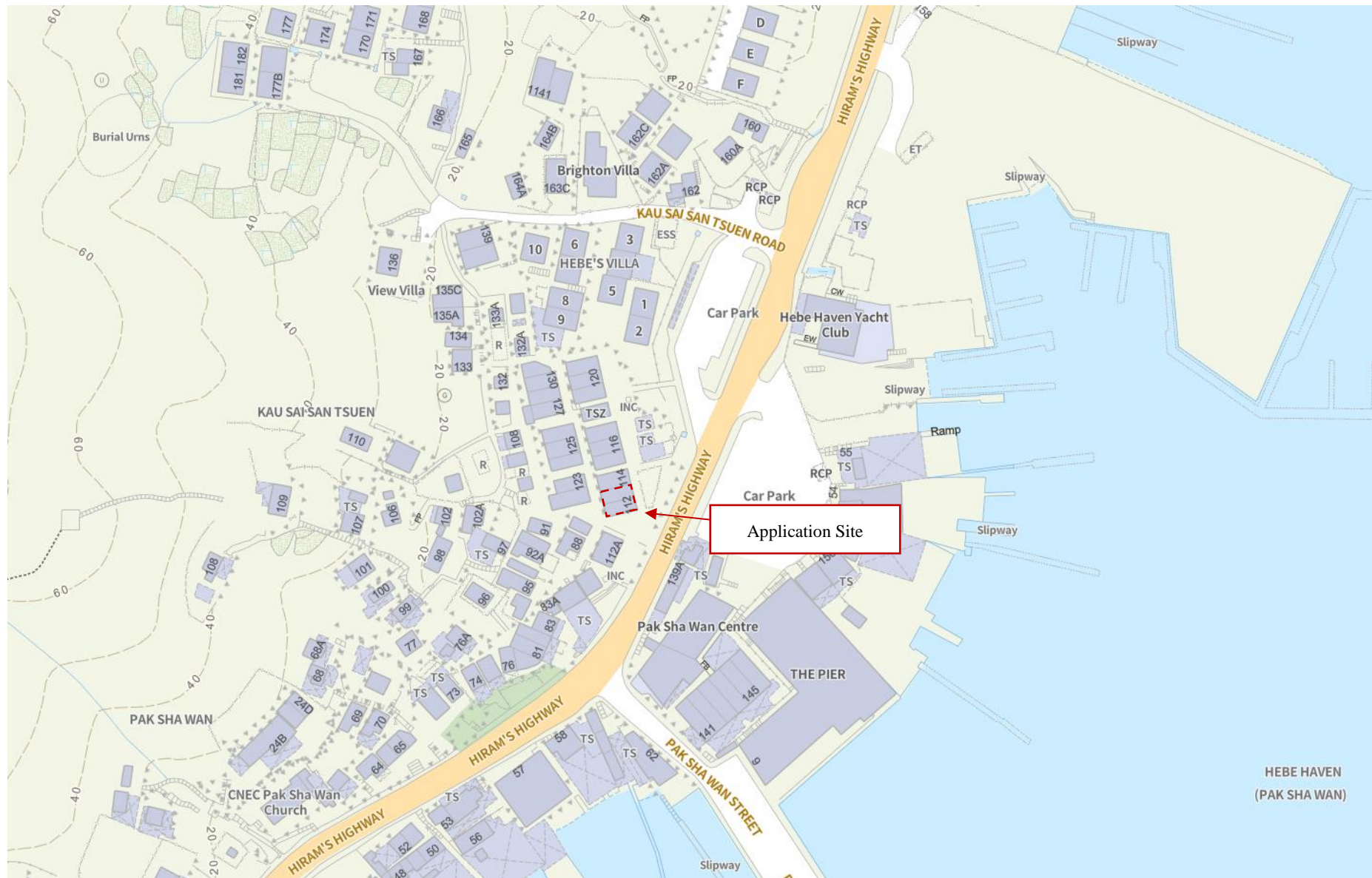
This Supporting Planning Statement demonstrates that the Subject Application deserves the favourable consideration by the TPB in light of the justifications provided. We trust that the TPB will see fit to approve the application.

List of Appendices

1. Location Plan
2. Photos of the Application Site and Surrounding Areas
3. Extract of the OZP
4. Layout Plan of the Existing Building
5. Layout Plan and Photos of the Sewer Tanks

Appendix 1

Location Plan

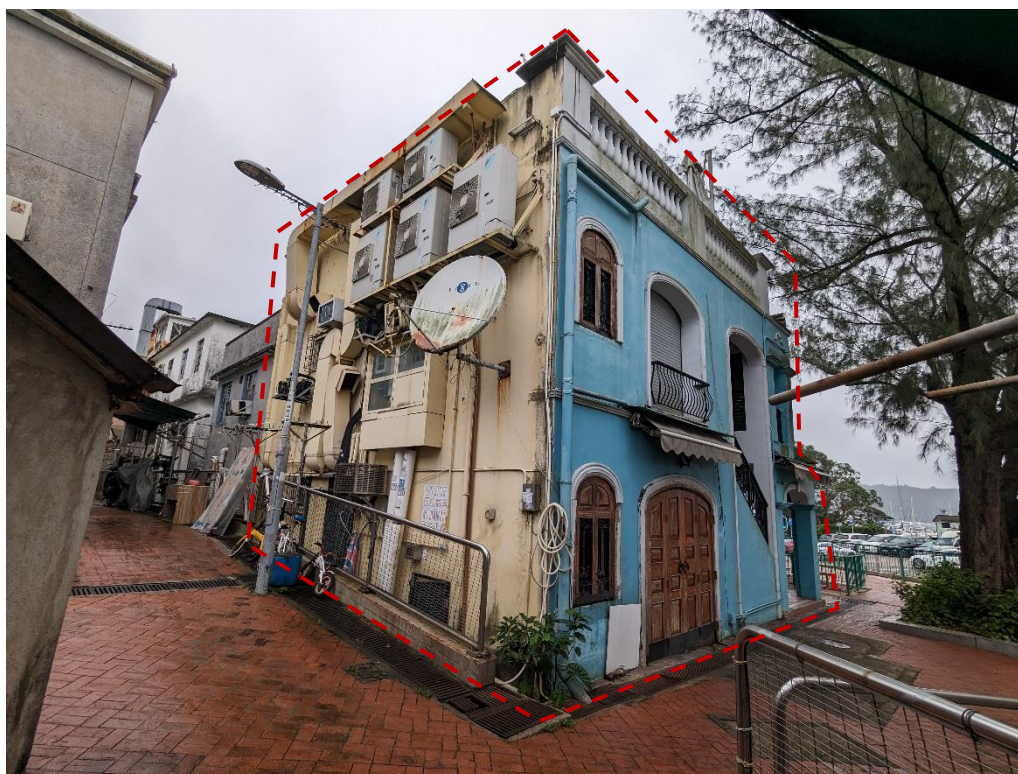


Appendix 2

Photos of the Application Site and Surrounding Areas



01. Application Site (View from Hiram's Highway)



02. Application Site (Side and Back Elevations)



03. G/F



04. G/F



05. Staircase to 1/F



06. 1/F



07. 1/F



08. 1/F



Kitchen

09. 1/F & Staircase to Roof



10. Kitchen



11. 1/F



12. Roof



13. Roof



14. View from Roof & Transportation Facilities nearby



15. Hebe Haven Yacht Club, Minibus and Bus Stop



16. Hiram's Highway



17. Paved Road to the Application Site



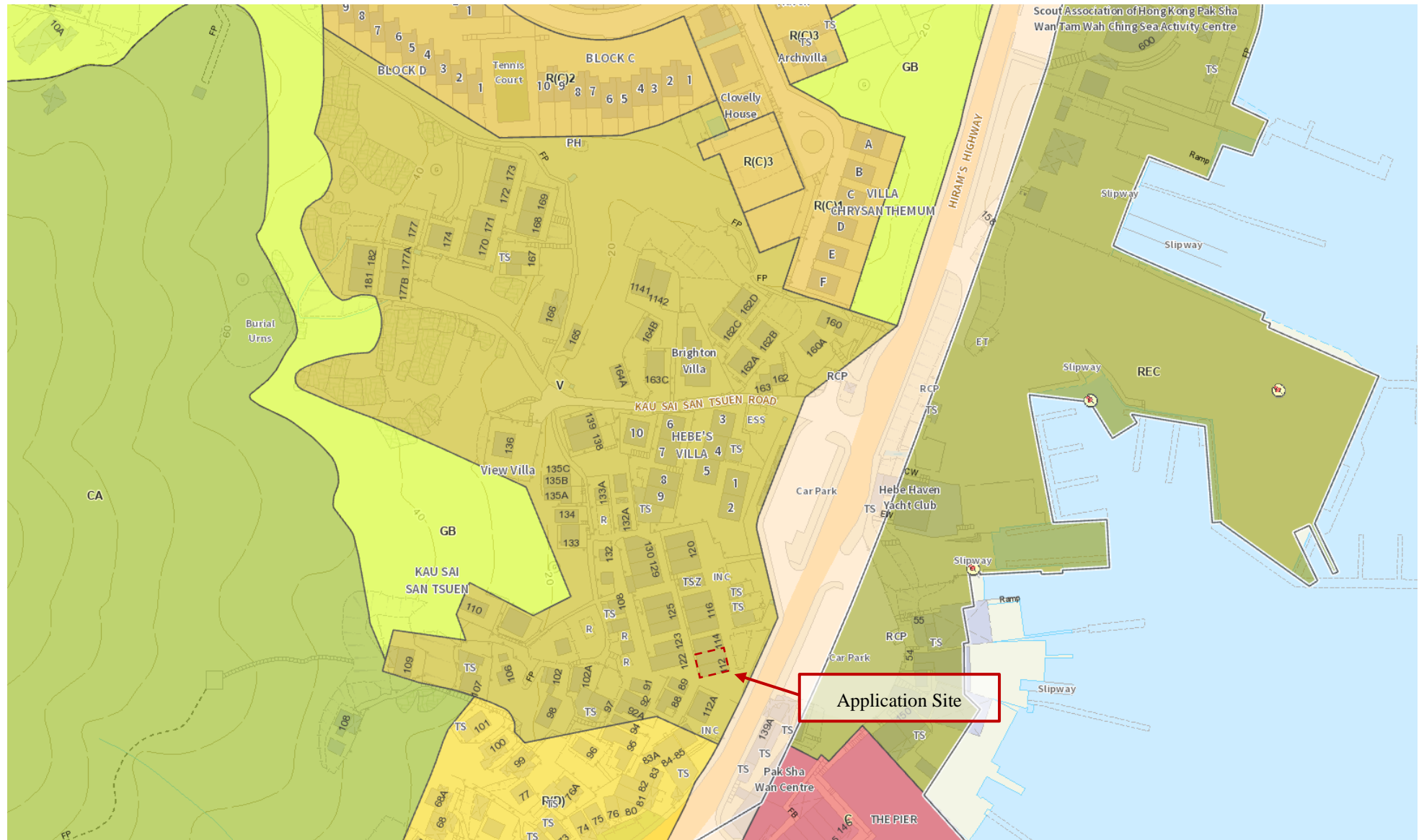
18. The Pier Hotel to the southeast of the Application Site



19. Pak Sha Wan Pier

Appendix 3

Extract of the OZP



- 7 -

S/SK-PK/11

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project
In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:	

Eating Place
 Library
 School
 Shop and Services

Planning Intention
 (Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

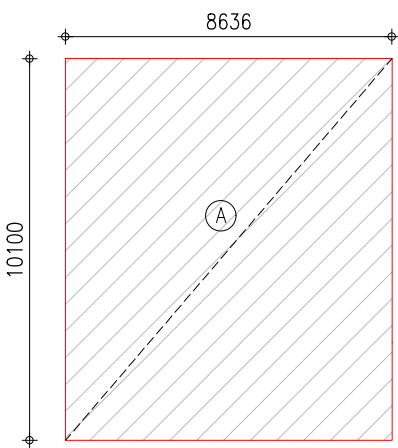
- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #), shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plans, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix 4

Layout Plan of the Existing Building



SITE PLAN
SCALE 1:1000@A3



Ⓐ = 10.100 x 8.636 = 87.22 m²

CALCULATION FOR SITE COVERAGE
SCALE 1:200@A3

REMARKS: FOR GROUND FLOOR PLAN, REFER TO DWG. NO. A02
REMARKS: FOR FIRST FLOOR PLAN, REFER TO DWG. NO. A03
REMARKS: FOR ROOF PLAN, REFER TO DWG. NO. A04
REMARKS: FOR ELEVATIONS, REFER TO DWG. NO. A05

CONSULTANT :
 測建行
PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

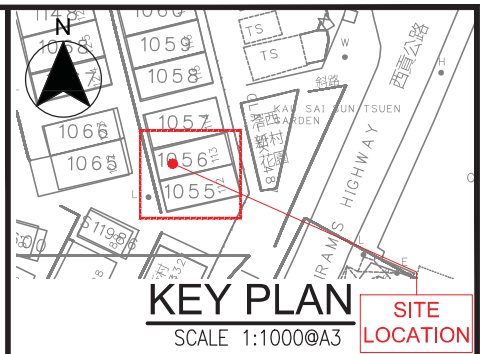
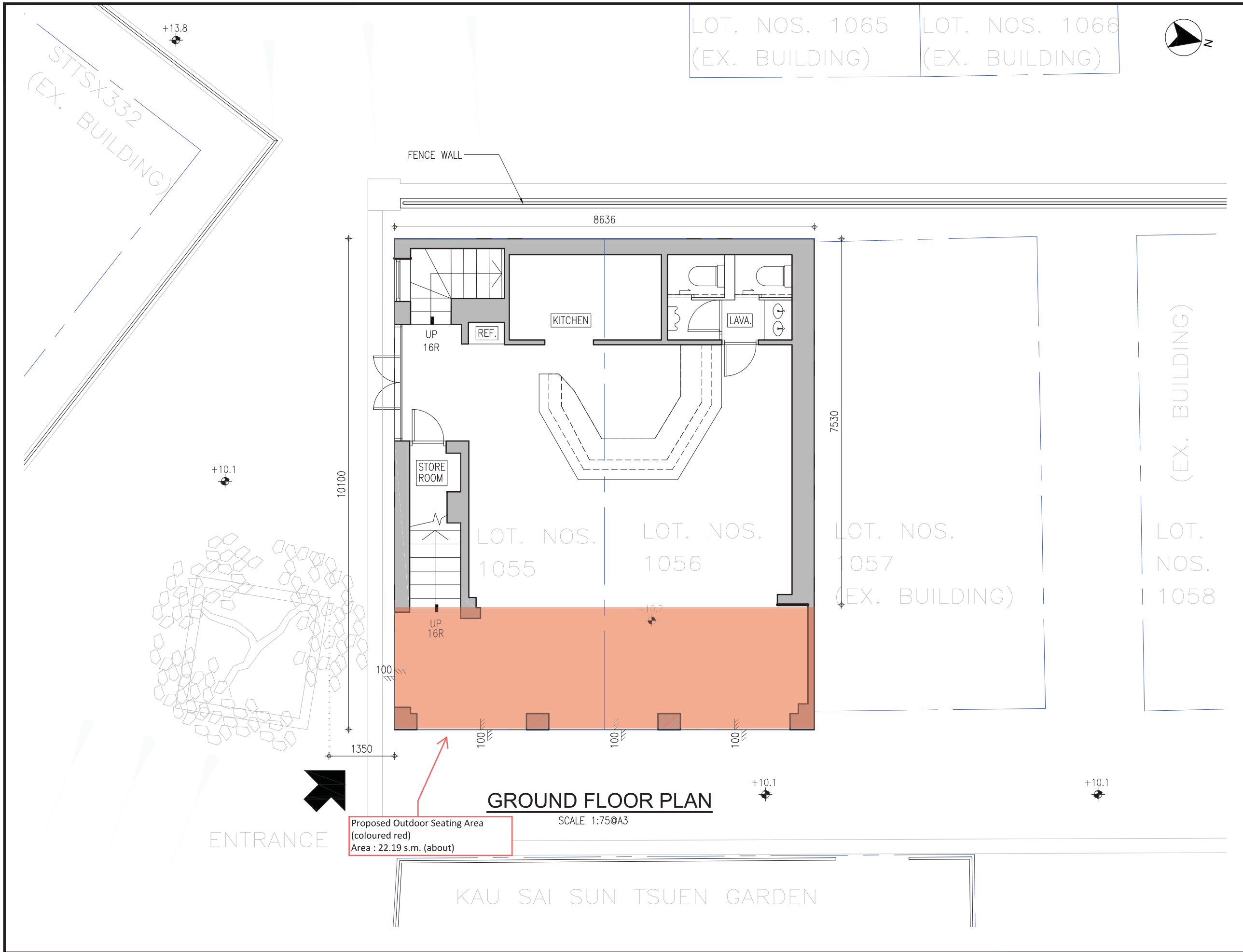
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112 Pak Sha Wan Licence & Planning Matter

DRAWING TITLE :
Site Plan

DATE	DRAWN	DESIGNED	CHECKED	SCALE
28-06-24	RL	-	-	AS SHOWN

JOB NO. : TEMP JOB	DRAWING NO. : A01
FILING CODE: N:\ADVISORY SECTION\JOB FILES\PSHK\DD217.,PAK SHA WAN\	

STATUS :



CONSULTANT :
 測建行
PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :
112 Pak Sha Wan Licence & Planning Matter

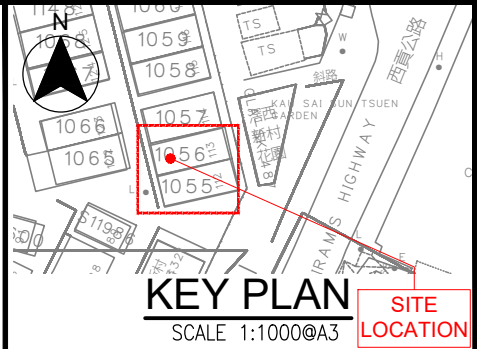
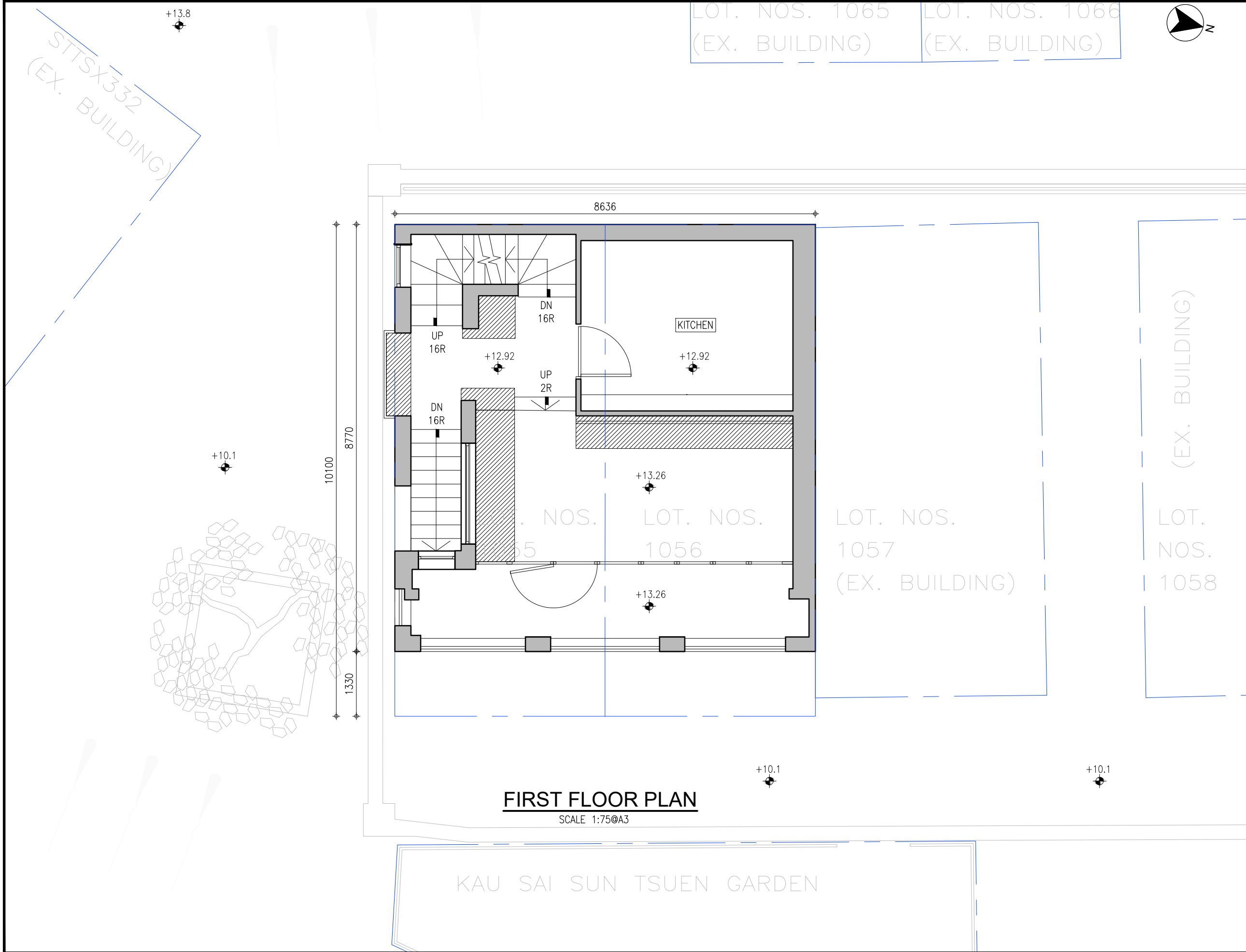
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Ground Floor Plan

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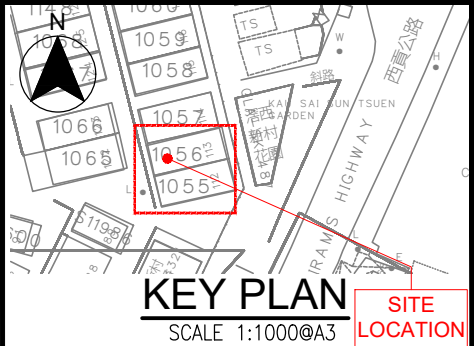
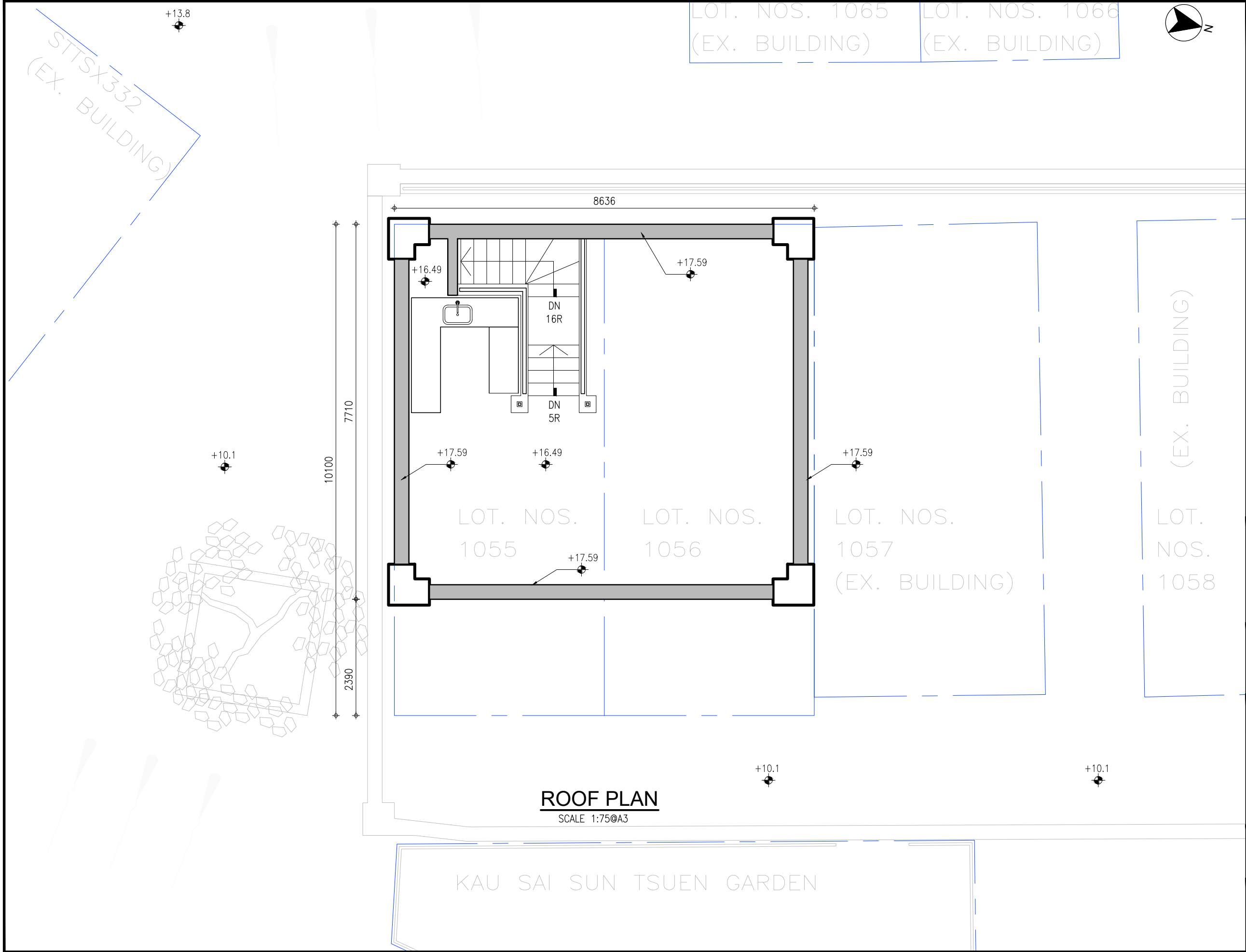
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REMARKS: FOR ROOF PLAN, REFER TO DWG. NO. A04
REMARKS: FOR ELEVATIONS, REFER TO DWG. NO. A05



CONSULTANT :				
<div><div></div><div>測 建 行</div></div> <div>PRUDENTIAL SURVEYORS (INTL) LTD TEL. 25078333 FAX. 25986576</div>				
PROJECT TITLE :				
112 Pak Sha Wan Licence & Planning Matter				
DRAWING TITLE :				
First Floor Plan				
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28-06-24	RL	-	-	AS SHOWN
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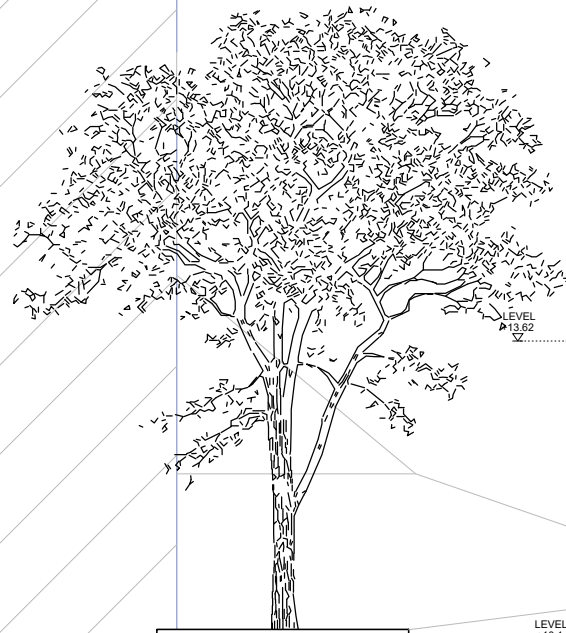
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REMARKS: FOR ELEVATIONS, REFER TO DWG. NO. A05



CONSULTANT :				
<div> 測 建 行</div>				
<div>PRUDENTIAL SURVEYORS (INTL) LTD</div> <div>TEL. 25078333FAX. 25986576</div>				
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112 Pak Sha Wan Licence & Planning Matter				
DRAWING TITLE :				
Roof Plan				
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04-02-24	RL	-	-	AS SHOWN
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REMARKS: FOR ROOF PLAN, REFER TO DWG. NO. A04
REMARKS: FOR ELEVATIONS, REFER TO DWG. NO. A05

KEY PLAN
SCALE 1:1000@A3



LEVEL
+10.1
▽

PADSTOW

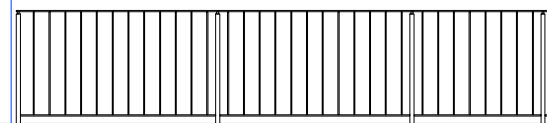
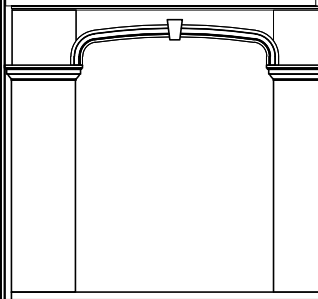
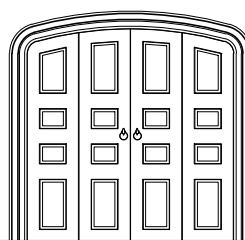
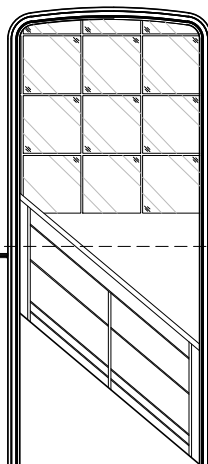
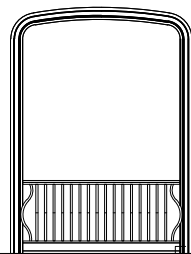
8636

SCALE 1:75@A3



LEVEL
+10.1
▽

LEVEL
+13.62
▽



SCALE 1:75@A3



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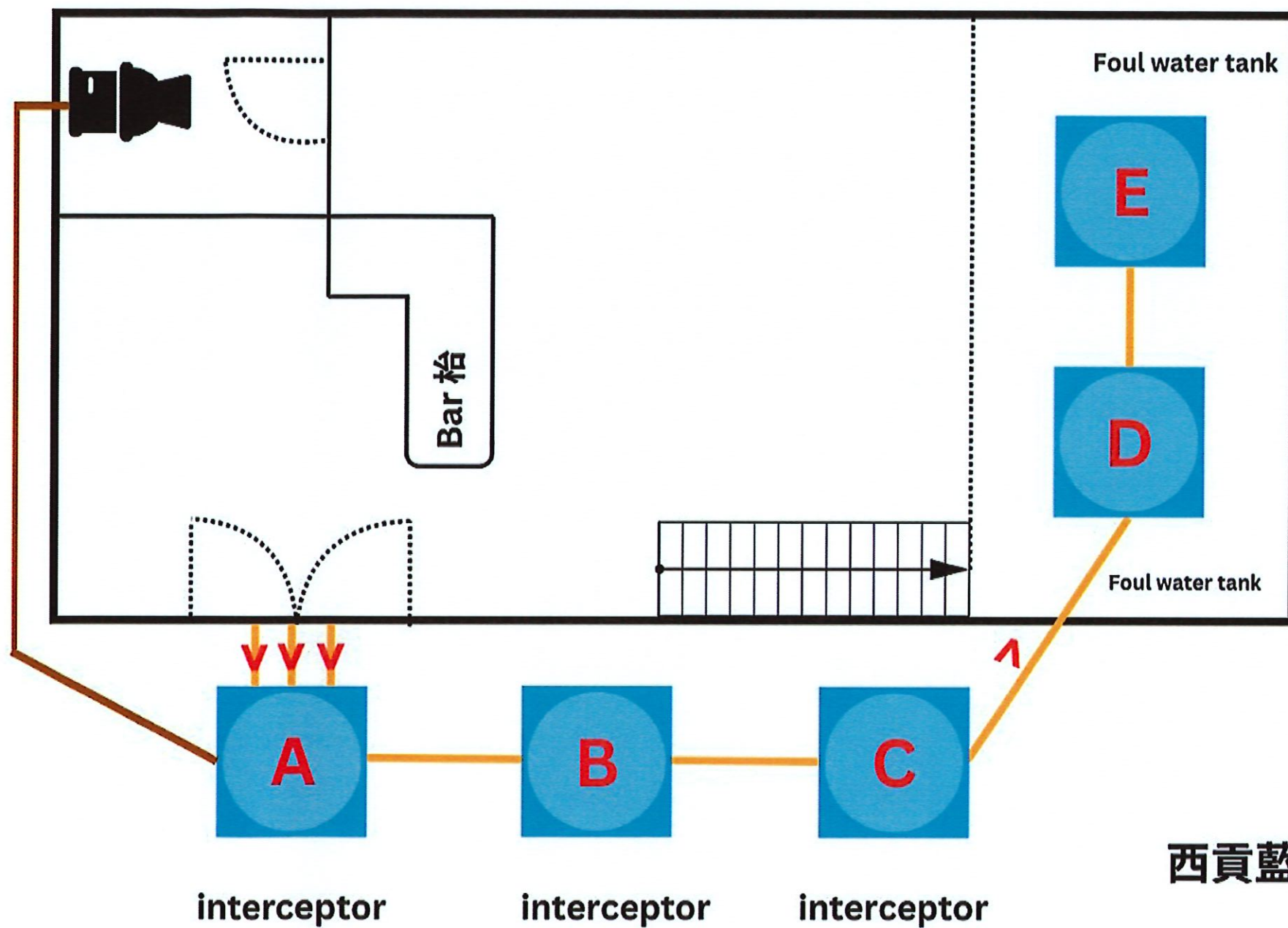
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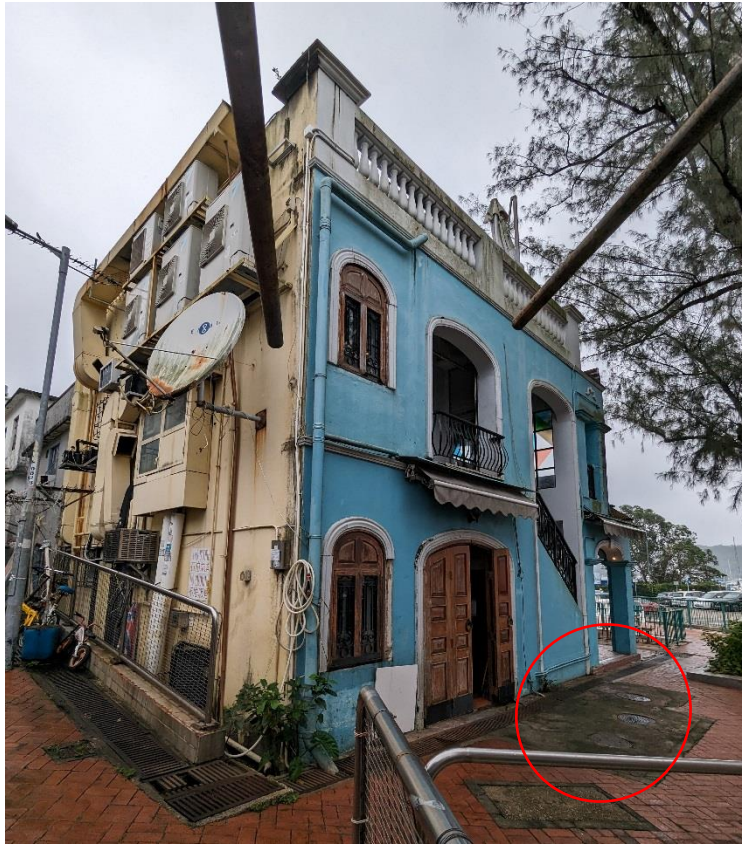
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REMARKS: FOR ROOF PLAN, REFER TO DWG. NO. A04
REMARKS: FOR ELEVATIONS, REFER TO DWG. NO. A05

Appendix 5

Layout Plan and Photos of the Sewer Tanks





01. Location of Interceptors (A, B & C)



02. Interceptors (A, B & C)



03. Foul Water Tank (D)



04. Foul Water Tank (E)