

This document is received on 24 MAY 2021.
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

A/TM-SKW/112 APPLICATION FOR PERMISSION STP/TM1
UNDER SECTION 16 OF TP/TM4
THE TOWN PLANNING ORDINANCE TP6/3
(CAP.131) SS0/TM
STO/TM
24/5

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/TM-SKN/112 |
| | Date Received 收到日期 | 24 MAY 2021 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.info.gov.hk/tpb/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

鍾玉英

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)

溫啟燦

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) | 青山公路半味半屏管菊 305 號地下 |
| (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 33.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 40 Ckn |
| (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 | S/Tm - 3k w / 13 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | G.B. |
| (f) Current use(s) 現時用途 | 會所 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

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

臨時食肆

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 NAsq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 NAsq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 NA

Proposed domestic floor area 擬議住用樓面面積 /sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 40.0sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 40.0sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

地下地庫作戲院及住宅用途
(Area 2) (Area 1)

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 NA

Motorcycle Parking Spaces 電單車車位 NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 NA

Coach Spaces 旅遊巴車位 NA

Light Goods Vehicle Spaces 輕型貨車車位 NA

Medium Goods Vehicle Spaces 中型貨車車位 NA

Heavy Goods Vehicle Spaces 重型貨車車位 NA

Others (Please Specify) 其他 (請列明) NA

NA

| | | | |
|--|---|--|--|
| Proposed operating hours 擬議營運時間 07:00 - 17:00 平日(星期一至五)及星期六/日及公眾假期 (每日) | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物? | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) | |
| | No 否 | <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) | |
| (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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) | | | |
| (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? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" 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? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 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 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (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 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"/> _____ _____ | | |
| | | | |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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/ / |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

7. Justifications 理由

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

見另頁

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。

以下為本人申請上述地點為臨時食肆的理由。

首先，近年掃管笏有多棟村屋及數個大型屋苑落成，區內居民增加；同時區內仍有數個大型屋苑仍在施工階段，地盤施工的日子每天都有大量建築公司員工在區內工作，對食肆的需求增加。而掃管笏本身並沒有足夠的食肆營業，本人申請的臨時食肆能有效地舒緩因施工地盤帶來對區內食肆需求的壓力。

第二，本人申請地點位於麥理浩徑其中一個進出口路徑，經常有行山人士經過，但附近並沒有士多及食肆。臨時食肆可方便行山人士作歇息之用，及可向他們作補給之用。

另外，由於本人申請的地點已有固定的建築物，並有足夠的電力及水源，而且建築物前身為農業協會會所，曾作抽土及耕種用途，並且於在喜慶日子宴客的多至五十人。因此，在上述地點申請為臨時食肆，及使用現有地方及資源，並不會對環境帶來額外的破壞。

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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

.....
WAN KAI LEUNG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☒ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

..... 24 Apr 2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

| | |
|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | G/E, 青山公路18呎半排管旁305號地下 |
| Site area 地盤面積 | 40 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | S/TM - SKW 13 |
| Zoning 地帶 | G.B |
| Type of Application 申請類別 | <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | 臨時食肆 |

| | | | |
|--|---|---|--|
| (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 <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 | / <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | / <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| | Non-domestic 非住用 | / <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | / <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| (iv) Site coverage 上蓋面積 | <div style="text-align: right;">% <input type="checkbox"/> About 約</div> | | |
| (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

Plans and Drawings 圖則及繪圖

- Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 ☐ ☒
- Block plan(s) 樓宇位置圖 ☐ ☐
- Floor plan(s) 樓宇平面圖 ☐ ☐
- Sectional plan(s) 截視圖 ☐ ☐
- Elevation(s) 立視圖 ☐ ☐
- Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 ☐ ☐
- Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 ☐ ☐
- Others (please specify) 其他（請註明） ☒ ☐

FLOOR PLAN

Reports 報告書

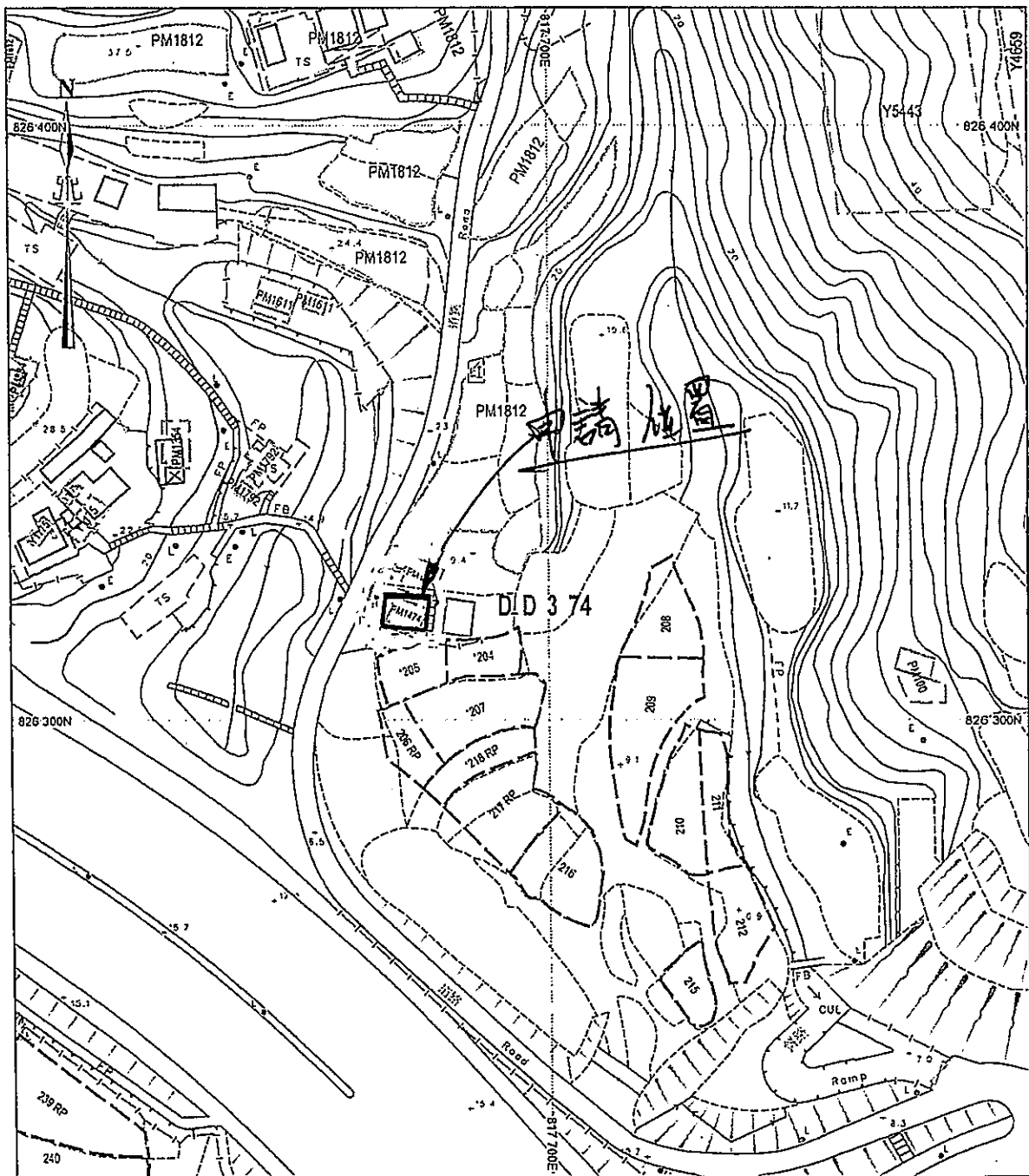
- Planning Statement/Justifications 規劃綱領／理據 ☐ ☐
- Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） ☐ ☐
- Traffic impact assessment (on vehicles) 就車輛的交通影響評估 ☐ ☐
- Traffic impact assessment (on pedestrians) 就行人的交通影響評估 ☐ ☐
- Visual impact assessment 視覺影響評估 ☐ ☐
- Landscape impact assessment 景觀影響評估 ☐ ☐
- Tree Survey 樹木調查 ☐ ☐
- Geotechnical impact assessment 土力影響評估 ☐ ☐
- Drainage impact assessment 排水影響評估 ☐ ☐
- Sewerage impact assessment 排污影響評估 ☐ ☐
- Risk Assessment 風險評估 ☐ ☐
- Others (please specify) 其他（請註明） ☐ ☐

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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。

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



Locality :

Lot Index Plan No. : ags_S00000072223_0001

District Survey Office : Land Information Centre

Date : 23-Apr-2021

Reference No. : 6-SW-12D,6-SW-17B

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SMO-P01 20210423155557 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖樣界線。這些土地包括私人地段、政府用地、短期租約的地、以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或含延誤於有誤資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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

REVISION 修改 DATE 日期

PROJECT CODE 工程編號

N/A

PROJECT NAME 項目名稱

LAYOUT PLAN
OF SO KWUN
WAT

DRAWING TITLE 圖紙名稱

~~LAYOUT PLAN~~

Floor Plan

DATE 出題日期

27-04-2021

SCALE 比例

1:75@A3

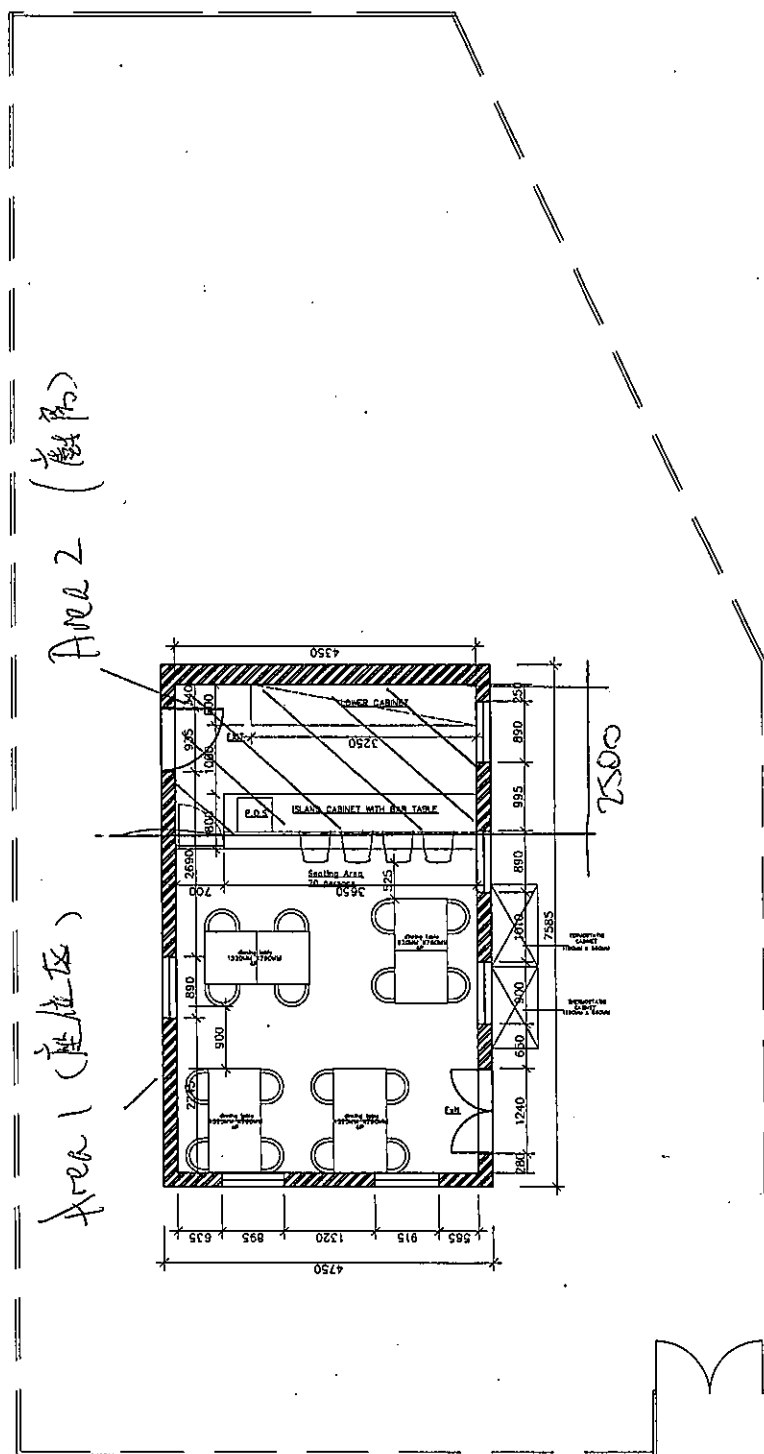
DRAWN BY 劉國權

ب

CONSTRUCTION DWG NO.

LP-01

DWG NO 00000000



Floor Plans

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月27日星期四 12:00
收件者: gtclai@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Re: A/TM-SKW/112
附件: 2021_0527_PLAND SUPPLE.pdf

Dear Mr. Lai,

plz find the replaced page 8 and we want to clarify that the first floor now is still keeping the original usage that is the storage area for club (會所存物)

Thanks,
Kenneth Wan
[REDACTED]

(<gtclai@pland.gov.hk>) 在 2021年5月27日星期四 上午10:24:25 [GMT+8] 寫道 :

Dear Mr. WAN,

As spoken, please send the replacement page of the application form (p.8) and the clarification to Town Planning Board (email: tpbpd@pland.gov.hk) with the application number (No. A/TM-SKW/112) and c.c. to me. Grateful if you can do it **by noon tomorrow.**

Thanks and Regards,
Gabriel LAI
TPG3/TM&YLW
Tel: 2158 6331

Form No. S16-III 表格第 S16-III 號

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中請的資料。如有需要，請另頁說明。

以下為本人申請上述地點為臨時食肆的理由。

首先，近年掃管笏有多棟村屋及數個大型屋苑落成，區內居民增加；同時區內仍有數個大型屋苑仍在施工階段，地盤施工的日子每天都有大量建築公司員工在區內工作，對食肆的需求增加。而掃管笏本身並沒有足夠的食肆營業，本人申請的臨時食肆能有效地舒緩因施工地盤帶來對區內食肆需求的壓力。

第二，本人申請地點位於考理活徑其中一個進出口路徑，經常有行山人士經過，但附近並沒有士多及食肆。臨時食肆可方便行山人士作歇息之用，及可向他們作補給之用。

另外，由於本人申請的地點已有固包的建築物，並有足夠的電力及水源，而且建築物~~前~~為農業協會會所，曾作為士多及耕學用途，並且於在喜慶日子宴客多至五十人。因此，在上述地點申請為臨時食肆及使用現有地方及資源，並不會對環境帶來額外的破壞。



Fw: [A/TM-SKW/112] s.16 application for Temporary Eating Place for a period of 3 years, Government Land in D.D. 374, G/F, No.305 So Kwun Wat, 18.5 Miles, Castle Peak Road, Tuen Mun, New Territories 02/07/2021 10:19

From: [REDACTED]

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc: "gtclai@pland.gov.hk" <gtclai@pland.gov.hk>, "bwkfong@pland.gov.hk" <bwkfong@pland.gov.hk>

File Ref:

Please respond to [REDACTED]

1 Attachment



reply to EPD for sewage.docx

Dear Town Planning Board,

please find my supplementary information and reply to the comment of EPD.

please contact me for any further inquiries.

Thanks,
Kenneth Wan
[REDACTED]

(<gtclai@pland.gov.hk>) 在 2021年6月30日星期三 下午12:18:35 [GMT+8] 寫道 :

Dear Mr. WAN,

I refer to your planning application received by the Town Planning Board on 24.5.2021.

Enclosed please find the comments of Director of Environmental Protection for your information and response. Grateful if you could submit your responses to the Town Planning Board and c.c. to me with reference to the 'Town Planning Board Guidelines on Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review Made under the Town Planning Ordinance' (TPB PG-No.32).

Thanks and Regards,
Gabriel LAI
TPG3/TM&YLW
Tel: 2158 6331

To Environmental Protection Department (Contact Person: Ms. Virginia WONG
Tel: 2835 1109):

**Temporary Eating Place for a Period of 3 Years,
Government Land in D.D. 374, G/F, No. 305 So Kwun Wat, 18.5 Miles,
Castle Peak Road, Tuen Mun, New Territories**

(Application No. A/TM-SKW/112 under s.16 of the Town Planning Ordinance)

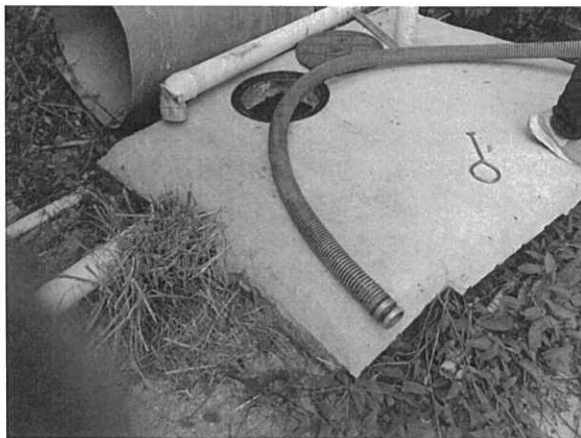
Reply for the arrangement on the potential environmental impacts

As per your previous comments in late June regarding the environmental impacts at captioned area, the supplementary information as follow:

Disposal method: the sewage from the eating place will discharge to the sealed sewage sedimentation/ storage tank that will be cleaned by the suction truck weekly or if necessary. Attached the photos of tank.

Impact: No impact on the water and sewage system.

Outdoor eating: No outdoor, there is no outdoor seating was assigned and planned to use. Activities are only inside the premises and there is no significant noise generated such as karaoke or music playing. The function of the premises is solely an eating place for the hiking persons or others with a light meal.



Size: approximate 1.5m*2m*2m

Kenneth Wan (Authorised Agent)

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



Re: [A/TM-SKW/112] s.16 application for Temporary Eating Place for a period of 3 years, Government Land in D.D. 374, G/F, No.305 So Kwun Wat, 18.5 Miles, Castle Peak Road, Tuen Mun, New Territories

12/07/2021 11:57

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc: "bwkfong@pland.gov.hk" <bwkfong@pland.gov.hk>, "gtclai@pland.gov.hk" <gtclai@pland.gov.hk>

File Ref:

Please respond to

1 attachment



reply to TD 202107.pdf

Dear Town Planning Board,

please find my supplementary information and reply to the comment of TD.

please contact me for any further inquiries.

Thanks,
Kenneth Wan

(<gtclai@pland.gov.hk>) 在 2021年7月6日星期二 上午11:19:28 [GMT+8] 寫道：

Dear Mr. WAN,

Enclosed please find the comments of the Transport Department for your information and response.

Regards,
Gabriel

From: Gabriel Tsz Chun LAI/PLAND/HKSARG

To:

Cc: Billy WK FONG/PLAND/HKSARG@PLAND

Comments of Transport Department

(Contact Person: Ms LI Ping, Tel: 2399 2427)

**Temporary Eating Place for a Period of 3 Years,
Government Land in D.D. 374, G/F, No. 305 So Kwun Wat, 18.5 Miles,
Castle Peak Road, Tuen Mun, New Territories**

(Application No. A/TM-SKW/112 under s.16 of the Town Planning Ordinance)

Reply for traffic impacts and associate

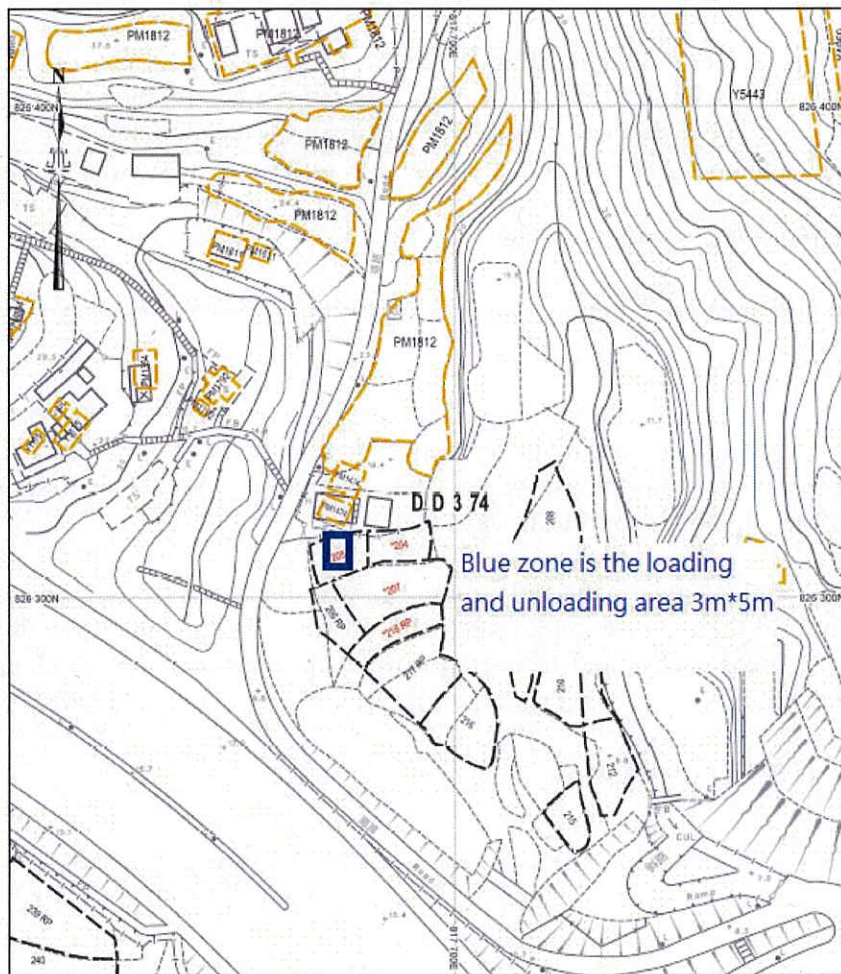
As per your previous comments regarding the traffic impacts at captioned area, the reply as follow:

No parking area reserved: The function of the premises is mainly an eating place for surrounding residential and hiking persons; therefore, there is no parking zone will be provided or reserved. From the site survey and observation, the premises is located at the remote zone and no visitor/ guest was assumed.

Loading/ Unloading zone: a small unloading area with the size 3m *5m approximately located in front of the premises and not be allowed any parking. Therefore, there is no impact on the local access and traffic. Attached the map to show the location of unloading zone.

Kenneth Wan (Authorised Agent)

地段索引圖 LOT INDEX PLAN



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

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



Locality:

Lot Index Plan No.: ags_S00000072223_0001

District Survey Office: Land Information Centre

Date: 23-Apr-2021

Reference No.: 6-SW-12D.6-SW-17B

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免費說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the



Fw: [A/TM-SKW/112] s.16 application for Temporary Eating Place for a period of 3 years, Government Land in D.D. 374, G/F, No.305 So Kwun Wat, 18.5 Miles, Castle Peak Road, Tuen Mun, New Territories 15/07/2021 10:49

From: [REDACTED]

To: "gtclai@pland.gov.hk" <gtclai@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "bwkfong@pland.gov.hk" <bwkfong@pland.gov.hk>

File Ref:

Please respond to [REDACTED]

2 Attachments



application page 8.pdf reply to TD _2.pdf

Dear TP Board,

We would like to supersede the reply on 14 July to TD.

please find the replacement page 8 in A/TM-SKW/112 application.

Thanks,
Kenneth Wan
[REDACTED]

[REDACTED] 在 2021年7月14日星期三 下午05:51:48 [GMT+8] 寫道 :

Dear TP board,

plz find my clarification to TD as attached.

Thanks,
Kenneth Wan
[REDACTED]

From: Gabriel Tsz Chun LAI/PLAND/HKSARG

To: [REDACTED]

Cc: Billy WK FONG/PLAND/HKSARG@PLAND

Date: 14/07/2021 08:56

Subject: Re: [A/TM-SKW/112] s.16 application for Temporary Eating Place for a period of 3 years, Government Land in D.D. 374, G/F, No.305 So Kwun Wat, 18.5 Miles, Castle Peak Road, Tuen Mun, New Territories

Dear Mr. WAN,

Please note the comments below from Transport Department for your response.

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。

以下為本人申請上述地點為臨時食肆的理由：

本人申請的地點位於廣理路徑其中一個進出口路徑。經常有行人人士經過，但附近並沒有士多和食肆。故今次申請可方便行人人士作歇息之用，及可向他們作補給之用。

另外，由於本人申請的地點已有固定的建築物，並有足夠電力及水源，而且建築物為農業協會會所，會作為士多及銷售用途。

因此，於上述地點為臨時食肆及使用現有地方及資源，並不會對環境帶來影響。

Comments of Transport Department

(Contact Person: Ms LI Ping, Tel: 2399 2427)

**Temporary Eating Place for a Period of 3 Years,
Government Land in D.D. 374, G/F, No. 305 So Kwun Wat, 18.5 Miles,
Castle Peak Road, Tuen Mun, New Territories**

(Application No. A/TM-SKW/112 under s.16 of the Town Planning Ordinance)

We note that the response from the applicant regarding the persons visiting the eating place are not in line with the "Justification" in their planning application, which stated that the temporary eating place would also target to serve the construction workers of various construction sites nearby. Please have the Applicant/Authorized Agent to clarify.

Reply for TD

As per your previous comments regarding the impacts at captioned area, the reply as follow:

We would like to clarify that the target is mainly on the person in hiking and so on, there is very limited proportion from the construction workers now. With considering the real situation, the surrounding construction works has already been finished within 2020. Therefore, the impact of traffic is negligible.

Kenneth Wan (Authorised Agent)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/TM-SKW/112

意見詳情 (如有需要，請另頁說明)

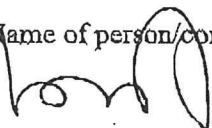
Details of the Comment (use separate sheet if necessary)

此項申請為村民及路經遠足人士提供
休息，補充能量，附近環境偏僻，沒有商店。
本人同意有關申請。

「提意見人」姓名/名稱 Name of person/company making this comment

MA KEE

簽署 Signature



日期 Date

1/6/2021



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



By email only

21st June, 2021.

Dear Sir/ Madam,

Temporary Eating Place for a Period of 3 Years
(A/TM-SKW/112)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities as to whether the proposed temporary eating place would cause environment impacts (e.g., sewage) to the surroundings.
3. We also urge the Board to consider the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar applications in this GB.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/TM-SKW/112 DD 374 Private club of Castle Peak So Kwun Wat Farming Association

19/06/2021 03:53

From:

To: tpbpd <tpbpd@pland.gov.hk>

FileRef:

1 attachment



Castle Peak So Kwun Wat Farming Association.pdf

A/TM-SKW/112

Private club of Castle Peak So Kwun Wat Farming Association, Government Land in D.D. 374, G/F, No. 305 So Kwun Wat, 18.5 Miles, Castle Peak Road

Site area : 40sq.m

Zoning : "Green Belt"

Applied development : Eating Place / Parking??

Dear TPB Members,

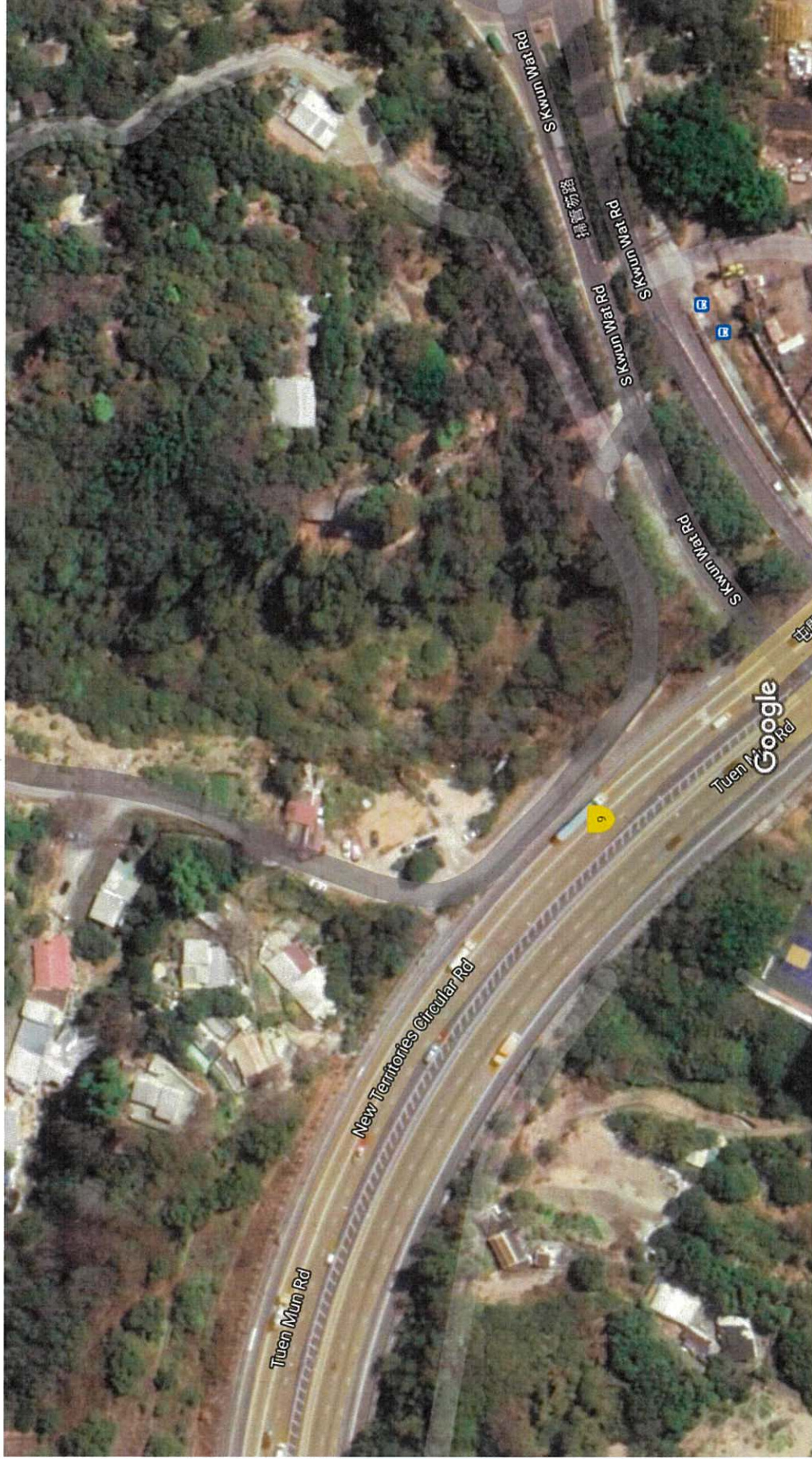
No information found with regard to this private club. Does it have STT for use of government land?

Google Map shows that there has been what appears to be unapproved clearance of undergrowth and removal of trees.

No information found re development of what appears to be two buildings and a car park at this location.

Questions please.

Mary Mulvihill



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210608-144715-19946

提交限期

Deadline for submission:

22/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 14:47:15

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/112

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory Clauses

- (a) to note the comments of District Lands Officer/ Tuen Mun that the Site is the G/F of a temporary structure (T/S) on Government Land. The T/S is partly covered by Government Land Licence (GLL) and partly on Government land and the structure is restricted to the use as latrine/storage. The size of the structure also exceeds that permitted under the GLL. Other temporary structures including fence and gate are found on the adjoining Government Land. No permission has been given for the change of use of the structure concerned nor for the erection of the structure. The licence is not transferrable and the applicant has not provided any information on the relationship with the licensee. The licensee is required to submit a formal application to his office for change of use from latrine/storage under the GLL to temporary eating place after planning permission is given by the Board. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of administration fee and licence fee etc. His office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extension/alternations of structures on the Site or any unauthorised occupation of Government land irrespective of whether planning permission will be given or not. His office does not carry out maintenance works for the access nor guarantee that right-of-way will be given to the Site;
- (b) to note the comments of the Director of Environmental Protection that:
 - (i) treatment and disposal facility with adequate capacity should be proposed and implemented to demonstrate no adverse water quality impact. The applicant should install the grease trap for the kitchen and follow the requirements of ProPECC PN 5/93 and/or EPD's Guideline on Grease Trap for Restaurant and Food Processors for the design and maintenance of grease trap; and
 - (ii) mitigation measures should be proposed to avoid any nuisance. The applicant is reminded to strictly observe and comply with relevant environmental pollution control ordinances;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the

proposed building works in accordance with the BO;

- (iii) for UBW erected on lease land, enforcement action may be taken by the BD to affect 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 on the Site under the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
 - (v) formal submission under the BO is required for any proposed new works, including any temporary structures;
- (d) to note the comments of the Director of Fire Services that:
- (i) relevant layout plans incorporating the proposed fire services installations (FSIs) should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (e) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities are discovered during the course of works.