



DeSPACE (International) Limited

Date: 8th July 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Pages: 1 + Attachments
BY HAND & BY EMAIL
(tpbpd@tpb.gov.hk)

Dear Sir/Madam,

**Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104
and Adjoining Government Land, Nam Sang Wai, Yuen Long
Section 16 Planning Application No. A/YL-NSW/372
Further Information (2)**

References are made to the emails dated 30th June 2026, 2nd July 2026 and 3rd July 2026 in relation to the comments from EPD and PlanD. In order to address the comments, please find the response-to-comment table below:

Departmental Comments	Responses
Environmental Protection Department (Emails dated 30th June 2026 and 2nd July 2026 refer):	
It is noted that the site was involved in an environmental complaint concerning noise from ventilation system. The owner of the ventilation system was advised to install sound insulation boards to control noise impact from the system. In this regard, grateful if the applicant could advise whether the noise mitigation measure will be implemented and maintained. Thanks.	Under the current planning application, the subject restaurant operator will be changed and renovation works will be undergone. The applicant will implement and maintain noise mitigation measure if the new ventilation system creates any noise impact.
According to the application documents for application No. A/YL-NSW/369, the proposed restaurant would be served by septic tank system. Grateful if the applicant could advise whether this is still the case for the proposed restaurant in the current application. Thanks.	The proposed restaurant in the current application would still be served by septic tank system.
Planning Department (Email dated 3rd July 2026 refers):	
It is noted that the proposed eating place (restaurant) is undergoing renovations. However, according to our recent site inspection, there are demarcations for more than 10 parking spaces along the southeastern boundary. Please confirm whether there will or will not be any parking spaces within the Site. If so, please provide the layout of the parking spaces and revise the application form, the planning statement and all associated layout plans accordingly. If otherwise, please state the use of the concerned area, and advise the measures to be taken which will refrain the concerned area from being used as parking spaces.	There will be 4 parking spaces provided within the Site. Please find the revised application form (Attachment 1), planning statement (Attachment 2), and Site Plan and Swept Path Plan (Attachment 3).

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok / Mr. Kenji Wong at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam



Attachment 1

Replacement Pages of the
Application Form

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 or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☐ year(s) 年 ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約 Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約 Proposed gross floor area 擬議總樓面面積sq.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)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Attachment 2

Replacement Pages of the
Supplementary Planning Statement

Table 1: Similar Planning Approvals

Case No. (Decision Date)	Applied Use	Planning Justifications
A/YL- MP/342 (14.07.2023)	Temporary Eating Place for a Period of 3 Years	• The proposed use could <u>serve nearby locals and workers</u>. • The proposed use <u>would not jeopardise the long-term planning intention</u> of the “R(D)” zone. • The proposed use is generally <u>not incompatible with the surrounding land uses</u>, which comprise residential developments and retail shops along Fairview Park Boulevard. • All other government departments consulted have <u>no objection to or no adverse comment</u> on the application.

4. Proposed Development

The proposed Restaurant and ancillary staff quarters (the “Proposed Development”) are accommodated within an existing New Territories Exempted House (“NTEH”) and a temporary structure (“TS”), reflected in layout plans numbered as **Figures 4 to 6**. Compared to the Approved Scheme, the site area and non-domestic gross floor area (“GFA”) have increased, domestic GFA, site coverage and number of blocks have decreased, while the proposed use and operating hours remain unchanged. The change in layouts can also be observed in the comparison of layout plans of the Proposed Scheme to the Approved Scheme in **Figures 7 to 9**. The Proposed Development will serve the needs of nearby residents and help meet local demand for Restaurants. Key differences in major development parameters are summarised in **Table 2**.

4 car parking spaces are proposed within the Application Site. According to the past operational experience of the Applicant, light goods vehicle (“LGV”) is sufficient to accommodate the transportation needs of the Proposed Development. Therefore, the heavy goods vehicle (“HGV”) loading/unloading bay (“L/UL Bay”) is reprovisioned as a LGV L/UL bay situated on the included GL in the current proposed scheme, with sufficient maneuvering space provided. No medium or large goods vehicles, including container vehicles, will enter the Application Site. It is to be noted that the replenishment of goods for the Proposed Development will be carried out during non-peak hours in the daytime and no replenishment of goods will be carried out in the night-time.

Table 2: Major Development Parameters

Major Development Parameters	Approved Scheme (AYL-NSW/369) (a)	Proposed Scheme (b)	Difference (b) - (a)
Proposed Use	Temporary Eating Place (Restaurant)		/
Site Area (About)	840m ² ⁽¹⁾	1,228m ² (incl. about 360m ² of GL)	+388m ² (+46.2%)
No. of Blocks (Building Height)	1 existing NTEH (Not more than 8.23m) and 3 TS (Not more than 5.48m) ⁽¹⁾	1 existing NTEH (Not more than 8.23m) and 1 TS (Not more than 5.48m)	-2 TS
Covered Area (About)	602m ² ⁽¹⁾	854m ²	+252m ² (+41.8%)
Site Coverage (About)	71.7%	69.5%	-2.2%
GFA (About)	869m ² ⁽¹⁾	1,224m ²	+355m ² (+40.9%)
- Domestic - Non-domestic	267m ² ⁽¹⁾ 602m ² ⁽¹⁾	130m ² 1,094m ²	-137m ² (-51.3%) +492m ² (+81.7%)
Proposed Uses	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters/rest area 2/F: Staff quarters ⁽¹⁾	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters, rest area 2/F: Staff quarters	/
No. of Car Parking Spaces	0	4	+4
No. of Loading/Unloading Bays	1 HGV bay ⁽¹⁾	1 LGV bay	Changed type of L/UL bay
Operation Hours	7:30 a.m. to 10 p.m. (daily, incl. public holidays) ⁽¹⁾		/

(1) Parameters also held true in previous planning renewals such as AYL-NSW/279 and AYL-NSW/311.

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone

The Proposed Development use has operated under valid approvals since 1997. Although it does not fully align with the “OU(CDWRA)” zone’s long-term planning intention, it meets local demand and there are no known future development plans for the Application Site. Approval for 3 years will not jeopardise the zone’s planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilisation of scarce land resources on a temporary basis.

5.2 Compatible Land Use

Surrounded by low-rise residential areas, plant nurseries, storage yards, vehicle parks, eating places, and shop and services, the Proposed Development can meet the needs of residents and workers nearby. Approvals for the Shop and Services use near the Application Site (e.g., A/YL-NSW/362, A/YL-MP/401) and Eating Place use (A/YL-MP/342) also reflect growing community demand for such facilities, hence further justifying the approval of the Proposed Development.

5.3 No Insurmountable Environmental and Hygiene Impacts

The Application Site is currently seeking an application for relevant food license(s) issued by FEHD. The Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' to control oily fume and cooking odour emissions generated from the Proposed Development. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance. the Applicant would properly maintain the ventilation system to control noise impact. The operation of the Proposed Development therefore will not cause any environmental nuisance to the surroundings.

5.4 No Insurmountable Drainage Impacts

Since the extents of the Proposed Development remains similar, the drainage facilities provided in the Approved Scheme would still be valid. The change in the drainage provision under the current application compared to the previous application is therefore minimal with no significant change in the flow characteristics. The Applicant will be liable for the implementation and maintenance of the drainage facilities at their cost.

All wastewater collected from the kitchen, including that from basins, sinks and floor drains, will be discharged via a grease trap in accordance with ProPECC PN 1/23 "Drainage Plans subject to Comment by Environmental Protection Department" and effluent discharges from the Proposed Development are subject to control under the Water Pollution Control Ordinance. It is anticipated that drainage impacts from the Proposed Development are thus negligible.

5.5 No Insurmountable Fire Safety Impacts

Since the extents of the Proposed Development remains similar, the fire service installations provided in the Approved Scheme would still be valid. It is anticipated that fire safety impacts from the Proposed Development are negligible. The Applicant will be liable for the implementation and maintenance of the proposed FSI at their cost.

5.6 No Insurmountable Traffic Impacts

The Proposed Development is to serve the nearby locals and visitors are encouraged to access the Proposed Development by walking or public transport. Alas, 4 private car parking is provided at the Site. Since the staff of the proposed Restaurant will reside in the

ancillary staff quarters, no trip generation and attraction from staff to the proposed Restaurant are anticipated in this regard,

Moreover, as mentioned in section 4, goods to support the operation of the proposed Restaurant are transported to the Application Site by LGV once a day. No vehicle will be allowed to queue back to or reverse onto/from the Site at any time during the planning approval period, with a swept path analysis provided in **Figure 3** for demonstration. Hence, adverse traffic impact is not anticipated.

6. Conclusion

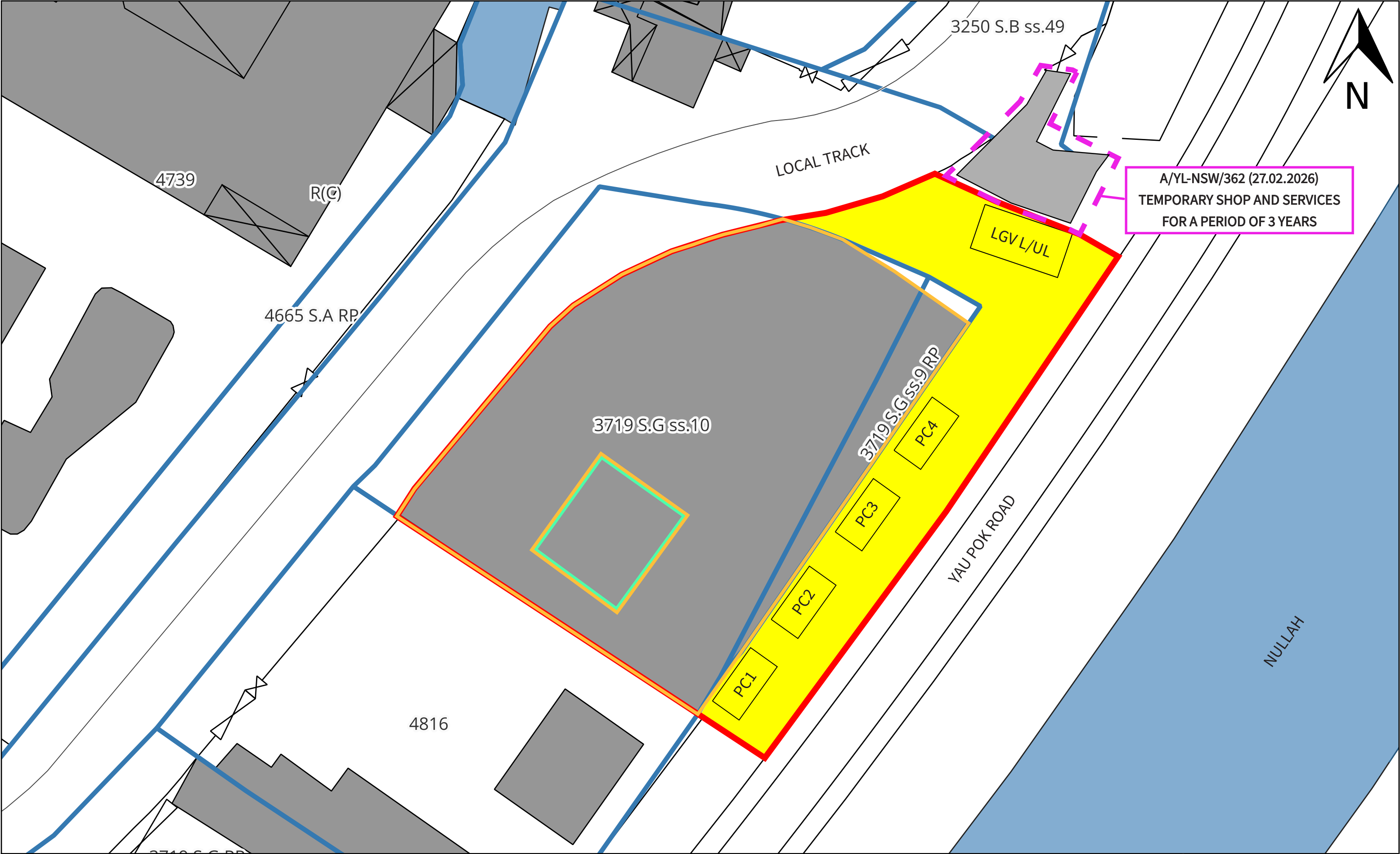
This supplementary planning statement seeks Section 16 planning permission for a 3-year Temporary Eating Place (Restaurant) for a Period of 3 Years at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long. The proposal is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, eating place, shop and services, and open storage yards.
- The nature of Restaurant use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage, fire safety, and traffic issues.

In view of the above, TPB members are respectfully requested to grant approval in support of the Proposed Development.

Attachment 3

Replacement Pages of
Drawings/Figures



DRAWING TITLE: SITE PLAN	LEGEND: APPLICATION BOUNDARY NEW TERRITORIES EX-EMPTED HOUSE GOVERNMENT LAND TEMPORARY STRUCTURE LOT BOUNDARY PLANNING APPLICATIONS	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: JULY 2026	



DRAWING TITLE: SWEPT PATH PLAN	LEGEND: APPLICATION BOUNDARY ENCLOSED STRUCTURE	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 3		DATE: JULY 2026	