寄件日期: 2025年08月13日星期三 9:30
收件者: tpbpd/PLAND

附件: Replacement P.2, 6, 8 & 10 Lot 1445 SA in DD 114_0001.pdf; Figure 1- Plan Showing the Surrounding Area Lot 1445SA in DSD 114 Poon Choi_0001.pdf; Figure 4- Location Plan Lot 1445SA in DSD 114 Poon Choi.pdf; Figure 5-Indicative Layout Plan Lot 1445SA in DSD 114 Poon Choi.pdf; Illustration 3-Photo -Condition of Warehouse A.pdf; Illustration 3- Photo- of Warehouse B adjoining the Application site.pdf; Photo A. Existing Drainage System Lot 1445 S.A (Part) in DD 114.pdf; Photo B. Existing Drainage System Lot 1445 S.A (Part) in DD 114.pdf; Photos A & B View Point Plan - Lot 1445 S.A in D.D.114 Drainage-System Poon Choi_0001.pdf

From: YC Lit
Sent: Wednesday, August 13, 2025 12:40 AM

Subject: S.16 Renewal Application Lot 1445 S.A (Part) in DD 114

Dear Mr. CHAN,

We spoke about the subject application.

I forward herewith the following supplementary documents/Plan for your necessary action, please:-

1. Replacement Pages (i.e. 2,6, 8 & 10) of the Application Form ;
2. Figure 1, 4 & 5;
3.Photos of Warehouse A & B; and
4. Photos showing the existing Drainage System with view point plan.

Best regards
LIT Ying-cheung, Edward

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

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

LAI Wing -ming

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)

LIT Ying Cheung Edward

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 1445S.A (Part) in DD 114 Kam Sheung Road, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 94.86 sq.m 平方米 ☐About 約 ☑Gross floor area 總樓面面積 94.86 sq.m 平方米 ☐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 ☐About 約

Proposed operating hours 擬議營運時間

8:00 am to 5:00 pm Monday to Sunday (except public Holiday)
No operation between 5:00 pm to 8:00 am

(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	☐ 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)) ..... ☐ 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）
	No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☐
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

(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 ☐	No 不會 ☐
	On traffic 對交通	Yes 會 ☐	No 不會 ☐
	On water supply 對供水	Yes 會 ☐	No 不會 ☐
	On drainage 對排水	Yes 會 ☐	No 不會 ☐
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
	_____		
	_____		

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）。

The applicant seeks approval from thew TPB for renewal of the Planning Permission of Rural Workshop (Food Processing Workshop) for a further Period of 3 Years so that he can continue his operation at the application site (Please see Figure 1 and 2 for reference).

The justifications in supporting the application are as follows:

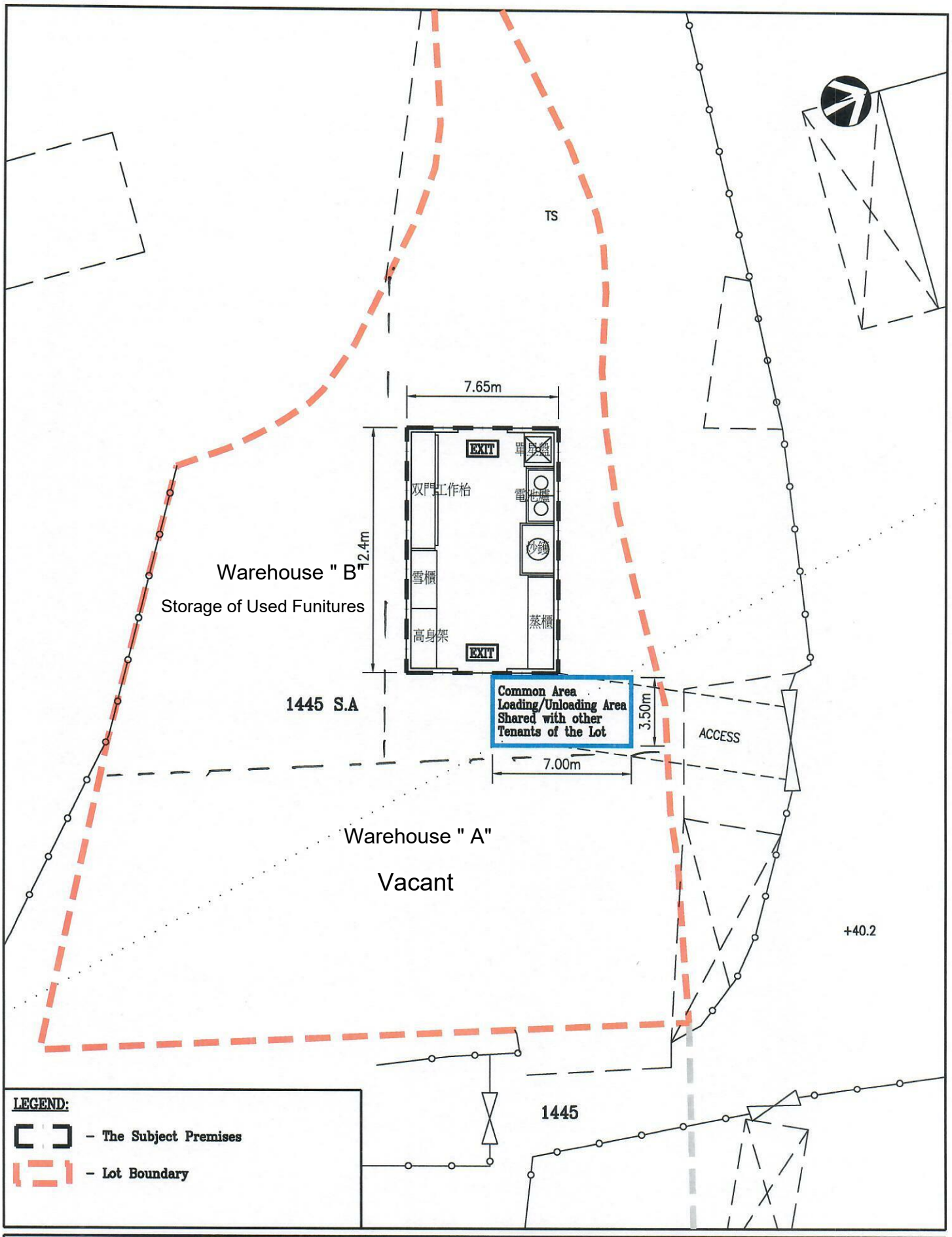
1. The proposed use exclusively serves as an ancillary food processing workshop for the nearby South Garden Restaurant (the Restaurant) located at Kam Sheung Road (Figure 4 shows the location of the restaurant and the application site). The using rate of the food processing of " Basin Meal" at the application site is very low. It only served as a supporting facilities to prepare the " Basin Meal " during the Festivals Days, such as Lunar New Years Mid-Autumn, Dragon Boat Festival, etc., It played an important role for the applicant to inherit the traditional " Basin Meal" in the New Territories. The current situation of the application is shown at Appendix 3.
2. The approval condition under the previous planning permission had been complied with within the specificed time as stipulated (Please see the Compliance Letter at Appendix 2)
3. There will be no change in the operation hours in this application which is the same as the previous approved operation hours (i.e. 8:00 am to 5:00 pm (Monday to Sunday) except Public Holiday and no operation between 5:00 pm to 8:00 am.
4. The site conditions including the layout (Please see the Layout Plan at Figure 5)and use remain unchanged since the last approval.
5. The devlopment under this application is temporary in nature. The applicant undertakes to reinstate the land if planning permission for further renewal cannot be obtained.
6. Upon the planning permission period , there is no complaint being lodged against the application site and proposed use on traffic, nuisance, noise and hygiene aspects so far.
7. The transportation of food materials between the application and the resturant solely relies on trolly given the the close proximity between them. No additional vehicular traffic will be brought to the nearby area. The Loading/ and unloading Area as shown on Figure 1 is a commom area shared by all the tenants on the lot. The applicant seldom use this common area as his operation only relies on trolly and labour intensive works. There are two warehouses adjacent to the application site. Warehouse A -is being used for storage of used funiture by other Warehouse B -is now vacant. (Please see the illustration 3 -showing existing situation of the warehouse A & B)
8. The applicant would submit the application for Short Term Waiver (STW) to DLO/YL and he is willing to pay the STW rental and fee from the date he first obtained the Planning Permission.
9. The drainage system implemented under the pevious planning permissiion are all well maintained . The previous approved drainage layout plan is at Figure 3 and existing conditions of the drainage facilities are shown by photo A &B (View point Plan attached).
10. The Fire Safety Installation are also well maintained by the applicant . Thew F.S. 251 (Rev) were issued on 31.07.2025 (please see the photo-copy of the F.S. 251 (Rev.) at Appendix I.

I should be very grateful if renewal of the planning pemission for a further 3 Years can be given by the TPB.

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 1445 S.A (Part) in DD 114 , Kam Sheung Road,Yuen Long 元朗錦上路丈量約分第114約地段第1445號A分段(部份)
Site area 地盤面積	94.86 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (石崗分區計劃大綱核准圖编號S/YL-SK/9)
Zoning 地帶	Residential (Group D) ("R(D") 住宅(丁類)
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☑ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Rural Workshop(Food Processing Workshop) for a Period of 3 Years



Project:	Title:	Figure:	
Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.	Plan Showing the Surrounding Areas	01 Scale: 1 : 250 Date: 25/07/2025	Man Chi Consultants And Construction Limited

2025-12-08 14:39 dicky

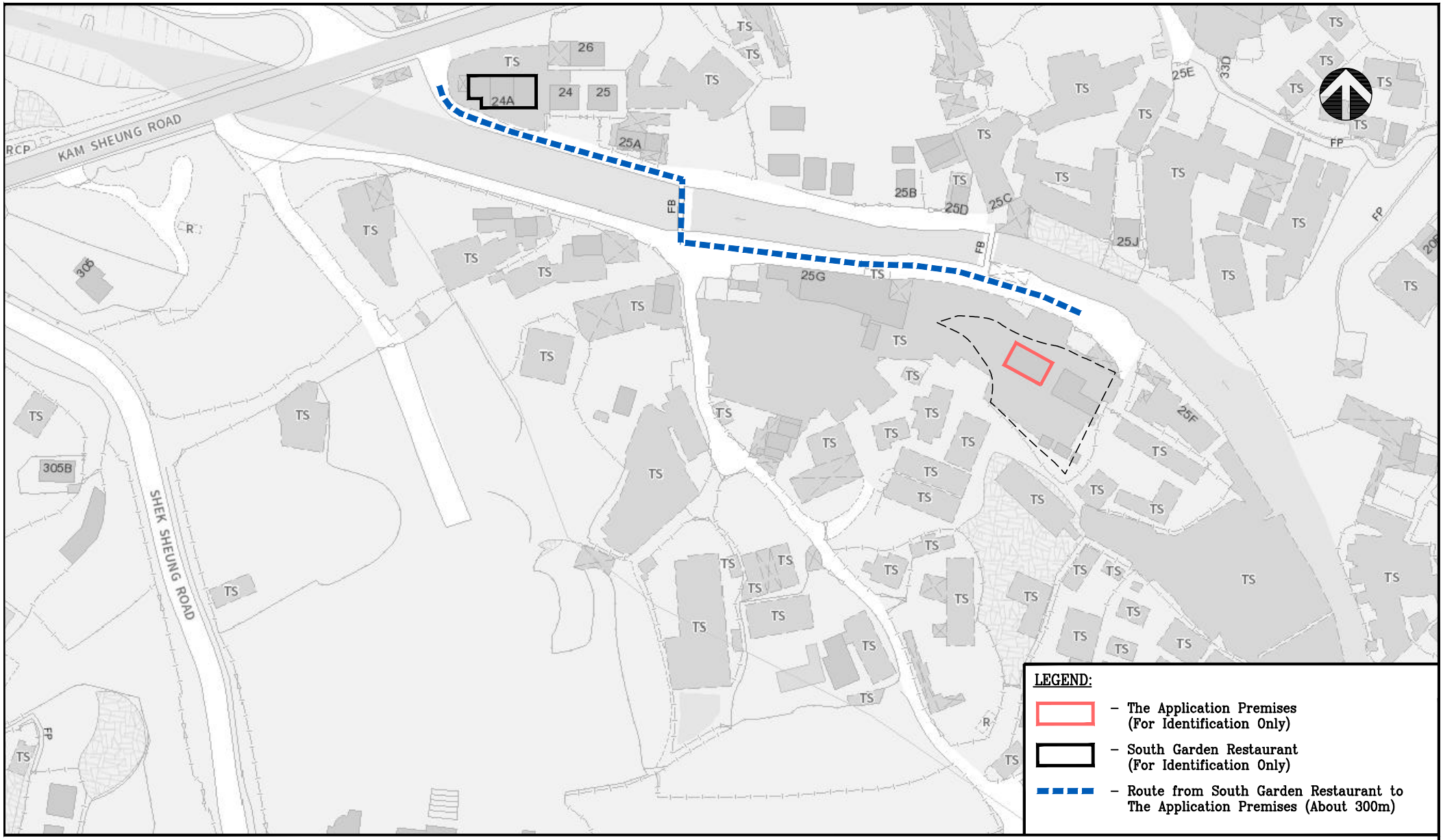
\\psa2013\cad drawing\PROJECT-2019\Miscellaneous\Lot 1445 S.A in D.D.114 Yuen Long\Lot 1445 S.A in D.D.114 - Indicative Layout Plan 04.dwg

Illustration 3

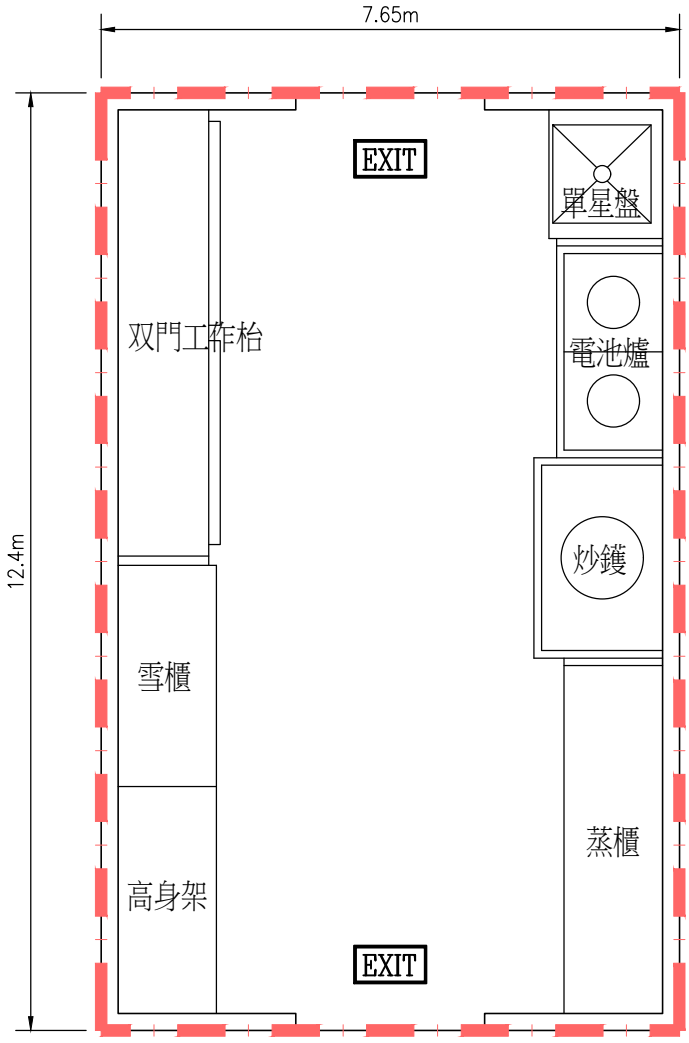
Warehouse A- adjoining the application site-(vacant)

Illustration 3

Warehouse B adjoining the Application site-storage of used funiture



Project:	Title:	Figure: 04 Scale: 1 : 1500 Date: 25/07/2025	Man Chi Consultants And Construction Limited
Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.	Location Plan for South Garden Restaurant Application Site		



LEGEND:

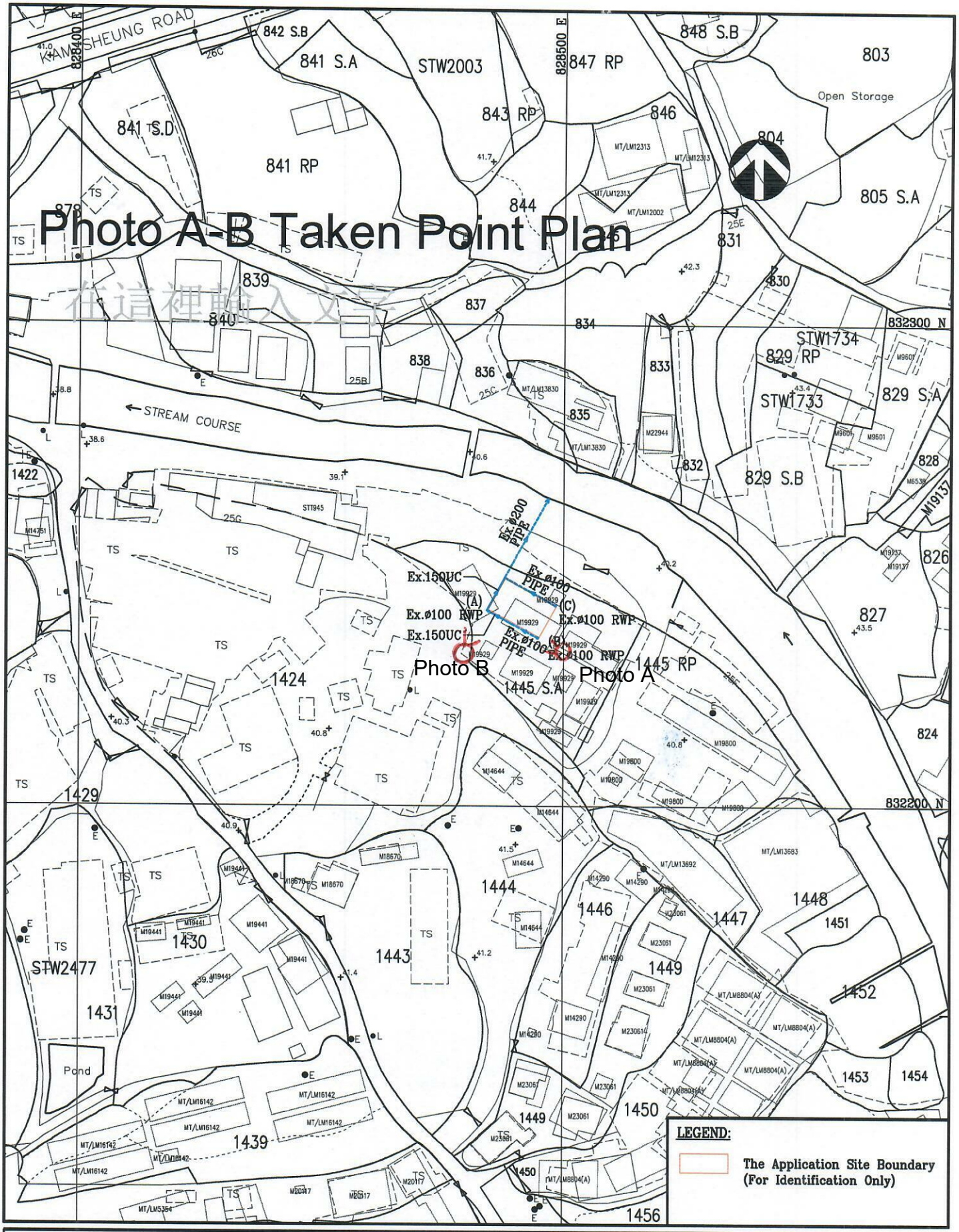
– The Subject Premises

(For Identification Only)

Project:	Title:	Figure:	
Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.	Indicative Layout Plan	05 Scale: 1 : 100 Date: 25/07/2025	Man Chi Consultants And Construction Limited

2025-12-08 14:59 dicky

\\psa2013\cad drawing\PROJECT-2019\Miscellaneous\Lot 1445 S.A in D.D.114 Yuen Long\Lot 1445 S.A in D.D.114 - Indicative Layout Plan 04.dwg



Project:	Title:	Figure:	
Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.	Existing Drainage Facility	03 Scale: 1 : 1000 Date: 25/07/2025	Man Chi Consultants And Construction Limited

2025-30-07 09:52 dicky

\\psa2013\cad drawing\PROJECT-2019\Miscellaneous\Lot 1445 S.A in D.D.114 Yuen Long\Lot 1445 S.A in D.D.114 Drainage.dwg

Photo A-Existing Drainage System -Lot 1445 S.A in DD 114

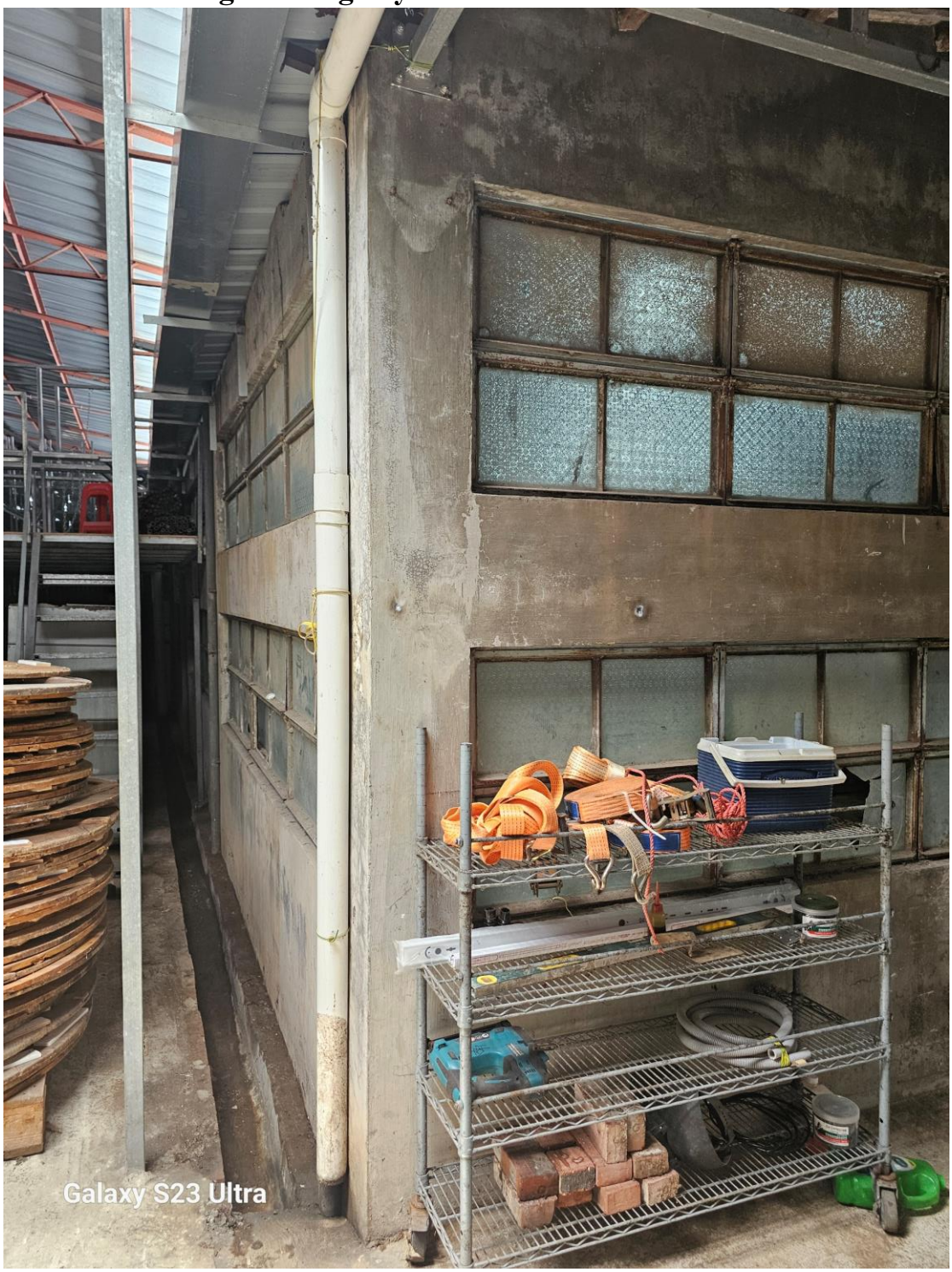


Photo B- Existing Drainage System Lot 1445 S.A in DD 114