

**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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/57/1031
	Date Received 收到日期	20 AUG 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)

Tao Heung Management 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)

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

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)	Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, 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 type="checkbox"/> Site area 地盤面積 N.A sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 710 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) N.A 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 Sha Tin Outline Zoning Plan No. S/ST/38
(e) Land use zone(s) involved 涉及的土地用途地帶	Industrial ("I")
(f) Current use(s) 現時用途	Eating Place (Restaurant) (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

- ☒ 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	710 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Eating Place (Restaurant) (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	1	Number of units involved 涉及單位數目	N/A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N.A. sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 710 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 710 sq.m 平方米 <input checked="" 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
	G/F.	Please refer to the attached Planning Statement.	

(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"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(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

(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 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ 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) ☐ About 約
..... m 米 ☐ 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

☐ eating place 食肆 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 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 space 休憩用地

☐ 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]
.....
.....
.....
.....
.....

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

.....

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.....

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.....

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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 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>N/A</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 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 type="checkbox"/>																													

10. 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。

Please refer to the attached Planning Statement.

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

.....
Thomas LUK

N.A.

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

Aikon Development Consultancy Limited



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

Date 日期

13/08/2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 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②

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

② 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.
在該靈灰安置所內，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	Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories 新界火炭坳背灣街 13 號現存樓宇稻苗學院地下 (部分)		
Site area 地盤面積	710	sq. m 平方米 <input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	N.A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Sha Tin Outline Zoning Plan No. S/ST/38 沙田分區計劃大綱核准圖編號 S/ST/38		
Zoning 地帶	"Industrial" 「工業」		
Applied use/ development 申請用途/發展	Eating Place (Restaurant) 食肆 (餐廳)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	710 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A	
	Non-domestic 非住用	N.A	
	Composite 綜合用途	N.A	

(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		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)
	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			% <input 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) <hr/>	3 3 (PC)
	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) <hr/>	1 1 (LGV)

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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Layout 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"/>
<hr/>		
<hr/>		

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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Section 16 Planning Application

Eating Place (Restaurant)

Ground Floor (Portion) of an Existing
Building known as Tao Miao
Institute, No. 13 Au Pui Wan Street,
Fo Tan, New Territories
(Lot 750 RP in D.D. 176 and
Extension thereto)

Planning Statement

Address:
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central,
Hong Kong

Tel :
Fax :
Email :

Prepared by
Aikon Development Consultancy Ltd.

August 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Eating Place (Restaurant) (hereinafter referred to as “the eating place”) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories (hereinafter referred to as “the application premises”). The application premises occupy a total floor area of approximately 710m². The Planning Statement serves to provide background information and planning justifications in support of the eating place in order to facilitate consideration by the Board.

The Applicant, Tao Heung Management Limited, a subsidiary of the Tao Heung Group, has repurposed the previous industrial building (Tao Heung Logistics Centre) into an educational institution (Tao Miao Institute). The institute provides post-secondary education to school leavers and working adults, supporting the catering industry.

The application premises are located at ground floor (portion) of Tao Miao Institute. The application premises are subject to a previously approved application (No. A/ST/751) and were approved for use as eating place (canteen). The application premises have been licensed as a general restaurant by Food and Environmental Hygiene Department and have been in operation since 2013. The current application seeks to continue providing an eating place (restaurant) at the application premises to serve the growing neighborhood. The eating place will involve no change to the building bulk and gross floor area.

The application premises currently fall within an area zoned “Industrial” (“I”) on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 exhibited for public inspection on 7.6.2024 (hereinafter referred to as “the Current OZP”). According to the Notes of the Current OZP for the “I” zone, the ‘Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)’ is a Column 2 use for which planning permission from the Board under section 16 of Town Planning Ordinance is required. In this connection, the Applicant wishes to apply for a planning permission from the Board. As detailed throughout this Planning Statement, the eating place within the application premises are well justified on the grounds that:-

- (a) The eating place does not contravene the planning intention of the “I” zone;*
- (b) The eating place conforms with the TPB Guidelines for Use/Development within industrial zone (TPB PG-No.25D);*
- (c) The application premises are subject to a previously approved application for similar use (i.e. eating place (canteen));*
- (d) The eating place provides opportunities for on-site training, that aligns with the use of education institution by developing education services to bolster the pluralistic, international and professional outlook of Hong Kong;*
- (e) The eating place supports the catering industry in amidst of current economic downturn and creates significant amount of job opportunities and could provide socio-economic benefits;*

- (f) The current application endeavors to provide high-quality dining facility for the community and to meet the changing needs of the local community and business;*
- (g) The eating place is in full operation and involves no risk of building safety, fire safety, and hygiene with valid licensing and good operation;*
- (h) No changes have been made inspect of the building height and gross floor area and there will not be any increase in building bulk;*
- (i) The application premises are considered ideal for the eating place considering its high accessibility and adjacent to residential neighborhoods;*
- (j) The eating place is highly compatible with Tao Miao Institute which is an educational institution for catering industry. The eating place is considered a better and compatible use comparing with other industrial and workshop uses considering its proximity to residential neighborhood;*
- (k) The eating place will not impose adverse impact on the surrounding area;*
- (l) Given the previous approvals of similar applications in the current OZP, the approval of the current application will not set an undesirable precedent.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give favourable consideration to the current application for the eating place.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作食肆（餐廳）（以下簡稱「該食肆」）。該申請涉及處所位於新界火炭坳背灣街 13 號現存樓宇稻苗學院地下（部分）（以下簡稱「申請處所」）。申請處所的樓面面積約為 710 平方米。此規劃報告書提供該申請的背景及規劃理據以支持該食肆供城規會考慮。

申請人是稻香集團旗下的稻香管理有限公司。自 2011 年起，申請人率先將當時的工業大廈（稻香物流中心）改建作教育機構大樓，並為離校生及在職人士提供專上教育，並支援餐飲業發展。

申請處所位現存稻苗學院的地下（部分）。申請處所先前獲城規會批准(申請編號 A/ST/751) 作食肆(食堂) 用途。申請處所自 2013 年起已獲食物環境衛生署許可作為持牌普通食肆並開始運營。該申請旨在繼續讓申請處所用作食肆（餐廳），以服務日益增長的社區。該用途不會改變建築物的體積和總樓面面積。

在 2024 年 6 月 7 日展示供公眾查閱的沙田分區計劃大綱核准圖編號 S/ST/38（下稱「現行分區計劃大綱圖」）上，申請處所目前屬於「工業」地帶。根據現行分區計劃大綱圖「工業」地帶的註釋，「食肆(未另有列明者) (只限設於經大規模改建的現有建築物)」屬第二欄用途，須根據《城市規劃條例》第 16 條向城規會申請規劃許可。因此，申請人擬向城規會申請規劃許可。此規劃報告書詳細闡述該用途的規劃理據，當中包括：-

- (一) 該食肆沒有抵觸「工業」地帶的規劃意向；
- (二) 該食肆符合《規劃指引編號第 25D》在「工業」地帶內進行的用途 / 發展；
- (三) 申請處所先前涉及一宗獲批的規劃申請，批准作類似用途(即食肆(食堂))；
- (四) 該食肆可提供實地培訓的機會，配合教育機構的用途，發展教育服務，促進香港的多元化、國際化和專業化；
- (五) 在經濟不景氣的情況下，該食肆可支援餐飲業，創造就業機會，並帶來社會經濟效益；
- (六) 該申請旨在為社區提供高質素的餐飲設施，並滿足當地社區和商業不斷轉變的需求；
- (七) 該食肆已全面運作並獲有效發牌，配合良好營運，不涉建築安全、消防安全和衛生風險；
- (八) 建築物高度和總樓面面積並無改變，建築體積沒有增加；
- (九) 申請處所便利，毗鄰民區，是用作該食肆的理想場所；
- (十) 該食肆與現存的稻苗學院高度相容，因稻苗學院是一所與飲食業有關的教育機構，而附近還有住宅發展項目。考慮到申請處所毗鄰民區，與其他工業及工場用途相比，該食肆被認為是更好而相容的用途；

(十一)該食肆不會對周邊地區造成不良影響；

(十二)鑑於分區計劃大綱圖曾批准類似申請，批准現時的申請不會開立不良先例。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會批准該用途之規劃申請。

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1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Eating Place (Restaurant)** (hereinafter referred to as “the eating place”) at ground floor (portion) of an existing building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories (hereinafter collectively referred to “the application premises”). The application premises occupy a total floor area of approximately 710m². The Planning Statement serves to provide background information and planning justifications in support of the eating place in order to facilitate the consideration by the Board. Its location is shown on **Figure 1** and **Figure 2**.

1.1.2 Aikon Development Consultancy Limited has been commissioned by *Tao Heung Management Limited* (hereinafter referred to as “the Applicant”) to prepare and submit the current application.

1.1.3 The application premises currently fall within an area zoned “Industrial” on the approved Sha Tin Outline Zoning Plan No. S/ST/38 exhibited for public inspection on 7.6.2024 (hereinafter referred to as “the Current OZP”). According to the Notes of the Current OZP for the “I” zone, the eating place should be regarded as ‘Eating Place’ which is one of the Column 2 uses for which planning permission from the Board under section 16 of Town Planning Ordinance is required. In this connection, the Applicant wishes to apply for a planning permission from the Board.

1.2 Objectives

1.2.1 The current application strives to achieve the following objectives:-

- (a) *To continue providing high-quality dining facility for the community and to meet the changing needs of the local community and business;*
- (b) *To provide a compatible land use within the subject building which can meet the demand for catering facilities in the locality;*
- (c) *To deliver an establishment of non-polluting nature to the portion of G/F. of the subject building without inducing adverse environmental impacts nor any interface problems on the subject building and surrounding areas.*

1.3 Background

1.3.1 The Tao Heung group recognizes the importance of the catering industry as a key pillar of Hong Kong’s service industries, employing more than 200,000 individuals. To support this vital sector, the group has established an education institution in Fo Tan dedicated to the professional development of the catering industry.

1.3.2 With a commitment to addressing the education and training needs of the industry and enhancing the professional status of its workforce, Tao Heung Holdings Limited

collaborated with the Vocational Training Council (VTC) in 2011 to develop the Tao Miao Institute. This initiative aligns with the Chief Executive's 2009-10 and 2010-11 Policy Addresses, which advocated for the revitalization of old industrial buildings by encouraging their redevelopment and conversion for new uses. The policy also emphasized the development of education services to bolster Hong Kong's pluralistic, international, and professional outlook.

- 1.3.3 In 2011, the Applicant submitted a planning application to the Board for the change of use of an existing industrial building from industrial purposes to an educational institution. The proposed educational institution involved a wholesale conversion of the building to include education-related facilities, ancillary, shop and services, eating place (canteen) etc., and the application was approved by the Board in 2011.
- 1.3.4 The Tao Miao Institute has been operational after obtaining planning approval. The application premises under the current application, which were previously approved for use as an eating place (canteen), were issued with a general restaurant license from the Food and Environmental Hygiene Department (FEHD) and operated as a licensed general restaurant in this capacity since 2013. The application premises has an excellent clear track record, resulting in the annual renewal of the license issued by FEHD, implying the application premises have met relevant requirements in terms of building, fire and hygiene. The latest license was renewed on 1.2.2024 and remain in force until 4.2.2025 (see **Appendix 1**).
- 1.3.5 To align with the planning intention, it is proposed to provide an eating place (restaurant) at the application premises. This will allow the facility to continue serving the surrounding communities whilst providing on-site catering training for school leavers and working adults, thereby supporting the catering industry.

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application premises in terms of the current land-use characteristics and neighbouring developments. Planning context of the application premises is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the eating place. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the eating place.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Premises

2.1.1 the application premises occupies the ground floor (portion) of an existing building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories (hereinafter refer to as the “subject building”). It is located at the midpoint of Au Pui Wan Road, and it is only about 2 minutes’ walk from the Fo Tan East Rail Station. The locality is characterized predominantly by industrial buildings with shop and services and eating place at the ground floor portion. The East Rail together with the provision of various public transport modes along Au Pu Wan Street affords extremely convenient accessibility.

2.1.2 The subject building comprises 4 storeys, and its current uses are tabulated in **Table 1**. The application premises, situated on a portion of the ground floor, occupy a total floor area of approximately 710m². The application premises are currently being utilized as a restaurant with a valid license, serving the public.

Table 1: Current Uses of the Subject Building

Floor	Uses
3/F	Library, Multi-purpose Classroom, Food Laboratory, Ancillary Office, Pantry, Toilets, AHU Room
2/F	Lecture Room, Seminar Rooms, AV Control Room, Ancillary Office, Equipment Store, Store Room, Pantry, Toilets, AHU Room
1/F	Reception, Exhibition Gallery (By Appointment and Invitation Only), AV Control Room, Pantry, Toilets, Store Room, AHU Room
G/F	Lobby, Eating Place, Kitchen, Toilets, Store Room, AHU Room, Guard House & Kiosk

2.2 Surrounding Land-use Characteristics

2.2.1 To the south of the application premises is The Arles, a recent residential development adjacent to Fo Tan Station. To the north of the application premises is a new housing estate known as Yuk Wo Court. The application premises are situated between these two major residential developments and are buffered by their internal roads and greenery (**Illustration 2-I** refers). To the south of the application premises is a nullah underneath Fo Tan Road. To the northeast of the application premises is a cluster of industrial buildings, with local services such as eating places, shops and services provided on the ground floor. The subject locality is undergoing substantial revitalization and transforming into a community.

3. PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application premises currently falls within an area zoned “I” on the Current OZP (please refer to **Figure 3**). As stipulated in the Notes of the Current OZP, the planning intention of “I” zone is *“intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone”*.
- 3.1.2 According to the Notes of the Current OZP for the “I” zone, the eating place shall be regarded as ‘Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)’ which is one of Column 2 uses and requires planning permission from the Board. In this connection, the Applicant wishes to apply for a planning permission from the Board.
- 3.1.3 The subject building that has been converted to an educational institution, is considered acceptable and appropriate for the eating place, in terms of land use compatibility.

3.2 Previous Application

- 3.2.1 The application premises are subject to one previously approved application. A change of use from industrial use to “Education Institution” (in wholesale conversion of an existing building only) was proposed under application No. A/ST/751 in 2011. The application was approved by the Board on 17.6.2011.

3.3 Similar Applications

- 3.3.1 Over the past ten years, there were similar applications for eating place within areas zoned “I” on the same OZP. Details of these approved applications are provided in **Table 2** below. Considering all these similar applications, approval of the current application is not anticipated to be an undesirable precedent under any circumstances.

Table 2: Similar Applications within "I" Zones on the same OZP

Planning Application(s) No.	Proposed Use(s)	OZP(s)	Decision Date
A/ST/802	Proposed Office, Shop and Services, Eating Place	S/ST/27	11/01/2013
A/ST/880	Proposed Wholesale Conversion for Shop and Services, Eating Place	S/ST/31	19/02/2016
A/ST/886	Proposed Wholesale Conversion for Shop and Services, Office, Training Centre and Eating Place	S/ST/31	23/10/2015
A/ST/889	Proposed Wholesale Conversion of Building for Office, Eating Place, Shop and Services	S/ST/31	20/11/2015
A/ST/982	Proposed Shop and Services, Eating Place, Motor-vehicle Showroom on Ground Floor, Art Studio (excluding those involving direct provision of services or goods), Information Technology and Telecommunications Industries, Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) and Research, Design and Development Centre (Wholesale Conversion of Existing Industrial Building)	S/ST/34	22/01/2021
A/ST/988	Proposed Office, Eating Place (Canteen) and Shop and Services	S/ST/34	14/01/2022

4. THE DEVELOPMENT PROPOSAL

4.1 Internal Layout and Operation

- 4.1.1 The application premises are situated at the Ground Floor portion of Tao Miao Institute (hereinafter referred to “the existing building”). The existing building has 4 storeys with the ground floor serving as lobby, eating place, kitchen, toilets, storeroom, AHU room, guard house & kiosk. The application premises can be accessed through Au Pui Wan Street. There is an individual entrance exclusively for the application premises.
- 4.1.2 The application premises have been operating as a licensed general restaurant with valid licence issued by FEHD. Fire installations have been implemented within the application premises, and the application premises have met relevant requirements, such as building safety, fire safety and hygiene, and have been operated with good practices without receiving any complaints.
- 4.1.3 The application premises have a total floor area of approximately 710m², comprising an entrance foyer, seating area, kitchen, food preparation area, tea station, lavatories, storerooms and water tank room. The internal layout is provided per **Figure 4**.
- 4.1.4 The eating place seeks to continue operating as a high-quality dining facility that serves the community without causing adverse impacts. The application premises will align with the intention as stated under the previous application, and function as a venue for on-site training for working adults and offer catering services to the wider community. The eating place will be open to the public from 7:00 AM to 10:00 PM, from Monday to Sunday, including public holidays.
- 4.1.5 The eating place remains non-domestic use and only involves internal conversion within the subject building, there will be no changes in the permitted PR or GFA nor it will be applicable to the restrictions concerned.
- 4.1.6 The application premises have been licensed by FEHD as a general restaurant since 2013, and the lately renewed license remains in force until 4.2.2025 (see **Appendix 1**). Upon approval of the current application, the applicant would renew the general restaurant license and ensure the operations meet the provisions of the Public Health and Municipal Services Ordinance and Regulations and relevant requirements.

4.2 Fire Safety Consideration

- 4.2.1 The internal layout plan has been vigilantly designed to take into account of fire safety consideration. The application premises have its own direct frontage. In addition, fire safety installations, such as sprinkler system, fire extinguishers, smoke detectors, visual alarm, manual fire alarms, emergency lights and hose reels have been installed and exit signs/routes have been displayed throughout the application premises.
- 4.2.2 The existing fire services installations at the application premises have been critically reviewed and approved by the Fire Services Department during the renewal of general restaurant licence in 2024. Renewal of license on 1.2.2024 implies that the

application premises and current operation have complied with relevant fire safety and ventilation requirements. Due to the applicant's continuous efforts, the application premises have maintained a clear record, such that the licenses could be renewed annually without any issues, further demonstrating compliance with the necessary safety and hygiene standards.

- 4.2.3 The fire safety installation could be submitted and implemented to the satisfaction of relevant Government departments including Fire Services Department (FSD), if required, by way of compliance of approval conditions.

4.3 Traffic Consideration

- 4.3.1 The application premises benefit from excellent connectivity to various modes of public transport, all conveniently located within close proximity and a short walking distance. The Fo Tan MTR Station is located within 250m, or equivalent to about 5 to 10-minute walk from the application premises.
- 4.3.2 Parking and loading and unloading facilities would be provided within Lot 750 RP in D.D. 176 and the extension thereto, which are owned by the Applicant. There will be 3 carparking spaces for private car and 1 loading/unloading bay for LGV fronting the subject building to serve the eating place (**Illustration 1** refers), sufficient manoeuvring space would be allowed in ensuring no queuing and/or waiting of vehicles from the site onto public road.
- 4.3.3 The current application **only involves a change of the internal use and layout modification of G/F. portion of the subject building**, considering there is a previously approved application for similar use, and the application premises is purely seeking a change of use from canteen to a restaurant. No adverse traffic impact is anticipated.

4.4 Environmental Consideration

- 4.4.1 Compared to other industrial use, such as vehicle repair, workshop uses, which are always permitted under "I" zone, the eating place is deemed more suitable and has a lower environmental impact on the surrounding residential neighbourhood. In addition, the eating place has been operating and serving the community for a decade without causing any environmental impact.
- 4.4.2 The application premises have been in full operation since 2013 and maintained a clear record for its operation. There have been no complaints received about any environmental nuisance.
- 4.4.3 The applicant will strictly adhere to the guidelines outlined in the 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) in order to ensure the effective control of oily fumes and cooking odors generated from the operation of the eating establishment on-site. Adequate air pollution control equipment has been provided at the kitchen ventilation system to treat the cooking fume emissions before they are discharged into the outdoor environment, in order to fulfill the requirements, set forth by the Air Pollution Control Ordinance.

5. PLANNING JUSTIFICATIONS

5.1 Not Contravene the Planning Intention of “I” Zone

- 5.1.1 Although the planning intention of the “I” zone is “primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries”, the Planning Department has over the years attempted to provide development flexibility in areas within the “I” zone. The eating place is a column 2 use, and the approval of this planning application will not set an undesirable precedence affecting future applications. Considering the subject building is an educational institution in “I” zone, the converted building involves no incompatibility issues, and the eating place shall be deemed acceptable and appropriate.

5.2 Conforms with the TPB Guidelines (TPB PG-No.25D) for Use/Development within Industrial zone

- 5.2.1 The eating place complies with the TPB PG-No. 25D in that it will not generate adverse traffic and fire safety impacts. The application site is subject to a previous application for similar use with adequate provision of parking and loading/unloading facilities within the site. Considering the current application only involves a change of internal use (i.e. from canteen to restaurant), no additional parking and loading/ unloading space will be provided. The eating place has been in operation since 2013, and there has been no adverse impact on the traffic conditions in the local road network.
- 5.2.2 Additionally, the eating place has maintained a valid license from the FEHD since 2013, with the most recent renewal in 2024. This indicates that the existing fire services installation is satisfactory, and there will not be any fire risks involved.

5.3 Subject to a Previously Approved Application for Similar Use

- 5.3.1 The application premises are subject to a previously approved application. The previous application for a proposed education institution involves an 'eating place (canteen)' at the application premises. Given that the eating place in the current application is similar in nature, it is therefore considered acceptable.

5.4 Align with the Use of Education Institution of the Subject Building by Providing Opportunities for On-Site Training

- 5.4.1 The eating place aligns with the objectives of the previously approved application by offering on-site training opportunities for local students. The application premises will provide a valuable platform for students to gain practical experience and develop their hospitality skills, which is crucial for enhancing Hong Kong's competitiveness. Additionally, the premises will serve as a venue for training and upskilling staff within the catering industry. This will help to transfer culinary expertise and hospitality knowledge, benefiting individual trainees and contributing to the broader Hong Kong community. By strengthening the capabilities and resilience of the local catering industry, the eating place will generate significant social and economic benefits.

5.5 Supporting the Catering Industry and Providing Social and Economic Benefits

5.5.1 Tao Heung Group a leading Chinese restaurant and catering group in Hong Kong, has been offering a diverse brand of dining experiences and renowned for its high-quality gourmet offerings. As a subsidiary of Tao Heung Group, the applicant has been actively involved in supporting the development of Hong Kong's catering industry. In alignment with the objectives outlined in the 2010 Policy Address, the applicant proposed a change of use in 2011 to provide venues and training programs aimed at developing skilled staff for the catering sector. This initiative has been widely appreciated for its innovation and contributions to the industry.

5.5.2 In addition to serving as a venue for training local expertise, the application premises currently offer job opportunities that bolster the catering industry. Despite the ongoing economic downturn, the applicant remains dedicated to addressing Hong Kong's broader economic and social needs. Given this commitment, sympathetic consideration could be given to the applicant's intention, as it aims to further stimulate the recovery and growth of the catering industry which is a vital component of Hong Kong's economic and social fabric.

5.6 Providing High Quality Dining Facility in a Developing Residential Neighborhood and Meeting the Changing Local Needs

5.6.1 The area surrounding the application premises has undergone significant changes. To the immediate south, the Arles, a residential development with 1,335 units, was completed in 2023, and Yuk Wo Court to the north of the application premises has been providing 830 units since 2020. Additionally, some surrounding industrial buildings have been repurposed as office spaces. These recent changes reflect a shift towards a more residential and mixed-use neighborhood, highlighting the increasing demand for local amenities. In response to these evolving planning circumstances, the eating place aims to offer high-quality catering services to the broader community, addressing the changing needs of the area.

5.7 No Risk of Building Safety, Fire Safety and Hygiene with Valid General Restaurant License and Good Operation

5.7.1 The application premises have been licensed by the FEHD as a general restaurant since 2013. The latest license was renewed on 1.2.2024 and remain in force until 4.2.2025. The latest renewed license has proven the application premises meet the building and fire safety requirements, and hygiene requirements set forth by the regulatory authorities. The applicant has consistently maintained full compliance with all relevant food safety laws and regulations.

5.8 No Change to the Building Height and Gross Floor Area

5.8.1 The eating place involves change of use only without any changes to the building height and gross floor area. Any A&A works for the eating place will be confined within the subject building and hence there will not be any increase in building bulk.

5.9 Ideal Location for the Eating Place Considering Its Accessibility and Proximity to Neighborhood

- 5.9.1 The application premises are being sandwiched between two new residential developments in the vicinity. Owing to its proximity to these residential neighborhoods, the eating place at the application premises is considered an ideal location to serve the local community. Residents living in the surrounding areas can conveniently access the premises on foot, making it a highly accessible destination for dining and catering services.

5.10 Highly Compatible with the Existing Building and Surrounding Areas

- 5.10.1 The eating place is highly compatible with the existing building, the Tao Miao Institute, which is an educational institution for the catering industry. The existing building underwent a wholesale conversion from an industrial building, is an excellent venue providing facilities to train local expertise.
- 5.10.2 In addition, the subject building where the eating place is situated is surrounded by residential developments. Compared to other industrial uses, such as car repair workshops or recyclable collection centers, the eating place is expected to produce minimal or no nuisance to the surrounding residential areas. Furthermore, the application premises have been operating as a licensed general restaurant for decades without any issues of incompatibility. Therefore, the eating place is considered to be consistent with the character of the surrounding areas and compatible with the surrounding residential areas.

5.11 No Adverse Environmental Impact nor Exposure to Fire Risks

- 5.11.1 The eating place is of non-industrial and non-polluting nature and will not constitute any adverse environmental or additional infrastructural impact on the surrounding areas.
- 5.11.2 The internal layout plan has been vigilantly designed to take into account fire safety considerations. As a licensed general restaurant in operation, fire safety installations, such as sprinkler system, fire extinguishers, smoke detectors, visual alarm, manual fire alarms, emergency lights and hose reels have been installed and exit signs/routes **have been provided and displayed** throughout the application premises.
- 5.11.3 The existing fire services installations at the application premises have been thoroughly reviewed and approved by the Fire Services Department during the renewal of the general restaurant license in 2024. The successful renewal of the license on 1.2.2024 indicates that the application premises and the current operation have complied with the relevant fire safety and ventilation requirements. Through the applicant's continuous efforts, the application premises have maintained a clean record, allowing the licenses to be renewed annually without any issues, further demonstrating compliance with the necessary safety and hygiene standards.
- 5.11.4 If required, other fire safety concerns would be further incorporated in any plan(s) at a later stage and be designed to the satisfaction of Fire Services Department and/or

concerned Government departments once this application is approved.

- 5.11.5 In terms of environmental concern, the eating place is deemed more suitable and has a lower environmental impact on the surrounding residential neighbourhood when comparing to other industrial uses. In addition, the current dining facility has been operating with valid license and serving the community for a decade without causing any environmental impact. The Applicant will strictly adhere to the guidelines outlined in the 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the EPD in order to ensure the effective control of oily fumes and cooking odors generated from the operation of the eating establishment on-site.

5.12 No Setting of Undesirable Precedent

- 5.12.1 There were several similar applications for 'Eating Place' within "I" zone on the same OZP over the past ten years, hence, approval of the current application should **not** constitute an undesirable precedent under any circumstances. As the TPB is entitled to consider planning applications according to the merits of each case, there should be little concern about setting an undesirable precedent by approving this application.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of a planning application for Eating Place (Restaurant) at ground floor (portion) of an existing building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories. The application premises occupy a total floor area of approximately 710m². The Planning Statement serves to provide background information and planning justifications in support of the eating place in order to facilitate consideration by the Board.
- 6.2 The Applicant, Tao Heung Management Limited, a subsidiary of the Tao Heung Group, has repurposed the previous industrial building (Tao Heung Logistics Centre) into an educational institution (Tao Miao Institute). The institute provides post-secondary education to school leavers and working adults, supporting the catering industry.
- 6.3 The application premises are located at ground floor (portion) of Tao Miao Institute. The application premises are subject to a previously approved application (No. A/ST/751) and were approved for use as eating place (canteen). The application premises have been licensed as a general restaurant by Food and Environmental Hygiene Department and have been in operation since 2013. The current application seeks to continue providing an eating place (restaurant) at the application premises to serve the growing neighborhood. The eating place will involve no change to the building bulk and gross floor area.
- 6.4 The application premises currently fall within an area zoned “Industrial” (“I”) on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 exhibited for public inspection on 7.6.2024. According to the Notes of the Current OZP for the “I” zone, the ‘Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)’ is a Column 2 use for which planning permission from the Board under section 16 of Town Planning Ordinance is required. In this connection, the Applicant wishes to apply for a planning permission from the Board. As detailed throughout this Planning Statement, the eating place within the application premises is well justified on the grounds that:-
- (a) *The eating place does not contravene from the planning intention of the “I” zone;*
 - (b) *The eating place conforms with the TPB Guidelines for Use/Development within industrial zone (TPB PG-No.25D);*
 - (c) *The application premises are subject to a previously approved application for similar use (i.e. eating place (canteen));*
 - (d) *The eating place provides opportunities for on-site training, that aligns with the use of education institution by developing education services to bolster the pluralistic, international and professional outlook of Hong Kong;*
 - (e) *The eating place supports the catering industry in amidst of current economic downturn and creates significant amount of job opportunities and could provide socio-economic benefits;*
 - (f) *The current application endeavors to provide high-quality dining facility for the community and to meet the changing needs of the local community and business;*
 - (g) *The eating place is in full operation and involves no risk of building safety, fire*

- safety, and hygiene with valid licensing and good operation;*
- (h) No changes have been made inspect of the building height and gross floor area and there will not be any increase in building bulk;*
 - (i) The application premises are considered ideal for the eating place considering its high accessibility and adjacent to residential neighborhoods;*
 - (j) The eating place is highly compatible with Tao Miao Institute which is an educational institution for catering industry. The eating place is considered a better and compatible use comparing with other industrial and workshop uses considering its proximity to residential neighborhood;*
 - (k) The eating place will not impose adverse impact on the surrounding area;*
 - (l) Given the previous approvals of similar applications in the current OZP, the approval of the current application will not set an undesirable precedent.*

6.5 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give favourable consideration to the current application for the eating place.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000127025_0001
Figure 3	Extract of Approved Shatin Outline Zoning Plan No. S/ST/38
Figure 4	Layout Plan



Project:
Section 16 Planning Application for Proposed Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

Title:
Location Plan

Figure:
1

Scale:
Not-to-Scale

Date:
Jul 2024

Ref.: ADCL/PLG-10296-R001/F001



Project:
Section 16 Planning Application for Proposed Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

Title:
Extract of Lot Index Plan No. S00000127025_0001

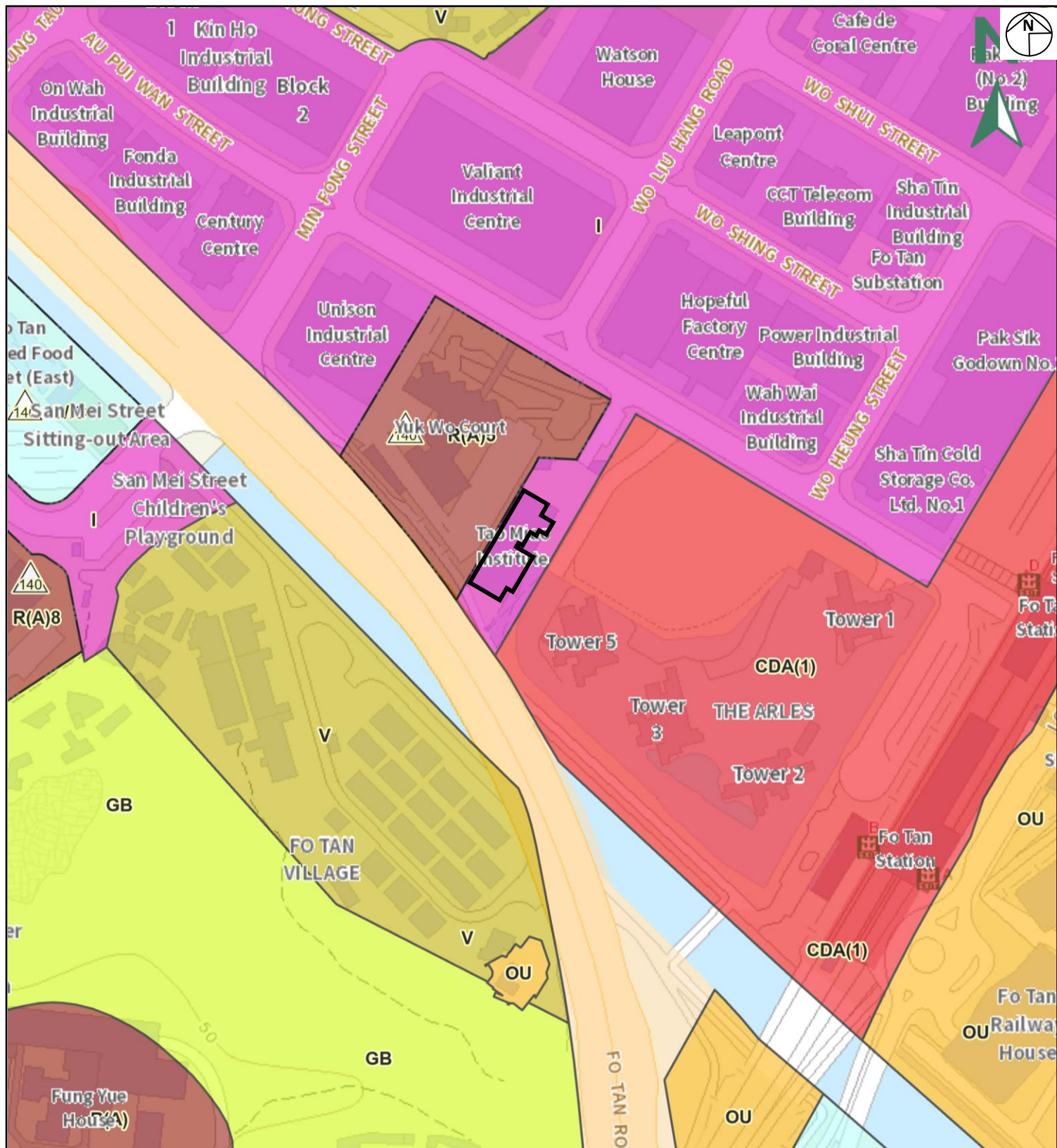
Ref.: ADCL/PLG-10296-R001/F002

Figure:
2

Scale:
Not-to-Scale

Date:
Jul 2024





LEGEND:

 Application Premises (G/F. Portion)

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

Title:

Extract of Approved Sha Tin Outline Zoning Plan No. S/ST/38

Figure:

3

Scale:

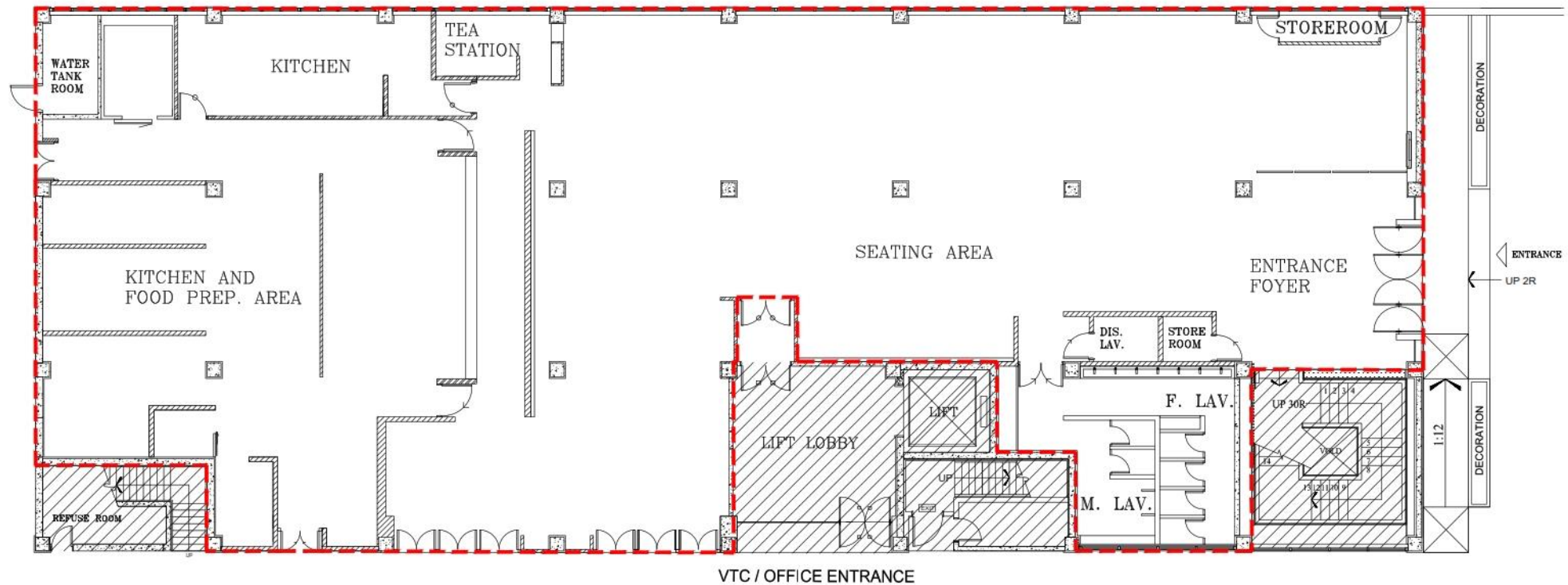
Not to Scale

Date:

Jul 2024



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

 Application Premises (G/F. Portion)

(For Identification Only)

G/F. LAYOUT PLAN

Project:

Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

Title:

Indicative Layout Plan

Figure :

4

Scale:

1:2000

Date:

Aug 2024

Ref.: ADCL/PLG-10296-R001/F004



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustrations

Illustration 1	Current Condition of the Application Premises
Illustration 2	Current Condition of the Surrounding Areas



Project:
Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

Title:
Current Condition of the Application Site

Illustration:
1

Scale:
Not to Scale

Date:
Aug 2024

Ref.: ADCL/PLG-10296-R001/I001



1 The Arles



2 The Arles



3 Yuk Wo Court



4 Separation from Surrounding Residential Development

Project:
Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

Title:
Current Condition of the Surrounding Areas

Illustration:
2

Scale:
Not to Scale

Date:
Aug 2024

Appendix 1

General Restaurant Licence

持牌普通食肆 LICENSED GENERAL RESTAURANT

店號及地址：
Shop Sign & Address:

鍾菜館
Chung's House

新界沙田火炭坳背灣街13號地下
G/F, 13 AU PUI WAN STREET, FO TAN, SHA TIN,
NEW TERRITORIES

牌照屆滿日期：
Licence Expiry Date:

04/02/2025

特別批簽 Special Endorsement



食物環境衛生署

Food and Environmental Hygiene Department



編號
Serial No. F791474

《公眾衛生及市政條例》(第 132 章)
PUBLIC HEALTH AND MUNICIPAL SERVICES ORDINANCE (CAP. 132)

普通食肆牌照
GENERAL RESTAURANT LICENCE

牌照／許可證號碼
Licence/Permit No.

2297802873

此處所(地址載於本牌照內)已由食物環境衛生署署長(署長)發牌以便開設普通食肆。持牌人姓名列後。

The premises at the address shown have been licensed by the Director of Food and Environmental Hygiene (Director) as a general restaurant, the licensee being the person whose name appears hereunder.

牌照的有效期限為一年，由 05/02/2024 起至 04/02/2025 止，
但署長有權隨時將牌照暫時吊銷或取消。

Unless suspended or cancelled by the Director, the licence shall remain in force for one year from 05/02/2024 to 04/02/2025.

持牌人必須遵守《公眾衛生及市政條例》(第132章)與有關規例，而署長所訂的發牌條件、持牌條件及一切限制，持牌人亦須依從。

This licence is issued subject to the provisions of the Public Health and Municipal Services Ordinance (Cap.132) and Regulations made thereunder, and to such requirements, conditions or restrictions as are notified to the licensee by the Director.

除非獲得署長書面同意，否則任何獲發給牌照的人士，不得將所持有的牌照轉讓予他人。

Save with the consent in writing of the Director, a person to whom a licence has been granted shall not transfer his licence to any person.

持牌人必須在與本牌照有關處所的入口附近一個當眼處，展示本牌照。

The licensee shall exhibit this licence at a conspicuous place near the entrance of his premises to which this licence relates.

處所大小(按照屋內樓面面積計算): 656.94 平方米 SQ.M.

Size of premises by reference to floor area

批簽/批准(有關代號的註釋，請參閱背頁):

Endorsements/Permission (For description of codes, please see overleaf)

01, 10, 12

費用收訖: \$16,360.00

Fee Received

TAO HEUNG DEVELOPMENT LIMITED

G/F, 13 AU PUI WAN STREET, FO TAN, SHA TIN, NEW TERRITORIES

食物環境衛生署署長 (Miss Nicole TSANG 代行)

for Director of Food and Environmental Hygiene

日期:

Date 01/02/2024



Date : 22nd August, 2024
Our Ref. : ADCL/PLG-10296/L003

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

We refer to our submission (Ref.: ADCL/PLG-10296/L001), we would like to provide clarification to facilitate considerations by the Board.

Sufficient car parking spaces and a loading and unloading area are provided to serve the eating place. These parking and loading/unloading facilities are located within the surrounding area of the application site, at Lot No. 750 RP in D.D. 176 and its extension thereto, which is covered under a previously approved application No. A/ST/751.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at .

Yours sincerely,
Aikon Development Consultancy Limited



Encl.
c.c. Client



Tel 電話 :
Fax 傳真 :
Email 電郵 :
Web 網址 :

Date : 8th November, 2024
Our Ref. : ADCL/PLG-10296/L005

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

By Hand and Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories
(Planning Application No. A/ST/1031)**

We refer to the comments from the Transport Department dated 23.9.2024 regarding the subject application. We would like to enclose herewith a Traffic Review Report to facilitate the considerations of the TD or the TPB, demonstrating that eating place would not cause adverse traffic impact to Au Pui Wan Street.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at

Yours faithfully,
Aikon Development Consultancy Limited



Encl.
cc. Client
DPO/STN, PlanD (Attn.: Ms. Cherry HO) - By Email

**S.16 Planning Application for Eating Place (Restaurant)
at Ground Floor (Portion) of an Existing Building
known as Tao Miao Institute, No. 13 Au Pui Wan Street,
Fo Tan, New Territories**

TRAFFIC REVIEW REPORT

Reference: 80109-R01-01

Date: November 2024

Prepared by: 8FM Consultancy Limited

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Table 2.2	Internal Transport Facilities
Table 3.1	Public Transport Facilities Close to Project Site
Table 4.1	Kerbside Activities on Au Pui Wan Street

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Figure 1.1	Site Location
Figure 2.1	Layout of Project Site
Figure 3.1	Public Transport Facilities
Figure 4.1	Study Area of Kerbside Activity Survey
Figure 4.2	Parking Lots in the Vicinity

1 INTRODUCTION

1.1 Background

The Applicant intends to seek planning permission for the Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories ("The Eating Place").

The Eating Place is located at Au Pui Wan Road, the location is shown in **Figure 1.1**.

Comments from Transport Department was received on 23 September 2024. The Applicant was required to conduct Traffic Review to demonstrate that Eating Place would not cause adverse traffic impact to Au Pui Wan Street. 8FM Consultancy Limited was therefore commissioned as the traffic consultant to carry out a Traffic Review in support of this planning application.

1.2 Study Objectives

The objectives of this Traffic Review are listed as follows:

- To review the development schedule and the existing traffic conditions in the vicinity of the Eating Place;
- To present and evaluate the internal transport facilities of the Eating Place;
- To assess the operation traffic impacts associated with the Eating Place;
- To consider traffic improvement proposals, if necessary.

2 PROPOSED DEVELOPMENT

2.1 The Site Location

The Eating Place is located in No. 13 Au Pui Wan Street, Fo Tan, New Territories, it can be accessible via a single track road branching from Au Pui Wan Street. The location of the project site is shown in **Figure 1.1**.

2.2 The Development Schedule

The application premises occupies the ground floor (portion) of an existing building known as Tao Miao Institute, comprising 4 storeys in different usage purposes.

The Eating Place situates on a portion of the ground floor at Tao Miao Institute, being utilized as a restaurant. Subject to a previously approved application (No. A/ST/751), it has been approved for use as eating place (canteen) and in operation since 2013. The current application seeks to continue providing an eating place (restaurant) at the application premises. Key development parameters of the Eating Place are tabulated in **Table 2.1**.

Table 2.1 Key Development Parameters

Proposed Use	Eating Place
Operation Hours	7:00am-10:00pm (Monday – Sunday, including Public Holiday)
Total Floor Area	Approximately 710m ²

2.3 Internal Transport Facilities

In accordance to the planning statement, the internal transport facilities to be provided in the project site are summarized in **Table 2.2**, which have met the parking standards for commercial facilities stipulated in HKPSG. At present, there is a 4m-wide ingress/egress point exclusively for the Eating Place.

Table 2.2 Internal Transport Facilities

Type of Ancillary Transport Facilities	Size	Provision based on Applicant's Operational Needs
Private Car Parking Spaces	5m(L) x 2.5m(W)	3
L/UL Bays	7m(L) x 3.5m(W)	1

3 EXISTING TRAFFIC SITUATION

3.1 Existing Road Network

The Eating Place is located at southeast of Au Pui Wan Street, and it can be accessible from Au Pui Wan Street via a local unnamed road. The existing condition of the connecting carriageways are summarized as follows:

- Unnamed Road is a single track access road branching from Au Pui Wan Street, connecting Au Pui Wan Street in the northeast to the project site in the southwest. Acting as single carriageway with 1-lane-2 way operation, it serves as the exclusive path for the traffic generated and attracted by the eating place.
- Au Pui Wan Street is served as a district distributor which is mainly a single-two carriageway, connecting Tat Yip Lane in the northwest and Fo Tan MTR Station in the southeast.

3.2 Public Transport Facilities

The Eating Place can be immediately accessible by taking the public transportation. The Fo Tan MTR Station is located within 100m or about 2-minute walkable distance away from the project site. Other than the railway, the site is well supported by public transport facilities. The area is served by over 11 bus routes and 5 minibus routes within 5-minute walkable distance.

Details of these public transport services are presented in **Table 3.1** and **Figure 3.1**.

Table 3.1 Public Transport Facilities Close to Project Site

Route	Routing	Peak Frequency (minutes)
KMB 48P	Fo Tan Chun Yeung Estate ↔ Hong Kong Garden	07:35、08:05、18:05、18:35 (Fixed shift)
KMB 85	Fo Tan Chun Yeung Estate ↔ Kowloon City Ferry	20 - 30
KMB 88X	Sui Wo Court ↔ Ping Tin	20 - 30
KMB 285	Fo Tan Chun Yeung Estate ↔ Shatin Central (Circular)	15 - 30
KMB 285A	Fo Tan Chun Yeung Estate ↔ Fo Tan Station (Circular)	07:00、07:15、07:45、08:15 (Fixed shift)
City Bus 798	Fo Tan Chun Yeung Estate ↔ Tiu Keng Leng Station	10 - 35
City Bus 798X	Fo Tan Chun Yeung Estate ↔ Tseung Kwan O Industrial Estate	07:00、07:55、18:20 (Fixed shift)
City Bus 989	Fo Tan Chun Yeung Estate ↔ Mun Sang	07:05、07:20、07:40、08:05

	College Hk Island	(Fixed shift)
GMB 60K	Fo Tan Cottage Area (Kwei Tei New Village) ↔ Shatin Station	4 - 6
GMB 60P	Fo Tan Chun Yeung Estate ↔ Shatin Station	2 - 3
GMB 62K	Shatin Lodge ↔ Shatin Station	7 - 15
GMB 65K	Wong Nai Tau Bus Terminus ↔ Fo Tan MTR Station Bus Terminus	10 - 20
KMB 73A	Fan Ling ↔ Yu Chui Court	20 - 30
KMB 80M	Kowloon Tong Station ↔ Sui Wo Court	07:05, 07:30 (Fixed shift)
KMB 81K	Sun Tin Wai ↔ Sui Wo Court	15 - 20
KMB 163B	Chuk Yuen Estate ↔ Star Ferry	10 - 25

The Eating Place benefits from the availability and the excellent connectivity of public transport services in the vicinity. In this regard, it is reasonable to believe that the traffic generation/attraction rates for the Eating Place would be lower.

4 TRAFFIC REVIEW

In order to review the parking activities near the Eating Place, traffic surveys were conducted on 1 November 2024 (Friday) during the operation period, i.e. from 7:00am to 10:00pm.

4.1 Kerbside Activity Survey

4.1.1 Survey Purpose

The traffic survey was conducted to review the kerbside activities in the critical section of Au Pui Wan Street, analysing the correlation of eating place and illegal parking at the concerned area. The study area is indicated in **Figure 4.1**, where stopping restrictions are enforced from 7:00am to 7:00pm.

4.1.2 Survey Result

The kerbside activities are summarised in **Table 4.1**.

Table 4.1 Kerbside Activities on Au Pui Wan Street

Time Interval	Trip Purpose				Total
	Pick-up/Drop-off	L/UL	Parking	Waiting ⁽ⁱ⁾	
07:00 - 08:00	5	-	-	-	5
08:00 - 09:00	12	-	-	3	15
09:00 - 10:00	6	2	-	4	12
10:00 - 11:00	-	-	-	7	7
11:00 - 12:00	-	1	-	5	6
12:00 - 13:00	1	-	-	5	6
13:00 - 14:00	1	-	-	-	1
14:00 - 15:00	-	-	-	3	3
15:00 - 16:00	-	-	-	5	5
16:00 - 17:00	-	-	-	3	3
17:00 - 18:00	1	-	-	5	6
18:00 - 19:00	7	-	-	5	12
19:00 - 20:00	4	-	-	1	5
20:00 - 21:00	3	-	-	-	3
21:00 - 22:00	2	-	1	-	3
Subtotal	42	3	1	46	92

Notes:

(i) "Waiting" refers to the activities with motorists awaiting in the cars, the waiting time is less than 15min.

As shown in Table 4.1, parking activity (only one case) was rarely observed in the concerned section of Au Pui Wan Street, while the waiting activity was more prevalent and was found to be associated with the nearby construction site. Therefore, there was no evidence to suggest that the illegal parking on Au Pui Wan Street was correlated with the Eating Place.

4.2 Survey of Parking Spaces

4.2.1 Survey Purpose

The traffic survey with observation was conducted to investigate the utilization of both internal parking within the project site and external parking in the vicinity, reviewing the correlation of Eating Place and illegal parking in the concerned area.

4.2.2 Survey Result

Based on the observation in survey, the utilization and availability of both internal and external parking are summarised as below:

- **Internal Parking:**

Parking inside the project site is sufficiently provided, with 1-2 vacant parking spaces available during business operation hour.

- **External Parking:**

Figure 4.2 refers, there are two parking lots within walking distance of the project site. These parking lots were observed to have an intermediate utilization rate and should be able to provide sufficient parking spaces for the Proposed Development if needed.

Given that both internal and external parking options can accommodate the demand, it is reasonable to conclude that the Eating Place will not lead to on-street parking issues on Au Pui Wan Street.

5 Summary and Conclusion

5.1 Summary

The Applicant intends to seek the Town Planning Board permission to utilise ground floor (portion) of an existing building known as Tao Miao Institute as Eating Place (Restaurant) at No. 13 Au Pui Wan Street, Fo Tan, New Territories.

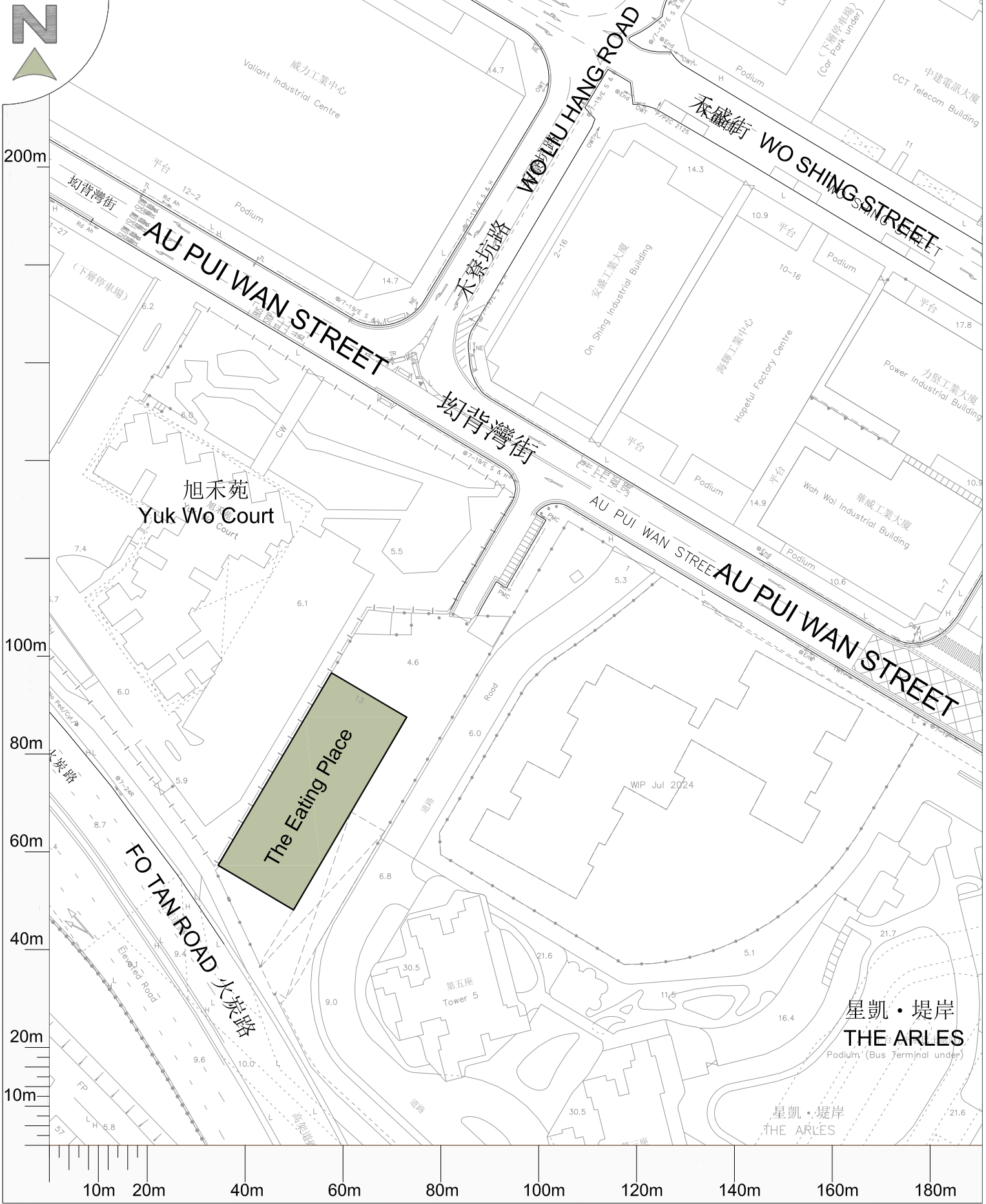
In order to review whether Eating Place would cause adverse traffic impact (i.e. illegal parking activities) to Au Pui Wan Street or not, traffic surveys with observation have been carried out in the critical area of Au Pui Wan Street on 1 November 2024 (Friday) during the development operation hours, i.e. from 7:00am to 10:00pm.


Based on the result of kerbside activity survey, parking activity was rarely observed at the concerned section of Au Pui Wan Street, there was no evidence to suggest that the illegal parking was correlated with the Eating Place. For the survey result of parking spaces in the vicinity, it indicated that the supply of internal and external parking spaces exceeded the demand generated by the Eating Place; therefore no on-street parking issues are anticipated on Au Pui Wan Street.

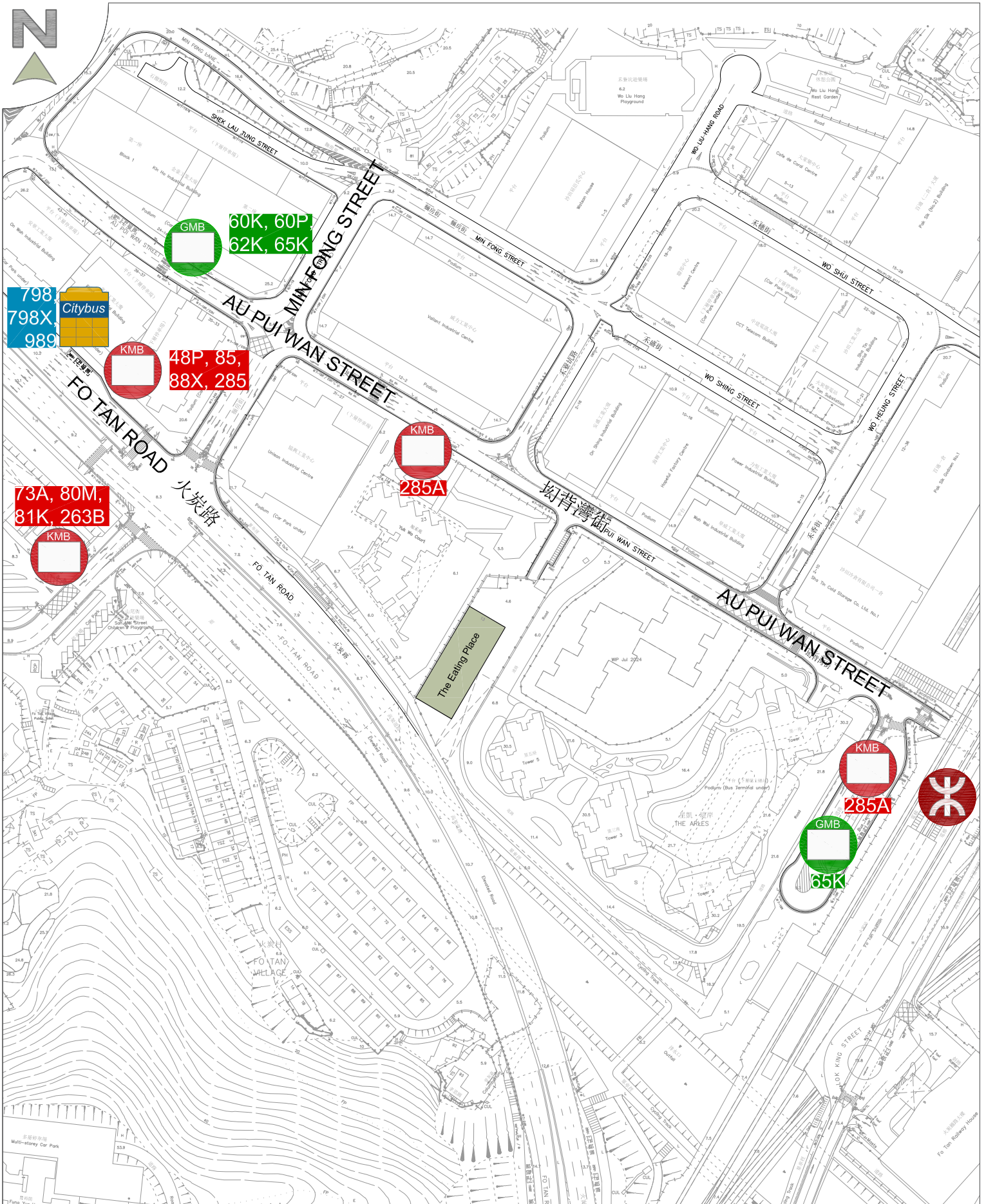
5.2 Conclusion

The findings of this study show that the Eating Place will not cause adverse traffic impact (i.e. illegal parking activities) to Au Pui Wan Street. The Eating Place is therefore supported from the traffic engineering point of view at this stage.

Figures



Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories		
Drawing Title - Site Location		
Figure 1.1	Rev. - ---	
Scale - 1:1000@A4	Date - Nov 2024	



Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	
Drawing Title - Public Transport Facilities	
Figure 3.1	Rev. -
Scale - 1:2000@A4	Date - Nov 2024



Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

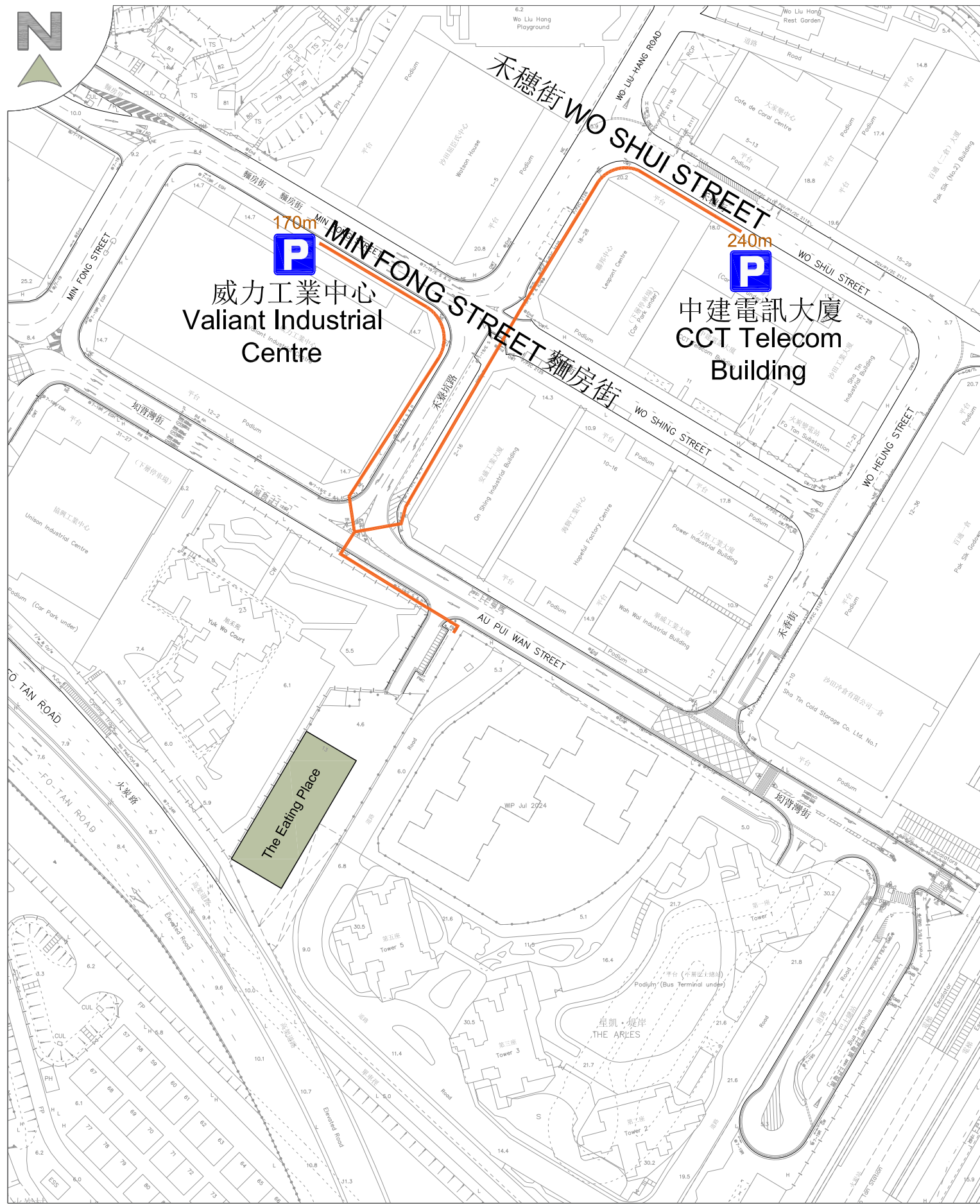
Drawing Title - Study Area of Kerbside Activity Survey

Figure 4.1

Rev. - ---

Scale - 1:1000@A4

Date - Nov 2024



Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	
Drawing Title - Parking Lots in the Vicinity	
Figure 4.2	Rev. - ---
Scale - 1:1500@A4	Date - Nov 2024



Tel 電話 :
Fax 傳真 :
Email 電郵 :
Web 網址 :

Date : 4th December, 2024
Our Ref. : ADCL/PLG-10296/L006

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories
(Planning Application No. A/ST/1031)**


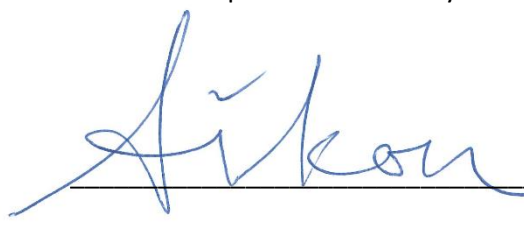
We refer to the comments from the Transport Department and would like to enclose herewith the following items to facilitate the considerations of the TD and TPB.

- i. Replacement pages of the Application Form (P. 9 and 16);
- ii. Replacement pages of the Planning Statement;
- iii. Responses to Comment Table and Revised Traffic Review Report.

We would like to clarify that sufficient parking spaces are provided for the eating place. As justified in the Revised Traffic Review Report, the eating place will not cause any adverse traffic impacts (e.g., illegal parking activities) on Au Pui Wan Street.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at

Yours faithfully,
Aikon Development Consultancy Limited



Encl.
cc. Client
DPO/STN, PlanD (Attn.: Ms. Cherry HO) - By Email

擬議發展計劃的預計完成時間

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

[illegible]

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p style="text-align: center;">Au Pui Wan Street</p> <hr/> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 10</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 1</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p>

(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) <hr/> <hr/>	10 10 (PC)
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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Layout Plan</u>		
<u>Reports 報告書</u>		
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"/>
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Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

application premises and current operation have complied with relevant fire safety and ventilation requirements. Due to the applicant's continuous efforts, the application premises have maintained a clear record, such that the licenses could be renewed annually without any issues, further demonstrating compliance with the necessary safety and hygiene standards.

- 4.2.3 The fire safety installation could be submitted and implemented to the satisfaction of relevant Government departments including Fire Services Department (FSD), if required, by way of compliance of approval conditions.

4.3 Traffic Consideration

- 4.3.1 The application premises benefit from excellent connectivity to various modes of public transport, all conveniently located within close proximity and a short walking distance. The Fo Tan MTR Station is located within 250m, or equivalent to about 5 to 10-minute walk from the application premises.
- 4.3.2 Parking and loading and unloading facilities would be provided within Lot 750 RP in D.D. 176 and the extension thereto, which are owned by the Applicant. There will be 10 carparking spaces for private car and 1 loading/unloading bay for MGV fronting the subject building to serve the eating place (**Illustration 1** refers), sufficient manoeuvring space would be allowed in ensuring no queuing and/or waiting of vehicles from the site onto public road.
- 4.3.3 The current application **only involves a change of the internal use and layout modification of G/F. portion of the subject building**, considering there is a previously approved application for similar use, and the application premises is purely seeking a change of use from canteen to a restaurant. No adverse traffic impact is anticipated.

4.4 Environmental Consideration

- 4.4.1 Compared to other industrial use, such as vehicle repair, workshop uses, which are always permitted under "I" zone, the eating place is deemed more suitable and has a lower environmental impact on the surrounding residential neighbourhood. In addition, the eating place has been operating and serving the community for a decade without causing any environmental impact.
- 4.4.2 The application premises have been in full operation since 2013 and maintained a clear record for its operation. There have been no complaints received about any environmental nuisance.
- 4.4.3 The applicant will strictly adhere to the guidelines outlined in the 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) in order to ensure the effective control of oily fumes and cooking odors generated from the operation of the eating establishment on-site. Adequate air pollution control equipment has been provided at the kitchen ventilation system to treat the cooking fume emissions before they are discharged into the outdoor environment, in order to fulfill the requirements, set forth by the Air Pollution Control Ordinance.

No.	Comments	Responses																																																																																																										
Comments from Transport Department																																																																																																												
1	<p>The traffic survey was conducted on 1 November 2024 (Friday) instead of Saturday, Sunday or Public Holidays. As the proposed eating place would also attract customers and drivers on Saturday, Sunday or Public Holidays, please demonstrate that the traffic survey is conducted on the conservative side.</p>	<p>Considering the project site is located in industrial area, the traffic flow on weekdays is expected to be more significant than on weekend. Nevertheless, an additional traffic survey was conducted on 1 December 2024 (Sunday) from 7:00am to 10:00pm to review the traffic condition nearby. The results are summarized in the table below, revealing that the kerbside activities on weekends were less active than those on weekdays, and no illegal parking was observed in the concerned section of Au Pui Wan Street. It can be assumed that the proposed development would not generate illegal parking on the street.</p> <table><tr><th rowspan="2">Time Interval</th><th colspan="4">Trip Purpose</th><th rowspan="2">Total</th></tr><tr><th>Pick-up/Drop-off</th><th>L/UL</th><th>Parking</th><th>Waiting⁽ⁱ⁾</th></tr><tr><td>07:00 - 08:00</td><td>-</td><td>1</td><td>-</td><td>-</td><td>1</td></tr><tr><td>08:00 - 09:00</td><td>-</td><td>2</td><td>-</td><td>-</td><td>2</td></tr><tr><td>09:00 - 10:00</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0</td></tr><tr><td>10:00 - 11:00</td><td>-</td><td>1</td><td>-</td><td>-</td><td>1</td></tr><tr><td>11:00 - 12:00</td><td>1</td><td>-</td><td>-</td><td>6</td><td>7</td></tr><tr><td>12:00 - 13:00</td><td>-</td><td>-</td><td>-</td><td>4</td><td>4</td></tr><tr><td>13:00 - 14:00</td><td>-</td><td>-</td><td>-</td><td>2</td><td>2</td></tr><tr><td>14:00 - 15:00</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0</td></tr><tr><td>15:00 - 16:00</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0</td></tr><tr><td>16:00 - 17:00</td><td>-</td><td>-</td><td>-</td><td>1</td><td>1</td></tr><tr><td>17:00 - 18:00</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0</td></tr><tr><td>18:00 - 19:00</td><td>-</td><td>-</td><td>-</td><td>3</td><td>3</td></tr><tr><td>19:00 - 20:00</td><td>2</td><td>-</td><td>-</td><td>4</td><td>6</td></tr><tr><td>20:00 - 21:00</td><td>2</td><td>-</td><td>-</td><td>-</td><td>2</td></tr><tr><td>21:00 - 22:00</td><td>1</td><td>-</td><td>-</td><td>-</td><td>1</td></tr><tr><td>Subtotal</td><td>6</td><td>4</td><td>0</td><td>20</td><td>30</td></tr></table>	Time Interval	Trip Purpose				Total	Pick-up/Drop-off	L/UL	Parking	Waiting ⁽ⁱ⁾	07:00 - 08:00	-	1	-	-	1	08:00 - 09:00	-	2	-	-	2	09:00 - 10:00	-	-	-	-	0	10:00 - 11:00	-	1	-	-	1	11:00 - 12:00	1	-	-	6	7	12:00 - 13:00	-	-	-	4	4	13:00 - 14:00	-	-	-	2	2	14:00 - 15:00	-	-	-	-	0	15:00 - 16:00	-	-	-	-	0	16:00 - 17:00	-	-	-	1	1	17:00 - 18:00	-	-	-	-	0	18:00 - 19:00	-	-	-	3	3	19:00 - 20:00	2	-	-	4	6	20:00 - 21:00	2	-	-	-	2	21:00 - 22:00	1	-	-	-	1	Subtotal	6	4	0	20	30
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2	The location and size of parking spaces are not found on plan.	Please refer to Figure 2.1 for details.
3	For delivery of goods, please (a) specify the size of goods vehicles, (b) indicate the loading/unloading point on plan, (c) advise the time and duration for loading/unloading activities;	<p>(a) The medium goods vehicles would be used for food delivery;</p> <p>(b) Loading/unloading point refers to the L/UL parking space shown in Figure 2.1.</p> <p>(c) Loading/unloading activities would happen 2 trips during 08:00-09:00, 15:00-16:00 per day, and it will take less than 15 minutes.</p>
4	Please provide occupancy of the concerned two parking lots to formulate the utilization rate; and	Please refer to section 4.2.2 in the updated traffic review report for more details.
5	Please advise management measure(s) to ensure no illegal parking on-street in case of full occupancy of car park inside the proposed eating place.	<p>To ensure no illegal parking induced from the project site, the applicant will undertake the following management measures:</p> <ul style="list-style-type: none"> Active Monitoring and Traffic Controller: Deploy a traffic controller to monitor the car park entrance during peak hours. He will assist in managing vehicle flow and directing drivers to alternative parking options if the car park reaches full occupancy. Display clear signage or provide directions for drivers to these alternative locations. Promotions for Alternative Transport: Highlight nearby public transport stops and bicycle parking facilities in promotional materials. Valet Parking Service: Provide a valet parking service that can efficiently handle vehicle drop-offs and park them at designated off-site locations, avoiding on-street congestion.

**S.16 Planning Application for Eating Place (Restaurant)
at Ground Floor (Portion) of an Existing Building
known as Tao Miao Institute, No. 13 Au Pui Wan Street,
Fo Tan, New Territories**

TRAFFIC REVIEW REPORT

Reference: 80109-R01-02

Date: December 2024

Prepared by: 8FM Consultancy Limited

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1 INTRODUCTION

1.1 Background

The Applicant intends to seek planning permission for the Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories ("Eating Place").

The Eating Place is located at Au Pui Wan Road, the location is shown in **Figure 1.1**.

Comments from Transport Department was received on 23 September 2024. The Applicant was required to conduct Traffic Review to demonstrate that Eating Place would not cause adverse traffic impact to Au Pui Wan Street. 8FM Consultancy Limited was therefore commissioned as the traffic consultant to carry out a Traffic Review in support of this planning application.

1.2 Study Objectives

The objectives of this Traffic Review are listed as follows:

- To review the development schedule and the existing traffic conditions in the vicinity of the Eating Place;
- To present and evaluate the internal transport facilities of the Eating Place;
- To assess the operation traffic impacts associated with the Eating Place;
- To consider traffic improvement proposals, if necessary.

2 EATING PLACE

2.1 The Site Location

The Eating Place is located in No. 13 Au Pui Wan Street, Fo Tan, New Territories, it can be accessible via a single track road branching from Au Pui Wan Street. The location of the project site is shown in **Figure 1.1**.

2.2 The Development Schedule

The application premises occupies the ground floor (portion) of an existing building known as Tao Miao Institute, comprising 4 storeys in different usage purposes.

The Eating Place situates on a portion of the ground floor at Tao Miao Institute, being utilized as a restaurant. Subject to a previously approved application (No. A/ST/751), it has been approved for use as eating place (canteen) and in operation since 2013. The current application seeks to continue providing an eating place (restaurant) at the application premises. Key development parameters of the Eating Place are tabulated in **Table 2.1**.

Table 2.1 Key Development Parameters

Proposed Use	Eating Place
Operation Hours	7:00am-10:00pm (Monday – Sunday, including Public Holiday)
Total Floor Area	Approximately 710m ²

2.3 Internal Transport Facilities

In accordance to the planning statement, the internal transport facilities to be provided in the project site are summarized in **Table 2.2**, which have met the parking standards for commercial facilities stipulated in HKPSG. At present, there is a 4m-wide ingress/egress point exclusively for the Eating Place. The layout of internal transport facilities is shown in **Figure 2.1**.

Table 2.2 Internal Transport Facilities

Type of Ancillary Transport Facilities	Size	Provision based on Applicant's Operational Needs
Private Car Parking Spaces	5m(L) x 2.5m(W)	10
L/UL Parking Space	11m(L) x 3.5m(W)	1

3 EXISTING TRAFFIC SITUATION

3.1 Existing Road Network

The Eating Place is located at southeast of Au Pui Wan Street, and it can be accessible from Au Pui Wan Street via a local unnamed road. The existing condition of the connecting carriageways are summarized as follows:

- Unnamed Road is a single track access road branching from Au Pui Wan Street, connecting Au Pui Wan Street in the northeast to the project site in the southwest. Acting as single carriageway with 1-lane-2 way operation, it serves as the exclusive path for the traffic generated and attracted by the Eating Place.
- Au Pui Wan Street is served as a district distributor which is mainly a single-two carriageway, connecting Tat Yip Lane in the northwest and Fo Tan MTR Station in the southeast.

3.2 Public Transport Facilities

The Eating Place can be immediately accessible by taking the public transportation. The Fo Tan MTR Station is located within 100m or about 2-minute walkable distance away from the project site. Other than the railway, the site is well supported by public transport facilities. The area is served by over 11 bus routes and 5 minibus routes within 5-minute walkable distance.

Details of these public transport services are presented in **Table 3.1** and **Figure 3.1**.

Table 3.1 Public Transport Facilities Close to Project Site

Route	Routing	Peak Frequency (minutes)
KMB 48P	Fo Tan Chun Yeung Estate ↔ Hong Kong Garden	07:35, 08:05, 18:05, 18:35 (Fixed shift)
KMB 85	Fo Tan Chun Yeung Estate ↔ Kowloon City Ferry	20 - 30
KMB 88X	Sui Wo Court ↔ Ping Tin	20 - 30
KMB 285	Fo Tan Chun Yeung Estate ↔ Shatin Central (Circular)	15 - 30
KMB 285A	Fo Tan Chun Yeung Estate ↔ Fo Tan Station (Circular)	07:00, 07:15, 07:45, 08:15 (Fixed shift)
City Bus 798	Fo Tan Chun Yeung Estate ↔ Tiu Keng Leng Station	10 - 35
City Bus 798X	Fo Tan Chun Yeung Estate ↔ Tseung Kwan O Industrial Estate	07:00, 07:55, 18:20 (Fixed shift)
City Bus 989	Fo Tan Chun Yeung Estate ↔ Mun Sang College HK Island	07:05, 07:20, 07:40, 08:05 (Fixed shift)
GMB 60K	Fo Tan Cottage Area (Kwei Tei New	4 - 6

	Village) ↔ Shatin Station	
GMB 60P	Fo Tan Chun Yeung Estate ↔ Shatin Station	2 - 3
GMB 62K	Shatin Lodge ↔ Shatin Station	7 - 15
GMB 65K	Wong Nai Tau Bus Terminus ↔ Fo Tan MTR Station Bus Terminus	10 - 20
KMB 73A	Fan Ling ↔ Yu Chui Court	20 - 30
KMB 80M	Kowloon Tong Station ↔ Sui Wo Court	07:05, 07:30 (Fixed shift)
KMB 81K	Sun Tin Wai ↔ Sui Wo Court	15 - 20
KMB 163B	Chuk Yuen Estate ↔ Star Ferry	10 - 25

The Eating Place benefits from the availability and the excellent connectivity of public transport services in the vicinity. In this regard, it is reasonable to believe that the traffic generation/attraction rates for the Eating Place would be lower.

4 TRAFFIC REVIEW

In order to review the parking activities near the Eating Place, traffic surveys were conducted on 1 November 2024 (Friday) during the operation period, i.e. from 7:00am to 10:00pm.

4.1 Kerbside Activity Survey

4.1.1 Survey Purpose

The traffic survey was conducted to review the kerbside activities in the critical section of Au Pui Wan Street, analysing the correlation of Eating Place and illegal parking at the concerned area. The study area is indicated in **Figure 4.1**, where stopping restrictions are enforced from 7:00am to 7:00pm.

4.1.2 Survey Result

The kerbside activities are summarised in **Table 4.1**.

Table 4.1 Kerbside Activities on Au Pui Wan Street

Time Interval	Trip Purpose				Total
	Pick-up/Drop-off	L/UL	Parking	Waiting ⁽ⁱ⁾	
07:00 - 08:00	5	-	-	-	5
08:00 - 09:00	12	-	-	3	15
09:00 - 10:00	6	2	-	4	12
10:00 - 11:00	-	-	-	7	7
11:00 - 12:00	-	1	-	5	6
12:00 - 13:00	1	-	-	5	6
13:00 - 14:00	1	-	-	-	1
14:00 - 15:00	-	-	-	3	3
15:00 - 16:00	-	-	-	5	5
16:00 - 17:00	-	-	-	3	3
17:00 - 18:00	1	-	-	5	6
18:00 - 19:00	7	-	-	5	12
19:00 - 20:00	4	-	-	1	5
20:00 - 21:00	3	-	-	-	3
21:00 - 22:00	2	-	1	-	3
Subtotal	42	3	1	46	92

Notes:

(i) "Waiting" refers to the activities with motorists awaiting in the cars, the waiting time is less than 15min.

As shown in Table 4.1, parking activity (only one case) was rarely observed in the concerned section of Au Pui Wan Street, while the waiting activity was more prevalent and was found to be associated with the nearby construction site. Therefore, there was no evidence to suggest that the illegal parking on Au Pui Wan Street was correlated with the Eating Place.

4.2 Survey of Parking Spaces

4.2.1 Survey Purpose

The traffic survey with observation was conducted to investigate the utilization of both internal parking within the project site and external parking in the vicinity, reviewing the correlation of Eating Place and illegal parking in the concerned area.

4.2.2 Survey Result

Based on the observation in survey, the utilization and availability of both internal and external parking are summarised as below:

- **Internal Parking:**

Parking inside the project site is sufficiently provided, with 1-2 vacant parking spaces available during business operation hour.

- **External Parking:**

Figure 4.2 refers, there are two parking lots within walking distance of the project site. The survey was conducted to investigate the occupancy of parking lots and the results were tabulated in **Table 4.2**. These parking lots were observed to have an utilization rate of less than 50% for the hourly parking spaces and should be able to provide available parking spaces for the Eating Place if needed.

Table 4.2 Occupancy of Parking Spaces

Time Interval	威力工業中心停車場	中建電訊大廈停車場
Hourly Parking Spaces Available	3x	12x
07:00 - 08:00	2	5
08:00 - 09:00	2	5
09:00 - 10:00	2	5
10:00 - 11:00	2	5
11:00 - 12:00	2	3
12:00 - 13:00	3	2
13:00 - 14:00	3	5
14:00 - 15:00	3	7
15:00 - 16:00	3	8
16:00 - 17:00	3	8
17:00 - 18:00	3	8
18:00 - 19:00	3	7
19:00 - 20:00	3	8
20:00 - 21:00	3	8
21:00 - 22:00	3	8

Given that both internal and external parking options can accommodate the demand, it is reasonable to conclude that the Eating Place will not lead to on-street parking issues on Au Pui Wan Street.

5 Summary and Conclusion

5.1 Summary

The Applicant intends to seek the Town Planning Board permission to utilise ground floor (portion) of an existing building known as Tao Miao Institute as Eating Place (Restaurant) at No. 13 Au Pui Wan Street, Fo Tan, New Territories.

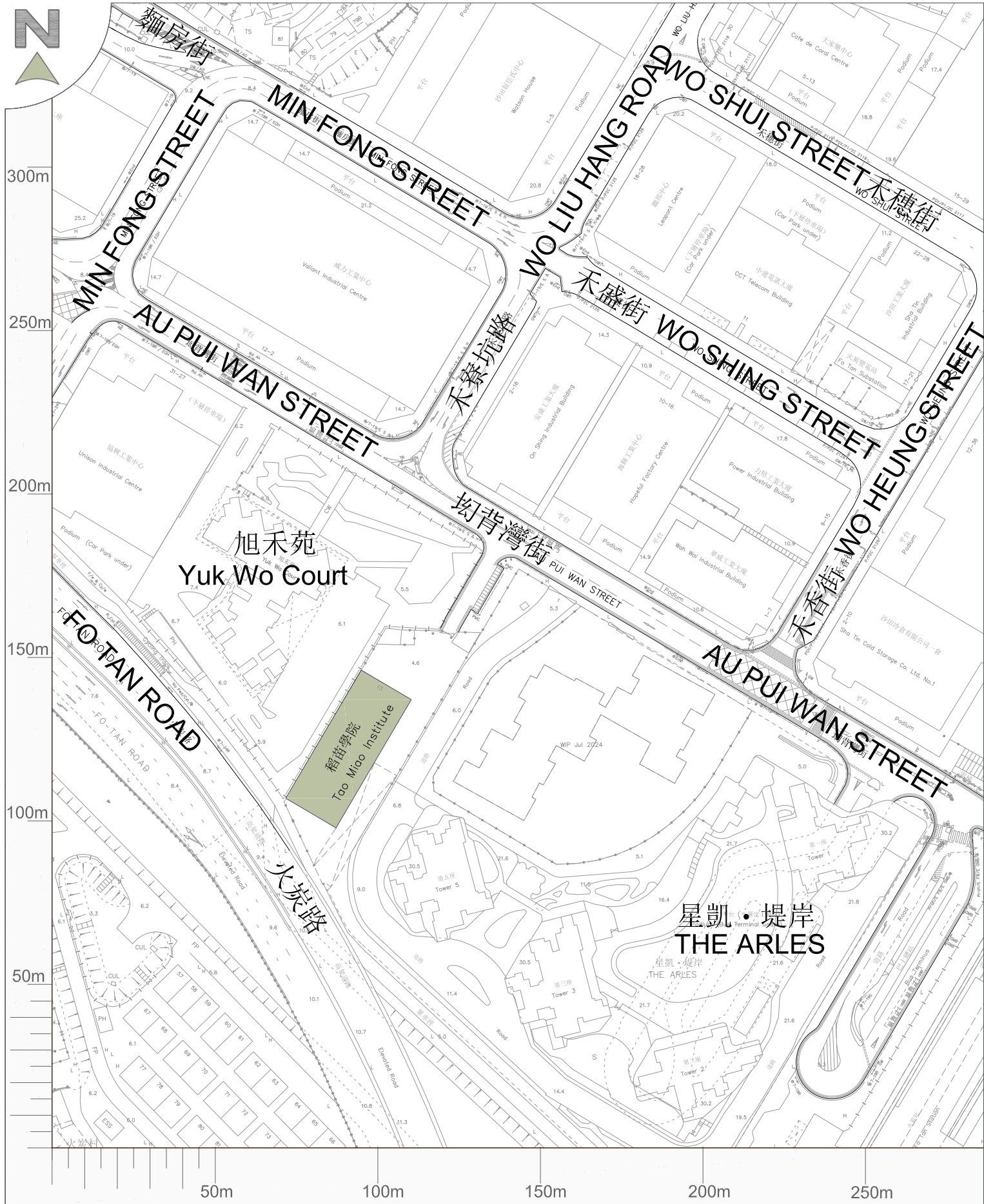
In order to review whether Eating Place would cause adverse traffic impact (i.e. illegal parking activities) to Au Pui Wan Street or not, traffic surveys with observation have been carried out in the critical area of Au Pui Wan Street on 1 November 2024 (Friday) during the development operation hours, i.e. from 7:00am to 10:00pm.

Based on the result of kerbside activity survey, parking activity was rarely observed at the concerned section of Au Pui Wan Street, there was no evidence to suggest that the illegal parking was correlated with the Eating Place. For the survey result of parking spaces in the vicinity, it indicated that the supply of internal and external parking spaces exceeded the demand generated by the Eating Place; therefore no on-street parking issues are anticipated on Au Pui Wan Street.

5.2 Conclusion

The findings of this study show that the Eating Place will not cause adverse traffic impact (i.e. illegal parking activities) to Au Pui Wan Street. The Eating Place is therefore supported from the traffic engineering point of view at this stage.

Figures



F:\8FM\8FM PROJECT\80109 TRAFFIC REVIEW AND CONSULTANT FOR TAO MAO INSTITUTE, NO. 13 AU PUI WAN STREET, FO TAN, NEW TERRITORIES\DATA\DRAWING\FIGURE 1.1.DWG

Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Drawing Title - Site Location

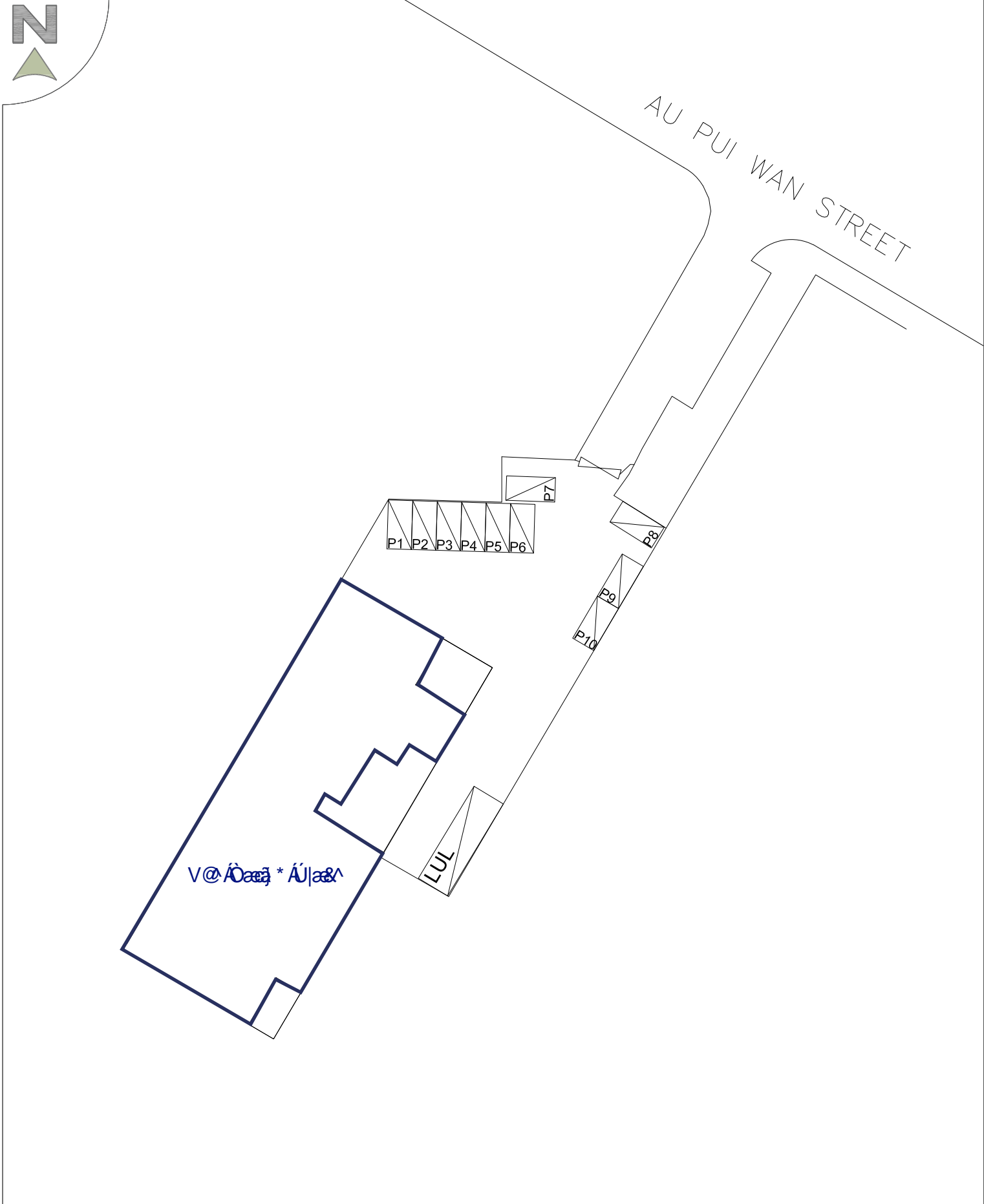
Figure 1.1

Rev. - ---

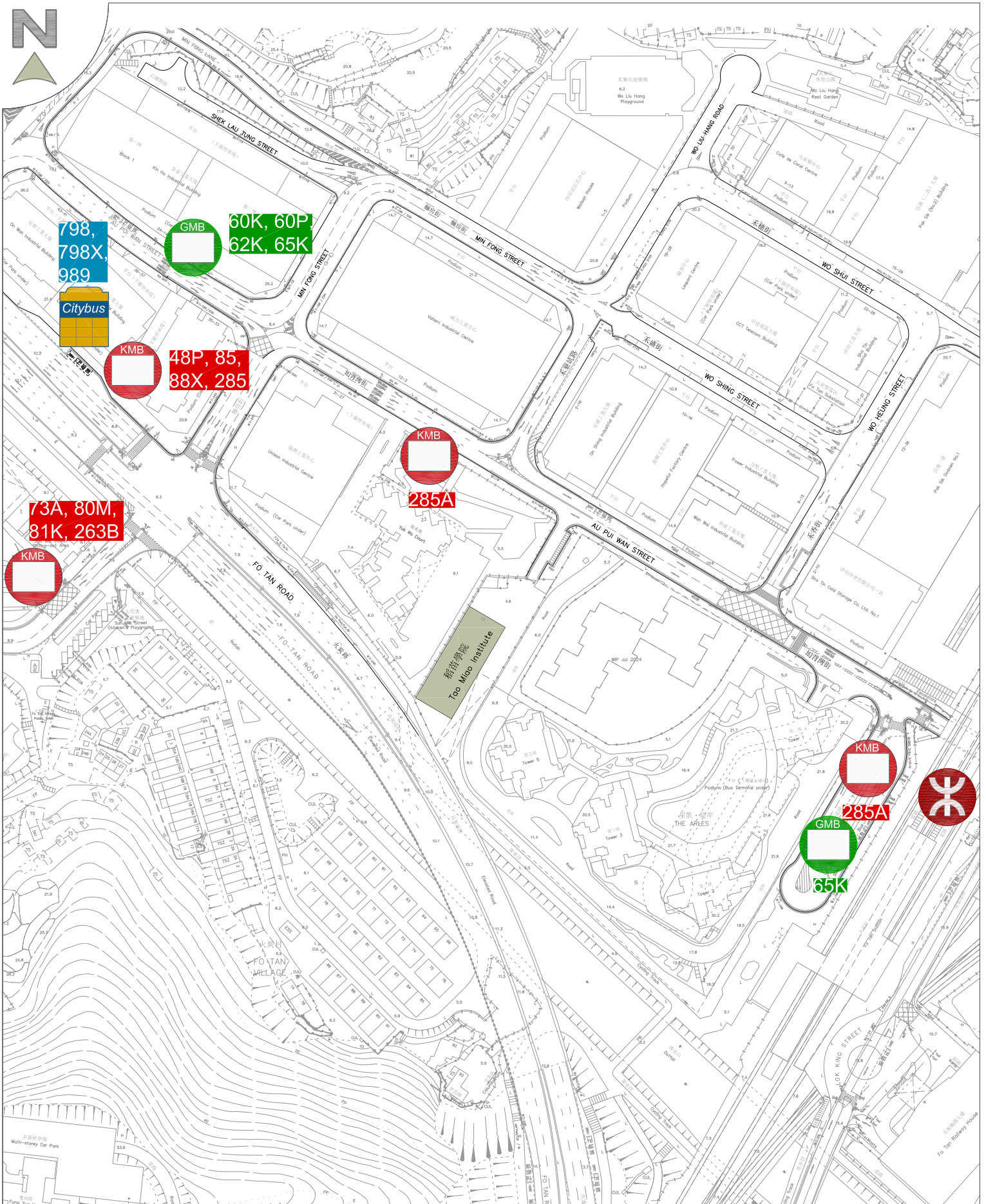
Scale - 1:1500@A4

Date - Nov 2024





Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	
Drawing Title - Ground Floor Plan	
Figure 2.1	Rev. - ---
Scale - 1:1500@A4	Date - October 2024



Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Drawing Title - Public Transport Facilities

Dwg. No. - Figure 3.1

Rev. - ---

Scale - 1:2000@A4

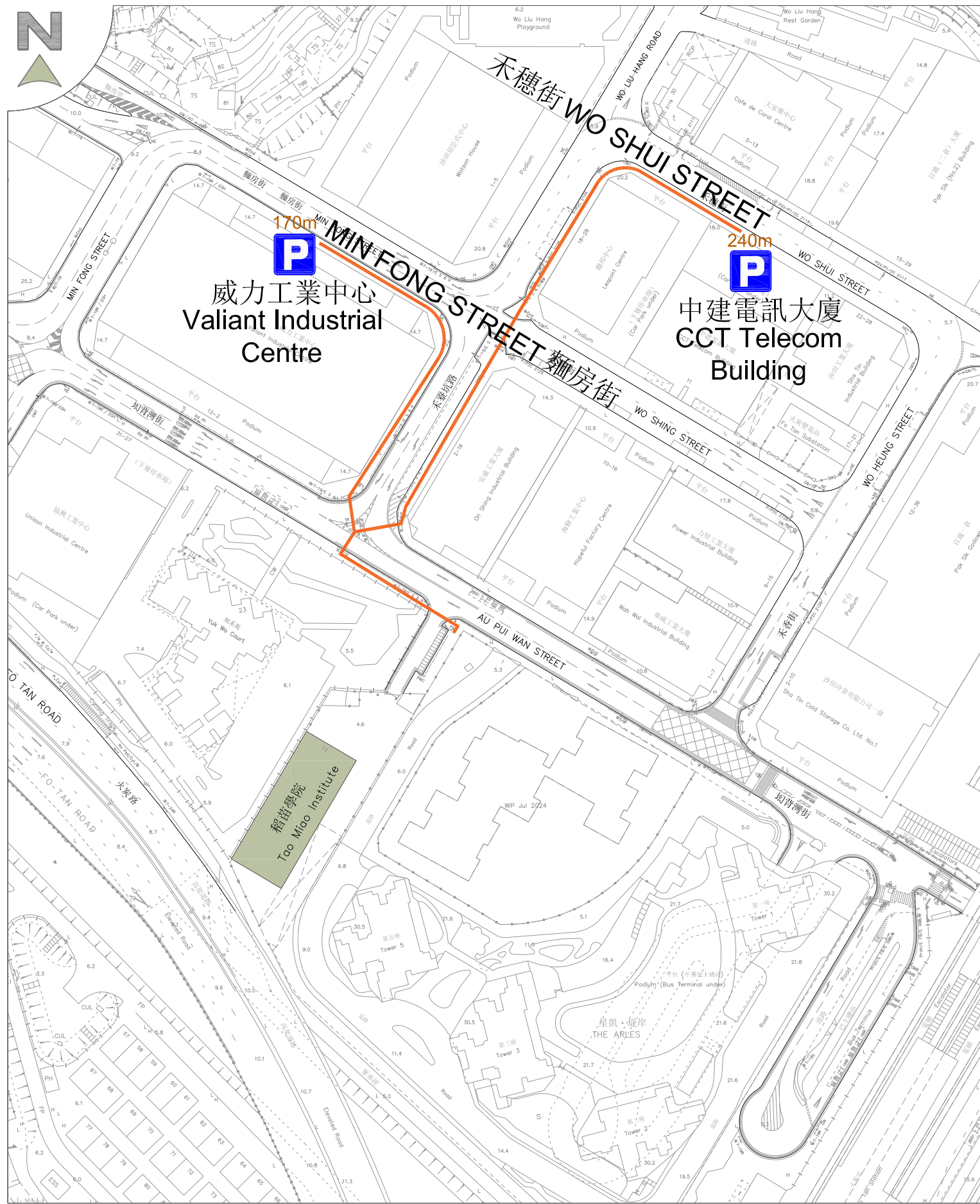
Date - October 2024



F:\8FM\8FM PROJECT\80109 TRAFFIC REVIEW AND CONSULTANT FOR TAO MIAO INSTITUTE, NO. 13 AU PUI WAN STREET, FO TAN, NEW TERRITORIES\DATA\DRAWING\FIGURE 4.1.DWG

Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	
Drawing Title - Study Area of Kerbside Activity Survey	
Figure 4.1	Rev. - ---
Scale - 1:1000@A4	Date - Nov 2024





Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	
Drawing Title - Parking Lots in the Vicinity	
Figure 4.2	Rev. - ---
Scale - 1:1500@A4	Date - Nov 2024



Tel 電話 :
Fax 傳真 :
Email 電郵 :
Web 網址 :

Date : 3rd March, 2025
Our Ref. : ADCL/PLG-10296/L008

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories (Planning Application No. A/ST/1031)

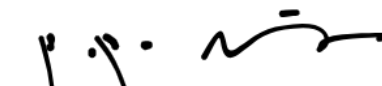
We refer to the comments from the Transport Department (TD) and Buildings Department (BD) and would like to enclose herewith the following items to facilitate the considerations of the TD, BD and TPB.

- i. Replacement pages of the Application Form (P. 9 and 16);
- ii. Replacement page of the Planning Statement; and
- iii. Revised Traffic Review Report.

We would like to clarify that the change in parking spaces has been agreed upon with the Transport Department following further discussions. Additionally, we would like to confirm that the car parking provision will not obstruct the Emergency Vehicular Access (refer to **Figure 2.1** of the Traffic Review Report). As justified in the revised Traffic Review Report, the eating place will not cause adverse traffic impacts (i.e. illegal parking activities) to Au Pui Wan Street.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited


Thomas LUK

Encl.
cc. Client
DPO/STN, PlanD (Attn.: Ms. Cherry HO) - By Email

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

N/A

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) <u>Au Pui Wan Street</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>3</u> 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> 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) _____ _____ _____

(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) _____ _____	3 3 (PC)
	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) _____ _____	1 1(LGV)

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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Layout Plan</u>		
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

application premises and current operation have complied with relevant fire safety and ventilation requirements. Due to the applicant's continuous efforts, the application premises have maintained a clear record, such that the licenses could be renewed annually without any issues, further demonstrating compliance with the necessary safety and hygiene standards.

- 4.2.3 The fire safety installation could be submitted and implemented to the satisfaction of relevant Government departments including Fire Services Department (FSD), if required, by way of compliance of approval conditions.

4.3 Traffic Consideration

- 4.3.1 The application premises benefit from excellent connectivity to various modes of public transport, all conveniently located within close proximity and a short walking distance. The Fo Tan MTR Station is located within 250m, or equivalent to about 5 to 10-minute walk from the application premises.
- 4.3.2 Parking and loading and unloading facilities would be provided within Lot 750 RP in D.D. 176 and the extension thereto, which are owned by the Applicant. There will be 3 carparking spaces for private car and 1 loading/unloading bay for LGV fronting the subject building to serve the eating place (**Illustration 1** refers), sufficient manoeuvring space would be allowed in ensuring no queuing and/or waiting of vehicles from the site onto public road.
- 4.3.3 The current application **only involves a change of the internal use and layout modification of G/F. portion of the subject building**, considering there is a previously approved application for similar use, and the application premises is purely seeking a change of use from canteen to a restaurant. No adverse traffic impact is anticipated.

4.4 Environmental Consideration

- 4.4.1 Compared to other industrial use, such as vehicle repair, workshop uses, which are always permitted under "I" zone, the eating place is deemed more suitable and has a lower environmental impact on the surrounding residential neighbourhood. In addition, the eating place has been operating and serving the community for a decade without causing any environmental impact.
- 4.4.2 The application premises have been in full operation since 2013 and maintained a clear record for its operation. There have been no complaints received about any environmental nuisance.
- 4.4.3 The applicant will strictly adhere to the guidelines outlined in the 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) in order to ensure the effective control of oily fumes and cooking odors generated from the operation of the eating establishment on-site. Adequate air pollution control equipment has been provided at the kitchen ventilation system to treat the cooking fume emissions before they are discharged into the outdoor environment, in order to fulfill the requirements, set forth by the Air Pollution Control Ordinance.

**S.16 Planning Application for Eating Place (Restaurant)
at Ground Floor (Portion) of an Existing Building
known as Tao Miao Institute, No. 13 Au Pui Wan Street,
Fo Tan, New Territories**

TRAFFIC REVIEW REPORT

Reference: 80109-R01-06

Date: March 2025

Prepared by: 8FM Consultancy Limited

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1 INTRODUCTION

1.1 Background

The Applicant intends to seek planning permission for the Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories ("Eating Place").

The Eating Place is located at Au Pui Wan Road, the location is shown in **Figure 1.1**.

Comments from Transport Department was received on 23 September 2024. The Applicant was required to conduct Traffic Review to demonstrate that Eating Place would not cause adverse traffic impact to Au Pui Wan Street. 8FM Consultancy Limited was therefore commissioned as the traffic consultant to carry out a Traffic Review in support of this planning application.

1.2 Study Objectives

The objectives of this Traffic Review are listed as follows:

- To review the development schedule and the existing traffic conditions in the vicinity of the Eating Place;
- To present and evaluate the internal transport facilities of the Eating Place;
- To assess the operation traffic impacts associated with the Eating Place;
- To consider traffic improvement proposals, if necessary.

2 EATING PLACE

2.1 The Site Location

The Eating Place is located in No. 13 Au Pui Wan Street, Fo Tan, New Territories, it can be accessible via a single track road branching from Au Pui Wan Street. The location of the project site is shown in **Figure 1.1**.

2.2 The Development Schedule

The application premises occupies the ground floor (portion) of an existing building known as Tao Miao Institute, comprising 4 storeys in different usage purposes.

The Eating Place situates on a portion of the ground floor at Tao Miao Institute, being utilized as a restaurant. Subject to a previously approved application (No. A/ST/751), it has been approved for use as eating place (canteen) and in operation since 2013. The current application seeks to continue providing an eating place (restaurant) at the application premises. Key development parameters of the Eating Place are tabulated in **Table 2.1**.

Table 2.1 Key Development Parameters

Proposed Use	Eating Place
Operation Hours	7:00am-10:00pm (Monday – Sunday, including Public Holiday)
Total Floor Area	Approximately 710m ²

2.3 Internal Transport Facilities

In accordance to the planning statement, the internal transport facilities to be provided in the project site are summarized in **Table 2.2**, which have met the parking standards for commercial facilities stipulated in HKPSG. At present, there is a 4m-wide ingress/egress point exclusively for the Eating Place. The existing layout of internal transport facilities is shown in **Figure 2.1**.

Table 2.2 Internal Transport Facilities

Type of Ancillary Transport Facilities	Size	Provision based on Applicant's Operational Need
Private Car Parking Space	5m(L) x 2.5m(W)	3
L/UL Bay	7m(L) x 3.5m(W)	1

3 EXISTING TRAFFIC SITUATION

3.1 Existing Road Network

The Eating Place is located at southeast of Au Pui Wan Street, and it can be accessible from Au Pui Wan Street via a local unnamed road. The existing condition of the connecting carriageways are summarized as follows:

- Unnamed Road is a single track access road branching from Au Pui Wan Street, connecting Au Pui Wan Street in the northeast to the project site in the southwest. Acting as single carriageway with 1-lane-2 way operation, it serves as the exclusive path for the traffic generated and attracted by the Eating Place.
- Au Pui Wan Street is served as a district distributor which is mainly a single-two carriageway, connecting Tat Yip Lane in the northwest and Fo Tan MTR Station in the southeast.

3.2 Public Transport Facilities

The Eating Place can be immediately accessible by taking the public transportation. The Fo Tan MTR Station is located within 100m or about 2-minute walkable distance away from the project site. Other than the railway, the site is well supported by public transport facilities. The area is served by over 11 bus routes and 5 minibus routes within 5-minute walkable distance.

Details of these public transport services are presented in **Table 3.1** and **Figure 3.1**.

Table 3.1 Public Transport Facilities Close to Project Site

Route	Routing	Peak Frequency (minutes)
KMB 48P	Fo Tan Chun Yeung Estate ↔ Hong Kong Garden	07:35、08:05、18:05、18:35 (Fixed shift)
KMB 85	Fo Tan Chun Yeung Estate ↔ Kowloon City Ferry	20 - 30
KMB 88X	Sui Wo Court ↔ Ping Tin	20 - 30
KMB 285	Fo Tan Chun Yeung Estate ↔ Shatin Central (Circular)	15 - 30
KMB 285A	Fo Tan Chun Yeung Estate ↔ Fo Tan Station (Circular)	07:00、07:15、07:45、08:15 (Fixed shift)
City Bus 798	Fo Tan Chun Yeung Estate ↔ Tiu Keng Leng Station	10 - 35
City Bus 798X	Fo Tan Chun Yeung Estate ↔ Tseung Kwan O Industrial Estate	07:00、07:55、18:20 (Fixed shift)
City Bus 989	Fo Tan Chun Yeung Estate ↔ Mun Sang College Hk Island	07:05、07:20、07:40、08:05 (Fixed shift)
GMB 60K	Fo Tan Cottage Area (Kwei Tei New	4 - 6

	Village) ↔ Shatin Station	
GMB 60P	Fo Tan Chun Yeung Estate ↔ Shatin Station	2 - 3
GMB 62K	Shatin Lodge ↔ Shatin Station	7 - 15
GMB 65K	Wong Nai Tau Bus Terminus ↔ Fo Tan MTR Station Bus Terminus	10 - 20
KMB 73A	Fan Ling ↔ Yu Chui Court	20 - 30
KMB 80M	Kowloon Tong Station ↔ Sui Wo Court	07:05, 07:30 (Fixed shift)
KMB 81K	Sun Tin Wai ↔ Sui Wo Court	15 - 20
KMB 163B	Chuk Yuen Estate ↔ Star Ferry	10 - 25

The Eating Place benefits from the availability and the excellent connectivity of public transport services in the vicinity. In this regard, it is reasonable to believe that the traffic generation/attraction rates for the Eating Place would be lower.

4 TRAFFIC REVIEW

In order to review the parking activities near the Eating Place, traffic surveys were conducted on 1 November 2024 (Friday) and 1 December 2024 (Sunday) during the operation period, i.e. from 7:00am to 10:00pm.

4.1 Kerbside Activity Survey

4.1.1 Survey Purpose

The traffic survey was conducted to review the kerbside activities in the critical section of Au Pui Wan Street, analysing the correlation of Eating Place and illegal parking at the concerned area. The study area is indicated in **Figure 4.1**, where stopping restrictions are enforced from 7:00am to 7:00pm.

4.1.2 Survey Result

The two-days kerbside activities on Au Pui Wan Street are summarised in **Table 4.1** and **Table 4.2** respectively.

Table 4.1 Kerbside Activities on 1 November 2024 (Friday)

Time Interval	Trip Purpose				Total
	Pick-up/Drop-off	L/UL	Parking	Waiting ⁽ⁱ⁾	
07:00 - 08:00	5	-	-	-	5
08:00 - 09:00	12	-	-	3	15
09:00 - 10:00	6	2	-	4	12
10:00 - 11:00	-	-	-	7	7
11:00 - 12:00	-	1	-	5	6
12:00 - 13:00	1	-	-	5	6
13:00 - 14:00	1	-	-	-	1
14:00 - 15:00	-	-	-	3	3
15:00 - 16:00	-	-	-	5	5
16:00 - 17:00	-	-	-	3	3
17:00 - 18:00	1	-	-	5	6
18:00 - 19:00	7	-	-	5	12
19:00 - 20:00	4	-	-	1	5
20:00 - 21:00	3	-	-	-	3
21:00 - 22:00	2	-	1	-	3
Subtotal	42	3	1	46	92

Notes:

(i) "Waiting" refers to the activities with motorists awaiting in the cars, the waiting time is less than 15min.

Table 4.2 Kerbside Activities on 1 December 2024 (Sunday)

Time Interval	Trip Purpose				Total
	Pick-up/Drop-off	L/UL	Parking	Waiting ⁽ⁱ⁾	
07:00 - 08:00	-	1	-	-	1
08:00 - 09:00	-	2	-	-	2
09:00 - 10:00	-	-	-	-	0
10:00 - 11:00	-	1	-	-	1
11:00 - 12:00	1	-	-	6	7
12:00 - 13:00	-	-	-	4	4
13:00 - 14:00	-	-	-	2	2
14:00 - 15:00	-	-	-	-	0
15:00 - 16:00	-	-	-	-	0
16:00 - 17:00	-	-	-	1	1
17:00 - 18:00	-	-	-	-	0
18:00 - 19:00	-	-	-	3	3
19:00 - 20:00	2	-	-	4	6
20:00 - 21:00	2	-	-	-	2
21:00 - 22:00	1	-	-	-	1
Subtotal	6	4	0	20	30

Notes:

(i) "Waiting" refers to the activities with motorists awaiting in the cars, the waiting time is less than 15min.

As shown in Table 4.1 and Table 4.2, the kerbside activities on weekends were less active than those on weekdays, and no illegal parking was observed in the concerned section of Au Pui Wan Street. On weekdays, parking activity (only one case) was rarely observed in the concerned section of Au Pui Wan Street, while the waiting activity was more prevalent and was found to be associated with the nearby construction site. Therefore, there was no evidence to suggest that the illegal parking on Au Pui Wan Street was correlated with the Eating Place.

4.2 Survey of Parking Spaces

4.2.1 Survey Purpose

The traffic survey with observation was conducted to investigate the availability of parking spaces in the vicinity.

4.2.2 Survey Result

Figure 4.3 refers, there are three parking lots within walking distance of the project site, and the survey results of available parking spaces were tabulated in **Table 4.3**.

Table 4.3 Available Parking Spaces

Time Interval	威力工業中心 停車場	中建電訊大廈 停車場	沙田商業中心 停車場
07:00 - 08:00	2	5	>50
08:00 - 09:00	2	5	>50
09:00 - 10:00	2	5	>50
10:00 - 11:00	2	5	>50
11:00 - 12:00	2	3	>50
12:00 - 13:00	3	2	>50
13:00 - 14:00	3	5	>50
14:00 - 15:00	3	7	>50
15:00 - 16:00	3	8	>50
16:00 - 17:00	3	8	>50
17:00 - 18:00	3	8	>50
18:00 - 19:00	3	7	>50
19:00 - 20:00	3	8	>50
20:00 - 21:00	3	8	>50
21:00 - 22:00	3	8	>50

Given that the peak traffic attraction to the Eating Place is 5 vehicles during 11:00-12:00 in the morning and 7 vehicles during 18:00-19:00 in the evening, these parking lots were observed to have sufficient parking spaces to accommodate the traffic demand arised from the Eating Place.

4.3 Proposed Management Measures

To ensure no illegal parking induced from the project site, the applicant will undertake the following management measures:

4.3.1 Free Valet Parking Service

Valet parking service will be provided for all customers who drive to the Eating Place. A parking attendant will be on-site to assist customers in parking their cars in alternative locations, thereby avoiding on-street parking. Customers who use the external parking lots will be reimbursed for the full parking fee by the Eating Place.

4.3.2 Provision of Incentives

Provide seasonal coupons (e.g. mooncake coupon, pastry coupon, etc.) for customers who park their cars in external parking lots. Promotion of incentives provision will be set up in the entrance of Eating Place.

4.3.3 Designated L/UL Bay

Designate a loading/unloading bay for food delivery vehicles, ensuring that no loading/unloading activities will be carried out on Au Pui Wan Street.

5 Summary and Conclusion

5.1 Summary

The Applicant intends to seek the Town Planning Board permission to utilise ground floor (portion) of an existing building known as Tao Miao Institute as Eating Place (Restaurant) at No. 13 Au Pui Wan Street, Fo Tan, New Territories.

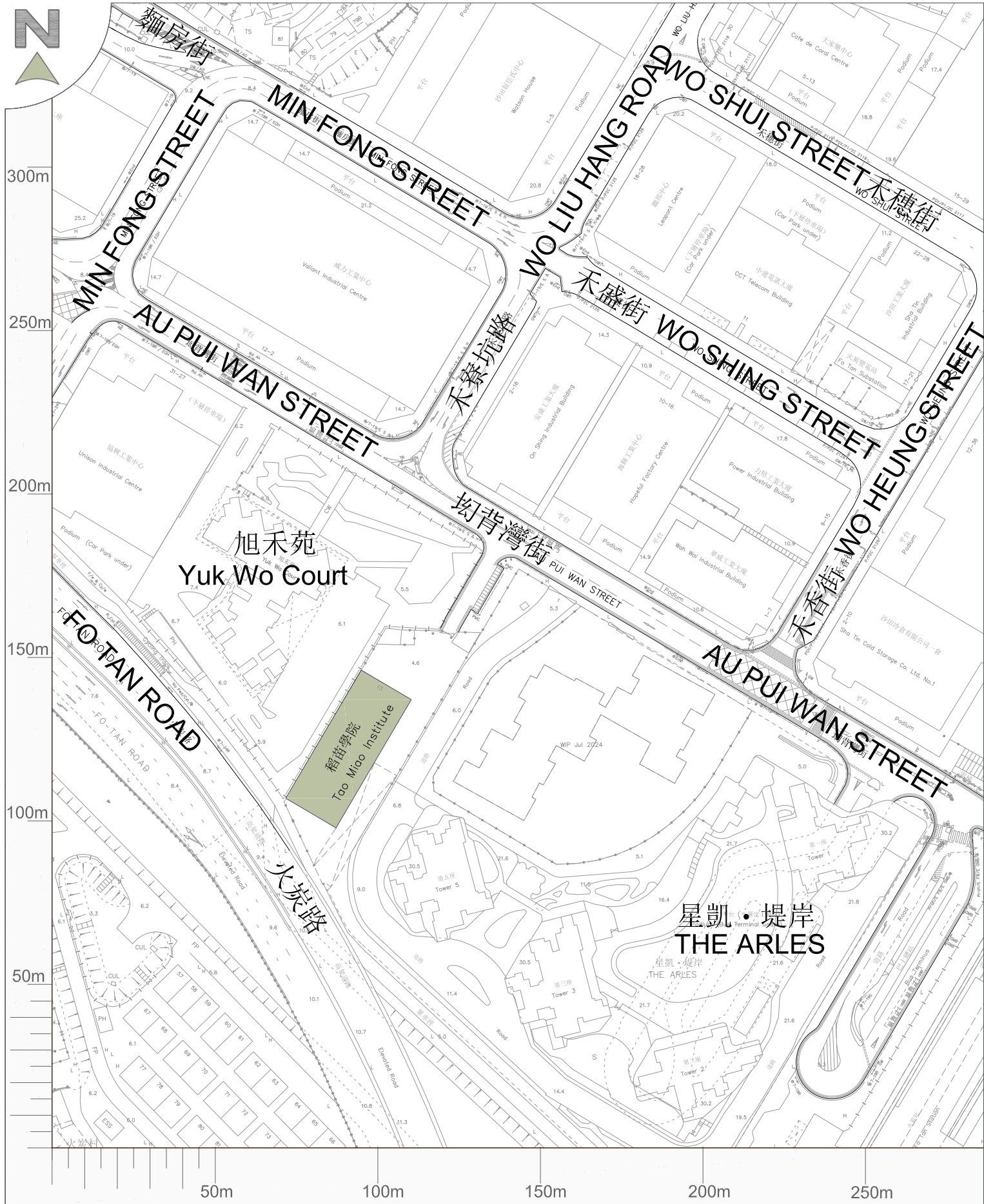
In order to review whether Eating Place would cause adverse traffic impact (i.e. illegal parking activities) to Au Pui Wan Street or not, traffic surveys with observation have been carried out in the critical area of Au Pui Wan Street on 1 November 2024 (Friday) and 1 December 2024 (Sunday) during the development operation hours, i.e. from 7:00am to 10:00pm.

Based on the result of kerbside activity survey, parking activity was rarely observed at the concerned section of Au Pui Wan Street, there was no evidence to suggest that the illegal parking was correlated with the Eating Place. For the survey result of parking spaces in the vicinity, it indicated that the supply of internal and external parking spaces exceeded the demand generated by the Eating Place. Moreover, with management measures undertaken by the applicant, which includes valet parking service, incentives provision and designated L/UL bay for food delivery vehicles, no on-street parking issues are anticipated on Au Pui Wan Street.

5.2 Conclusion

The findings of this study show that the Eating Place will not cause adverse traffic impact (i.e. illegal parking activities) to Au Pui Wan Street. The Eating Place is therefore supported from the traffic engineering point of view at this stage.

Figures



Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Drawing Title - Site Location

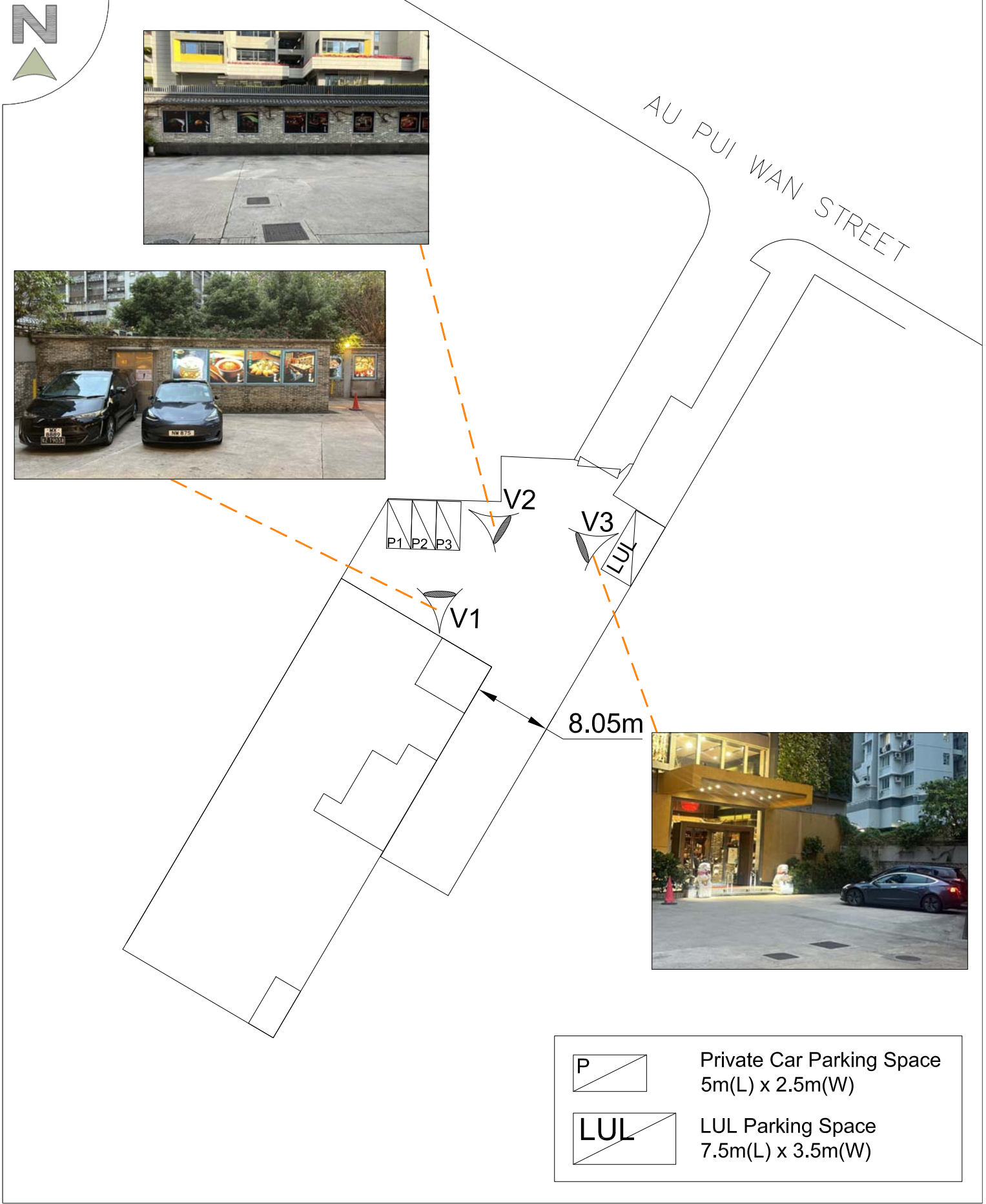
Figure 1.1

Rev. - ---

Scale - 1:1500@A4

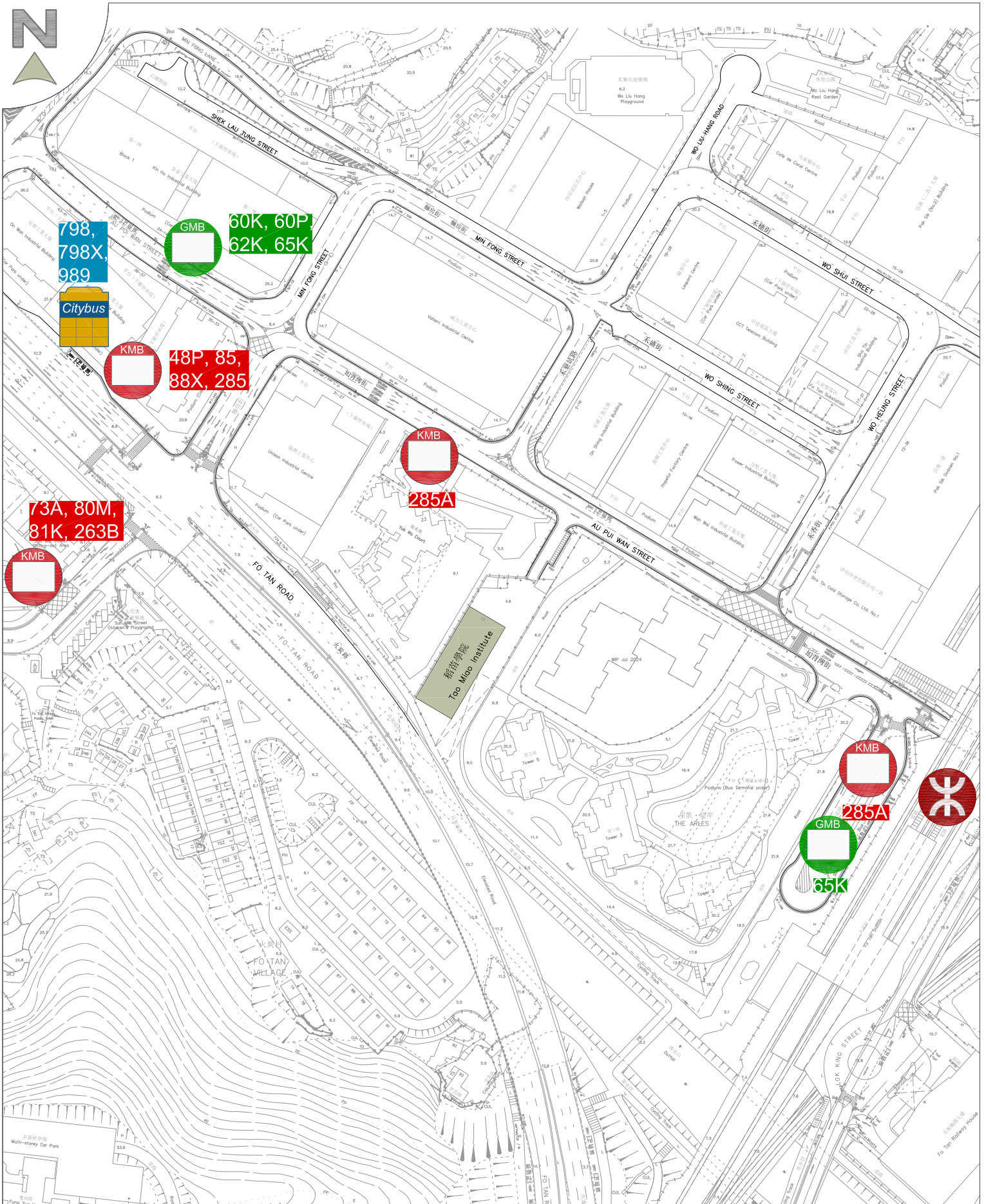
Date - Nov 2024





	Private Car Parking Space 5m(L) x 2.5m(W)
	LUL Parking Space 7.5m(L) x 3.5m(W)

Proposal -	Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	
Drawing Title -	Ground Floor Plan (Existing Layout & Site Photos)	
Figure 2.1	Rev. -	B
Scale -	1:1500@A4	Date - March 2025



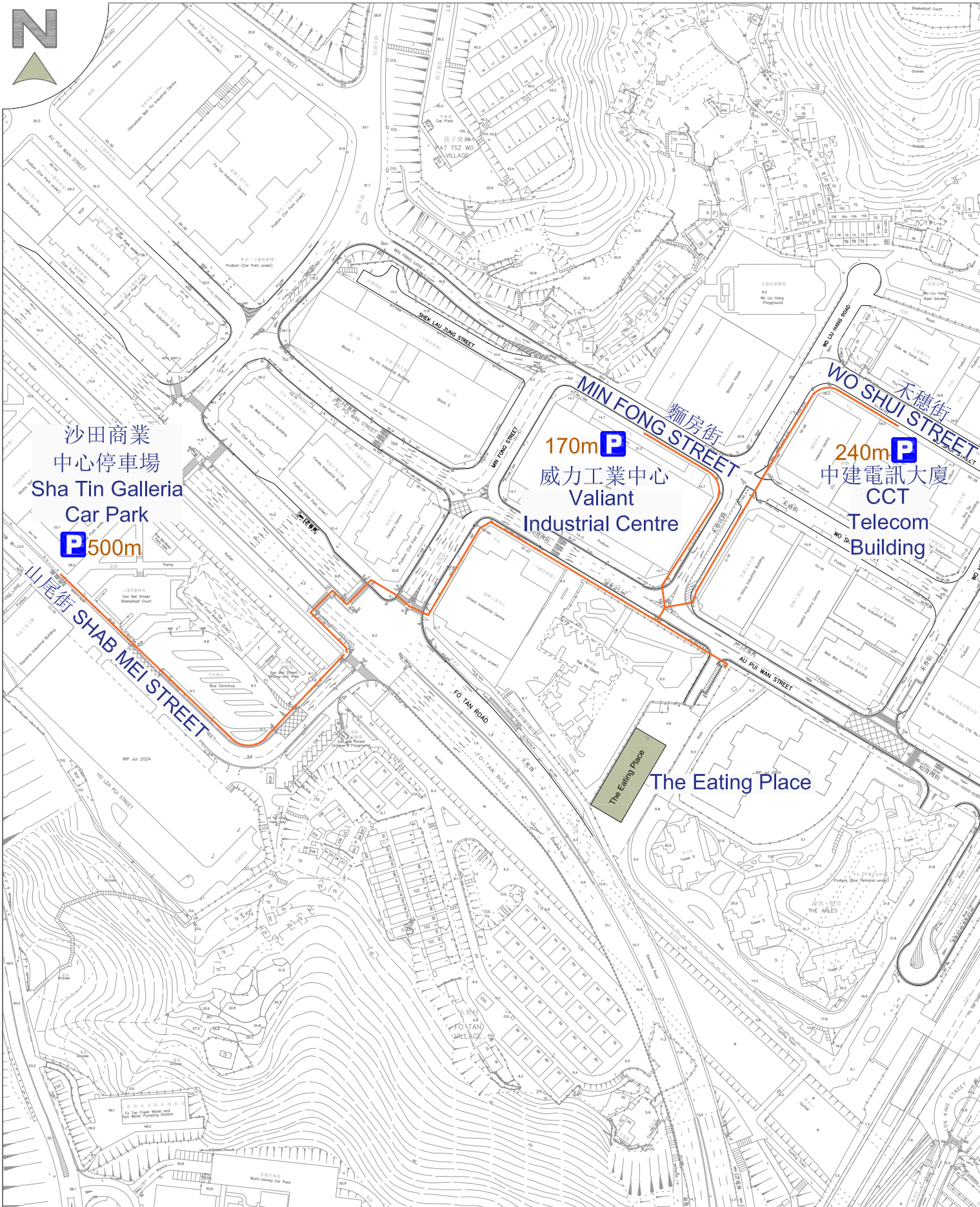
Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories		
Drawing Title - Public Transport Facilities		
Dwg. No. - Figure 3.1	Rev. - ---	
Scale - 1:2000@A4	Date - October 2024	



F:\8FM\8FM PROJECT\80109 TRAFFIC REVIEW AND CONSULTANT FOR TAO MIAO INSTITUTE, NO. 13 AU PUI WAN STREET, FO TAN, NEW TERRITORIES\DATA\DRAWING\FIGURE 4.1.DWG

Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	
Drawing Title - Study Area of Kerbside Activity Survey	
Figure 4.1	Rev. - ---
Scale - 1:1000@A4	Date - Nov 2024





Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Drawing Title - Parking Lots in the Vicinity

Figure 4.2

Rev. - A

Scale - 1:2500@A4

Date - Feb 2025





Tel 電話 :
Fax 傳真 :
Email 電郵 :
Web 網址 :

Date : 20th March, 2025
Our Ref. : ADCL/PLG-10296/L009

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories
(Planning Application No. A/ST/1031)**


We would like to provide further information and clarifications for the captioned application to facilitate considerations of the Planning Department, Transport Department, Buildings Department and Town Planning Board.

- i. Replacement page of the Planning Statement (p.9);
- ii. Replacement page of the Traffic Review Report; and
- iii. Letter of Undertaking by the Applicant.

We would like to clarify that the change in parking spaces has been agreed upon with the Transport Department following further discussions and it is clarified that the carparking spaces provided are to serve the eating place and the existing building as educational institution.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited


Thomas LUK

Encl.
cc. Client
DPO/STN, PlanD (Attn.: Ms. Cherry HO) - By Email

application premises and current operation have complied with relevant fire safety and ventilation requirements. Due to the applicant's continuous efforts, the application premises have maintained a clear record, such that the licenses could be renewed annually without any issues, further demonstrating compliance with the necessary safety and hygiene standards.

- 4.2.3 The fire safety installation could be submitted and implemented to the satisfaction of relevant Government departments including Fire Services Department (FSD), if required, by way of compliance of approval conditions.


4.3 Traffic Consideration

- 4.3.1 The application premises benefit from excellent connectivity to various modes of public transport, all conveniently located within close proximity and a short walking distance. The Fo Tan MTR Station is located within 250m, or equivalent to about 5 to 10-minute walk from the application premises.
- 4.3.2 Parking and loading and unloading facilities would be provided within Lot 750 RP in D.D. 176 and the extension thereto, which are owned by the Applicant. There will be 3 carparking spaces for private car and 1 loading/unloading bay for LGV fronting the subject building to serve the eating place and the existing building as education institution (**Illustration 1** refers), sufficient manoeuvring space would be allowed in ensuring no queuing and/or waiting of vehicles from the site onto public road.
- 4.3.3 The current application **only involves a change of the internal use and layout modification of G/F. portion of the subject building**, considering there is a previously approved application for similar use, and the application premises is purely seeking a change of use from canteen to a restaurant. No adverse traffic impact is anticipated.

4.4 Environmental Consideration

- 4.4.1 Compared to other industrial use, such as vehicle repair, workshop uses, which are always permitted under "I" zone, the eating place is deemed more suitable and has a lower environmental impact on the surrounding residential neighbourhood. In addition, the eating place has been operating and serving the community for a decade without causing any environmental impact.
- 4.4.2 The application premises have been in full operation since 2013 and maintained a clear record for its operation. There have been no complaints received about any environmental nuisance.
- 4.4.3 The applicant will strictly adhere to the guidelines outlined in the 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) in order to ensure the effective control of oily fumes and cooking odors generated from the operation of the eating establishment on-site. Adequate air pollution control equipment has been provided at the kitchen ventilation system to treat the cooking fume emissions before they are discharged into the outdoor environment, in order to fulfill the requirements, set forth by the Air Pollution Control Ordinance.



Proposal - Eating Place (Restaurant) in Ground Floor (Portion) of an Existing Building know as Tao Miao Institute No.13 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories		
Drawing Title - Ground Floor Layout Plan		
Figure LP1	Rev. - ---	
Scale - 1:500@A4	Date - March 2025	

Tao Heung Management Limited

Date : 18th March, 2025

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Eating Place (Restaurant) at Ground Floor (Portion) of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, New Territories

We, Tao Heung Management Limited, hereby undertake to implement the proposed management measures to prevent illegal parking induced from the project site.

Free Valet Parking Service

Valet parking service will be provided for customers who drive to the Eating Place. A parking attendant will be on-site to assist customers in parking their cars in alternative locations, thereby avoiding on-street parking. Customers who use the external parking lots will be compensated for the customers parking fee with dining coupons or offer for the restaurant.

Provision of Incentives

Seasonal coupons (such as mooncake or pastry coupons) will be provided to customers who choose to park in external lots. Promotion of incentives provision will be set up in the entrance of Eating Place.

Designated L/UL Bay

A designated loading/unloading bay will be established for food delivery vehicles, ensuring that no loading or unloading activities take place on Au Pui Wan Street.

Thank you for your kind attention.

Yours sincerely,
Tao Heung Management Limited



Relevant Extracts from the Town Planning Board Guidelines
For Use/Development within “Industrial” Zone

- 6.2 For a proposed commercial use in an industrial building or on the upper floors of an I-O building, the following main planning criteria are relevant:
- (a) It should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds.
 - (b) Depending on the circumstances of individual cases and the availability of I-O or ‘business’ buildings in the vicinity at the time of application, the Board may grant temporary permission for ancillary showroom use exceeding 20% of the total UFA of an industrial firm in industrial buildings.
 - (c) Provided that other criteria could be met and with good justifications, favourable consideration would be given to applications for showrooms requiring large floor

area for the display of bulky goods and provision of adequate on-site loading/unloading facilities, which could not normally be accommodated in conventional commercial/office buildings.

- (d) There should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network.
- (e) The Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas³ on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively. For any application which would result in a slight exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merits. The above limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use. Any prospective applicant may check with the Planning Department on the aggregate commercial floor area figure in the concerned industrial or I-O building. Moreover, the 230m²/460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial or I-O building for commercial uses if the commercial portion is completely separated from the industrial or I-O portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion. Also, FSD will not support commercial uses in the basement(s) of an industrial or I-O building as the basement(s) are more susceptible to fire risk and pose more serious hazards when involved in fire.

7. Modification/Change of Use in Existing Industrial or I-O Buildings

- 7.1 Where there is a modification/change of use, say, from one type of industrial use to another, or from industrial to non-industrial, the proposed use must be permitted in terms of the extant statutory plan. Where partial conversion of an industrial or I-O building to any use requiring planning permission is proposed, it must be demonstrated that the proposed use would be acceptable in terms of fire safety, land use, traffic and environmental considerations.
- 7.2 There is no provision for planning application for partial conversion of an industrial building for place of entertainment, educational institution and religious institution due to fire safety and other planning considerations. Conversion of an industrial building in whole for these and other compatible uses may be permitted on application to the Board based on individual merits.

Appendix III of RNTPC
Paper No. A/ST/1031B

Previous Application at
Tao Miao Institute, No. 13 Au Pui Wan Street,
Fo Tan, Sha Tin, New Territories

Application approved by the Rural and New Town Planning Committee

No.	Application No.	Application Site	Applied Use	Site Area (m²) (About)	Date of Consideration	Approval Conditions
1.	A/ST/751	13 Au Pui Wan Street, Fo Tan, Sha Tin (involving three buildings: one main four-storey building and two ancillary single-storey buildings)	Proposed Educational Institution (in wholesale conversion of an existing building only)	1,997	17.6.2011	(a), (b) and (c)

Approval Conditions

- (a) the submission and implementation of landscaping proposals to the satisfaction of the Director of Planning or of the Town Planning Board (the Board);
- (b) the implementation of mitigation measures identified in the environmental assessment and sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Board; and
- (c) the submission and implementation of fire service installations and water supplies for firefighting proposals to the satisfaction of the Director of Fire Services or of the Board.

Appendix IV of RNTPC
Paper No. A/ST/1031B

Similar Applications within “Industrial (1)” Zones
within Sha Tin Outline Zoning Plan No. S/ST/38 in the Past Five Years

Applications approved by the Rural and New Town Planning Committee

No.	Application No.	Application Site	Applied Use	Site Area (m ²) (About)	Date of Consideration	Approval Conditions
1.	A/ST/982	8 - 14 Siu Lek Yuen Road, Sha Tin	Proposed Shop and Services/Eating Place/Motor-vehicle Showroom on Ground Floor/Art Studio/Information Technology and Telecommunications Industries/Office/Research, Design and Development Centre (Wholesale Conversion of Existing Industrial Buildings)	7,668	22.1.2021	(a), (b), (c), (d) and (e)
2.	A/ST/988	2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin	Proposed Office, Eating Place (Canteen only) and Shop and Services (Redevelopment of Industrial Building)	4,915	14.1.2022	(d), (f), (g), (h), (j) and (k)

Approval Conditions

- (a) the provision of car parking and loading/ unloading facilities to the satisfaction of the Commissioner for Transport (C for T) or of the Town Planning Board (the Board);
- (b) the submission and implementation of fire service installations and water supplies for firefighting proposals to the satisfaction of the Director of Fire Services(D of FS) or of the Board;
- (c) the submission of a water supply impact assessment and the implementation of upgrading works identified therein to the satisfaction of the Director of Water Supplies (D of WS) or of the Board;
- (d) the submission of a sewerage impact assessment to the satisfaction to the Director of Environmental Protection (DEP) or of the Board;

- (e) in relation to approval condition (d) above, the implementation of local sewerage upgrading/ connection works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services (D of DS) or of the Board;
- (f) the design and provision of vehicular access, car parking and loading/ unloading facilities to the satisfaction of the C for T or of the Board;
- (g) in relation to approval condition (d) above, the implementation of the sewerage upgrading/ connection works identified in the sewerage impact assessment to the satisfaction of the D of DS or of the Board;
- (h) the submission of land contamination assessment and implementation of the remediation measures identified therein prior to the commencement of development at the site to the satisfaction of the DEP or of the Board;
- (j) the submission of a water supply impact assessment and the implementation of connection works to the satisfaction of the D of WS or of the Board; and
- (k) the provision of fire service installations and water supplies for firefighting to the satisfaction of the D of FS or of the Board.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shah Tin, LandsD (DLO/ST, LandsD) that:
- (i) the applied use within the Lot under the application is not permitted under the New Grant Lot and the Waiver Letter. Moreover, the proposed parking provisions under paragraph 4.3.2 of the Supplementary Planning Statement are inconsistent with the requirements for three spaces for parking of motor vehicles, two spaces for picking up and setting down of passengers from motor vehicles (including taxis) and two parking, loading/ unloading spaces for goods vehicles (excluding goods vehicles with trailers and their prime movers attached) under the Waiver Letter;
 - (ii) the owner of the Premises is advised to apply formally to LandsD for amendment of the conditions stipulated under the Waiver Letter for the applied use and/ or the parking provisions under the planning application at this stage. Should the application be approved, such application will then be processed by LandsD. However, there is no guarantee that such application will be accepted or approved. Such application, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval given would be subject to such terms and conditions including, inter alia, payment of any premium or charge as may be imposed by LandsD;
 - (iii) any amendments of the terms and conditions under the Waiver Letter, which govern the whole existing building erected on the Lot, will be formulated in consultation with relevant departments and considered by appropriate approval authority. It shall not be construed that the proposal including the provision of parking, loading and unloading spaces in the planning application must be accepted or approved when processing the application for modification of the Waiver Letter. Any approval given for such modification of the Waiver Letter will be subject to such terms and conditions including, inter alia, payment of premium and/ or fee as may be imposed by LandsD; and
 - (iv) it is noted from the applicant's letter dated 20.3.2025 that the applicant undertakes to implement several measures for prevention of illegal parking. Those measures and arrangements, which are related to the management of the use for the relevant facilities, undertaken by the applicant would neither be written into nor enforced through the relevant land document pursuant to the normal land practice. The applicant should liaise with the relevant departments on how to implement the management measures undertaken after the Town Planning Board's approval to the application;

- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works are to be carried out on the Premises, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the enforcement policy against UBW of BD 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 application premises under the BO; and
 - (iii) the applicant is reminded that the proposed carparking arrangement shall not obstruct the emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations;
- (c) to note the comments of the Director of Fire Services (D of FS) that the applicant's attention should be drawn to the 'Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises'; and
- (d) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities and the operation should be affected;
 - (ii) proper licence/ permit issued by 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. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) the operation of the eating 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; and

- (iv) 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.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240904-133907-34599

提交限期**Deadline for submission:**

20/09/2024

提交日期及時間**Date and time of submission:**

04/09/2024 13:39:07

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

A/ST/1031

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

小姐 Miss Ms Tse

意見詳情**Details of the Comment :**

現已為酒樓,不明白為何再申請及要求提供意見;但本人反對此地改為食肆,除非能有效解決油煙及老鼠問題,否則會比現在更嚴重!

/ 附加

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

240919-101127-45660

Reference Number:**提交限期**

20/09/2024

Deadline for submission:**提交日期及時間**

19/09/2024 10:11:27

Date and time of submission:**有關的規劃申請編號**

A/ST/1031

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Ms Tse

Name of person making this comment:**意見詳情****Details of the Comment :**

上址現已為酒樓,相信同樣為食肆(餐廳),不明白為何還要提交申請,如現有土地用途不是食肆(餐廳),請相關部門立即執法處理,如沒有違法則不需更改現有已為食肆(餐廳)的用途!

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240906-231122-04941

提交限期**Deadline for submission:**

20/09/2024

提交日期及時間**Date and time of submission:**

06/09/2024 23:11:22

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

A/ST/1031

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

小姐 Miss macchau

意見詳情**Details of the Comment :****現有位置可建設為公眾停車場**

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240906-231331-77289

提交限期**Deadline for submission:**

20/09/2024

提交日期及時間**Date and time of submission:**

06/09/2024 23:13:31

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

A/ST/1031

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

小姐 Miss jennylaw

意見詳情**Details of the Comment :**

希望可改為公眾停車場

4

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

參考編號

Reference Number:

240913-110047-32362

提交限期

Deadline for submission:

20/09/2024

提交日期及時間

Date and time of submission:

13/09/2024 11:00:47

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1031

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss sylvia

意見詳情

Details of the Comment :

火炭附近比較少餐廳選擇

5

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

240916-204003-51835

Reference Number:**提交限期**

20/09/2024

Deadline for submission:**提交日期及時間**

16/09/2024 20:40:03

Date and time of submission:**有關的規劃申請編號**

A/ST/1031

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. 羅先生

Name of person making this comment:**意見詳情****Details of the Comment :**

本人強烈反對該地段正式轉為食肆用途。

從之前多次的火炭規劃綱領，坳背灣街一帶將有大規模重新規劃至住宅用途。可惜完全沒有任何休憩用地，此舉不但令附近潛在的幾萬人口居民沒有足夠地方休憩，亦沒有充足綠化空間及增加熱島效應。

另外現址一帶每逢假日週末都有很多私家車違泊，造成交通擠塞。

本人建議在這小用地改劃成休憩公園以改善居民生活。

6

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/ST/1031

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature _____



日期 Date 3-9-2024

7

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/ST/1031

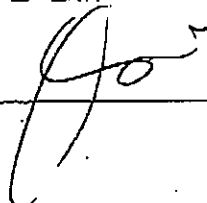
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

建議改建為體育館，因地方的面積不大。

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

簽署 Signature



日期 Date

5 Sept. 2024

8

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

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

1. I have no objection on the applicant's application.
2. However, applicant should assess the parking space and the traffic control, especially during the business high peak period.

THX.

「提意見人」姓名/名稱 Name of person/company making this comment LEUNG KAM LOK MICHAEL

簽署 Signature

By Leh.

日期 Date

Sep 2, 2024 (Mon)

9

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

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人同意，將裕庭學院地下改為食肆用途，有利居民發展，會作多個選擇，但另一方面也請考慮到附近鼠患嚴重，恐怕此舉會令周圍環境衛生欠佳，敬請與食環署商討有效對策，以杜絕鼠患問題。

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

簽署 Signature Cheng Man-jan 日期 Date 6/9/2024

10

致城市規劃委員會秘書：

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

A/ST/1031

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成興建改善環境

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

簽署 Signature

日期 Date

4/9

致城市規劃委員會秘書：

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

A/ST/1031

意見詳情 (如有需要，請另頁說明)

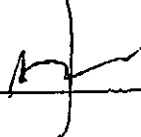
Details of the Comment (use separate sheet if necessary)

本人建議可考慮增設一些康體設施，
例如：劍擊館、健身室等。

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

WONG SAU MAN

簽署 Signature



日期 Date

6-9-2024

12

致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

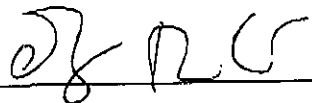
香港需要一個培訓中華廚藝的學院

火炭需要有一個能容納多人的中菜食府

需保留文質遺產文化

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

簽署 Signature



日期 Date

12.9.24

13

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

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A/ST/1031

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

茲於此處所附近已有約2000個住宅單位(包括皇凱堤岸及加來苑)的住戶，本人希望保留此食肆鐘菜館酒樓，以便利、甚至造福以上住宅的住戶。

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

簽署 Signature

71

日期 Date

9/9/2024

14

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

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A/ST/1031

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- ① 大坑工業區內完成了不少新位樓宇，飲食選擇本身很少，通常只開星期一至六，假日更少。
- ② 此飲食集團有本地特色的經營中式菜餚，區內少見。
- ③ 如此地外用途，亦應考慮附近居民，尤其旭和苑，因位置十分近，任何工程會嚴重影響居民。
- ④ 除商業用途，政府可考慮外用途為一條文化娛樂用途，增加民生設。

「提意見人」姓名/名稱 Name of person/company making this comment Mr. Chan 周先生

簽署 Signature



日期 Date

08. Sep 2024

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

From:
 Sent: 2024-09-20 星期五 03:32:58
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>
 Subject: A/ST/1031 Tao Miao Institute, Fo Tan VTC

A/ST/1031 VTC

G/F, Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan

Site area: 710 sq.m

Zoning: "Industrial"

Applied use: Restaurant

Dear TPB Members.

Strong Objections. This is yet another example of commercialization of premises intended to provide educational / career enhancing facilities to the community. A recent example is A/K4/73 to convert the lower floors of the INNOCENTRE at Kowloon Tong to public restaurants. The application was withdrawn and eventually a much smaller catering outlet on the ground floor was allowed. And let us not go into the murky details and financial shenigans related to the development of Hotel ICON (PolyU) in TST.

While the Tao Miao Institute is not GIC zoning, the approval of its establishment renders it a de facto community facility.

The original approved eating place was a canteen to provide services for the students and staff. It was not intended to be a commercial outlet open to the public.

Now we are in a time of crisis with many restaurants closing down, yet the VTC is proposing to provide competition to the private market on premises that no doubt are allowed many concessions re its status as an educational establishment.

The VTC has approval, despite very strong opposition from KwunTong residents, to build new premises at what was intended to be a district park at Cha Kwo Ling on the excuse that it needs space to expand. It is therefore unacceptable that it uses its existing premises for commercial use.

If the canteen is too large for the needs of the students/staff, then part of the premises can be converted to class or study room use.

TPB should remind VTC that its role is to provide education not competition to the private sector.

Mary Mulvihill

F2.1

16

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

241120-165050-42057

提交限期**Deadline for submission:**

06/12/2024

提交日期及時間**Date and time of submission:**

20/11/2024 16:50:50

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

A/ST/1031

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

先生 Mr. 羅

意見詳情**Details of the Comment :**

每逢星期六日，現址的鍾菜館整天都有長長的車龍在坳背灣街排隊輪候，亦有非常多光顧此食肆的私家車非法停泊在街道兩旁。

餐廳亦聘請南亞裔"服務員"看管這些車輛，一看到警察便馬上臨時駛走，10分鐘後打回原形。

他們所提交的交通報告並沒有反映及回應這個根本問題，此餐廳的確對坳背灣街一帶造成困擾，本人極力反對該處所正式轉做食肆用途，並應盡快收回土地改劃休憩公園用地供坳背灣街一帶潛在的新住宅群之用。

FL 1

17

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

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

關於車輛出入泊車，有阻礙道路，應該管制好交通措施。
注意行人安全，做好應負責任。

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

簽署 Signature



日期 Date

2 - 12 - 24

FL 4

18

致城市規劃委員會秘書：

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

A/ST/1031 Received on 04/12/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人希望所提到的建築物及其食肆能繼續保留，
因該建築物有其特色，反映及承載著數年代香港的
建築風格，而該食肆能讓附近的住戶及訪客享
用其受歡迎的食物及服務環境優質。

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

陳新傑

簽署 Signature

h

日期 Date

29.12.2024