

This document is received on 08 AUG 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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

250 1722 1/8 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ YL-5K/432
	Date Received 收到日期	08 AUG 2025

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

1. Name of Applicant 申請人姓名/名稱

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

LAI Wing -ming

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Man Chi Consultants and Construction Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1445S.A (Part) in DD 114 Kam Sheung Road, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 94.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 94.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Rural Workshop(Food Processing Workshop) for a Period of 3 Years (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 01.08.2025 (DD/MM/YYYY), this application involves a total of 1 “current land owner(s)”[#].
根據土地註冊處截至 01 年 08 月 25 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of 1 “current land owner(s)”[#].
已取得 1 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)
1	Lot No. 1445S.A in DD 114	25.07.2025

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

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

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

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

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

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

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-SK</u> / <u>334</u>
(b) Date of approval 獲批給許可的日期	<u>09.09.2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>04.10.2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Rural Workshop (Food Processing Workshop) for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

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

The justifications in support of the application are as follows:

1. The proposed use is exclusively serve as an ancillary food processing workshop for the nearby South Garden Seafood Restaurant (the Restaurant) located at Kam Sheung Road. The using rate for the food processing of "Basin Meal" at the application site is very low. It only served as a support facilities to prepare the "Basin Meal" during the Festival Days, such as Lunar New Year, Mid-Autumn, Dragon Boat, etc., It played an important role for the applicant to inherit the traditional "Basin Meal" in the these rural areas. The current situation of the application site showed at the Illustration at Appendix 3.
2. The approval condition under the previous permission had been complied with within the specified time as stipulated (Please see the Compliance Letter at Appendix 2)
3. There will be no change in the operation hours in this application which is the same as the approved operation hours (i.e. No operation between 5:00 pm to 8:00) under the planning permission no. TPB/A/YL-SK/334.
4. the site conditions including the layout and the use remain unchanged since the last approval.
5. The development under application is temporary in nature. The applicant undertakes to reinstate the land if planning permission for further renewal cannot be obtained.
6. Upon the Planning Permission period, there is no complaint lodged against the application site on traffic, nuisance, noise and hygiene aspects so far.
7. The transportation of food materials between the application site and the restaurant solely rely on trolley given the close proximity between them. No additional vehicular traffic will be brought to the nearby area.
8. The applicant would submit the application for Short Term Wavier (STW) to DLO/Yuen Long and he is willing to pay the STW fee from the date he first obtained the planning permission.
9. The drainage system implemented under previous approved layout plan (Figure 3 refers) are well maintained.
10. The Fire Safety Installation are all well maintained by the applicant. The F.S. 251 (Rev) was issued on 31.07.2025 (Please see copy of FS 251 (Rev) at Appendix 1).

I should be very grateful if renewal of the planning permission for a further period of 3 years can be given by the Town Planning Board.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in 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

MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED
敏志顧問及建築工程有限公司

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

LIT Ying-cheung Edward
Authorised Signature(s)

Director

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

Man Chi Consultants and Construction Limited

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

Date 日期

29.07.2025

(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打道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

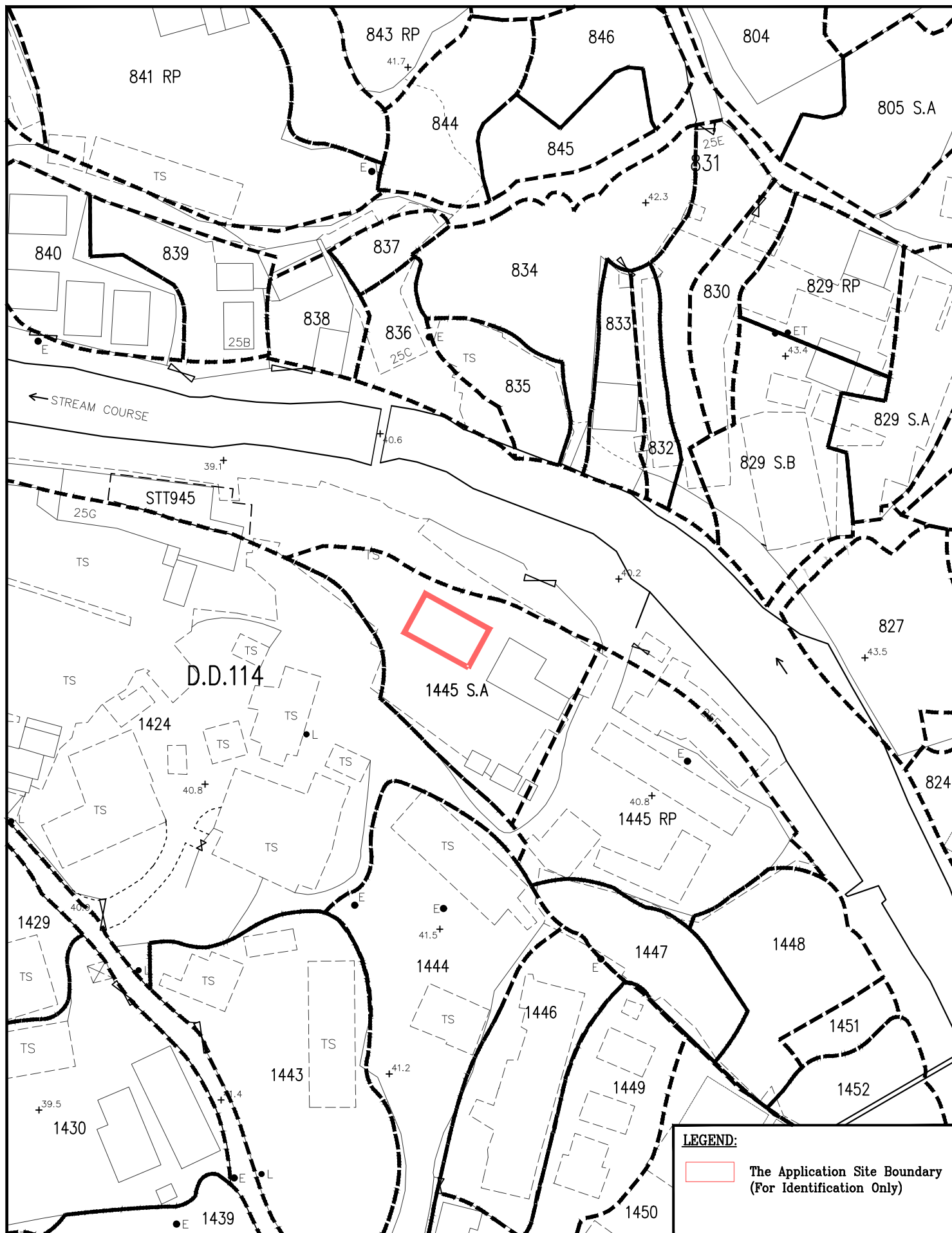
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1445 S.A (Part) in DD 114 , Pat Heung, Yuen Long 元朗八鄉丈量約分第114約地段第1445號A分段(部份)
Site area 地盤面積	94.86 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (石崗分區計劃大綱核准圖編號S/YL-SK/9)
Zoning 地帶	Residential (Group D) ("R(D") 住宅(丁類)
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Rural Workshop(Food Processing Workshop) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	94.86 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.75 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	100 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		Nil
	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) _____ _____		Nil

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
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"/>
Figure 1-Indicative Layout Plan, 2. Figure 2-Extract of Lot Index Plan 3. Figure 3- Existing Drainage Facilities Plan 4. Appendix 1-FS 251 dd 31.07.2025 5.-Appendix 2-Compliance Letter dd 30.12.2022 6. Appendix 3-Illustration Existing situation of the application Site.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Project:
 Section 16 Planning Application for Proposed
 Temporary Rural Workshop (Food Processing
 Workshop) at Lot 1445 S.A in D.D.114,
 Kam Sheung Road, Yuen Long, New Territories.

Title:
 Extract of Lot Index Plan
 No.
 ags_S00000007091_0002

Figure:
 02
Scale:
 Not to scale
Date:
 25/07/2025

LEGEND:



The Application Site Boundary
 (For Identification Only)



Man Chi
 Consultants And Construction Limited

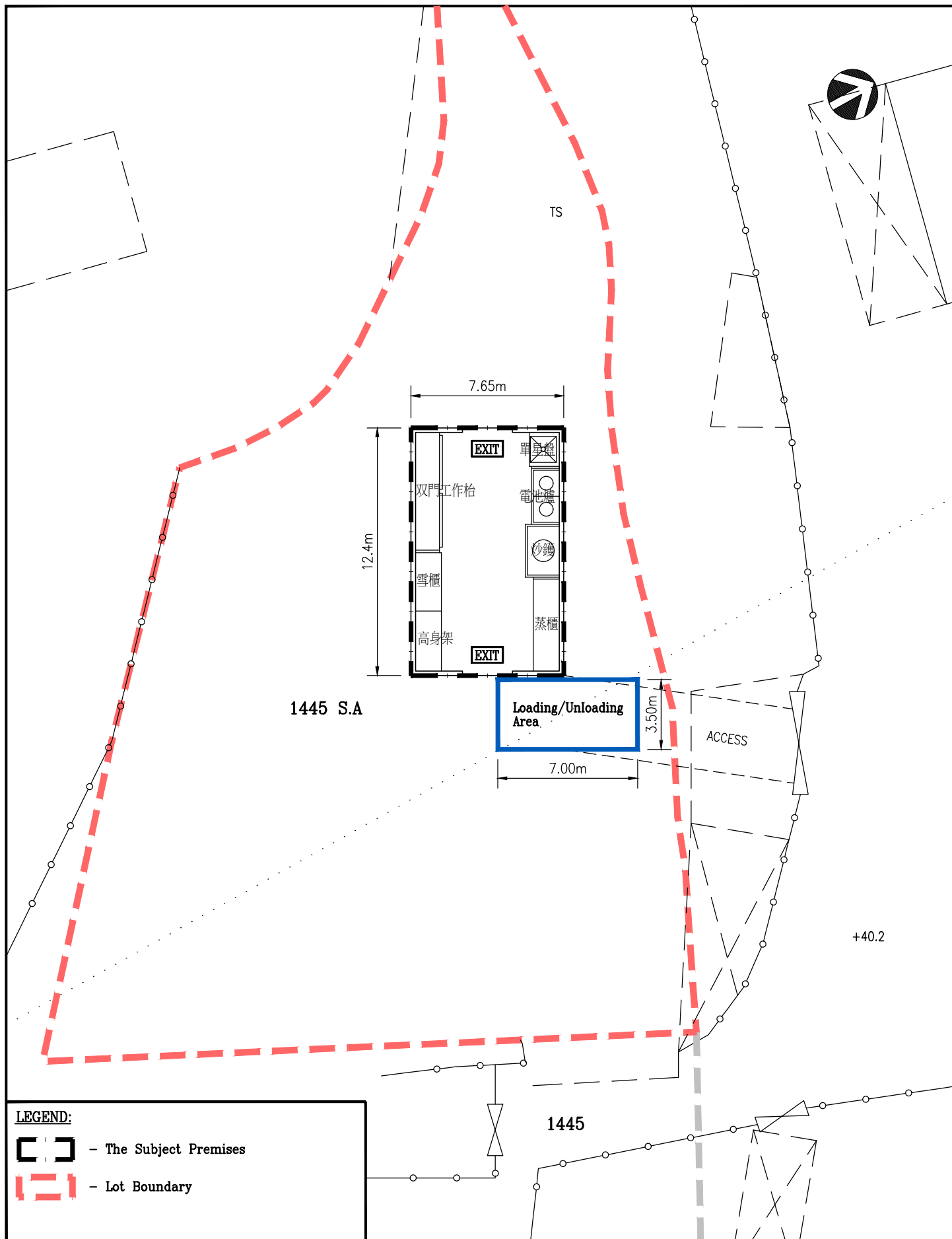
Appendix 3

Illustration :Current Situation of the Application Site

Lot 1445 S.A in DD 114, Kam Sheung Road, Yuen Long, N.T.

Application No. A/YL-SK/334





Project:
Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.

Title:
Indicative Layout Plan

Figure:
01
Scale:
1 : 250
Date:
25/07/2025

Man Chi
Consultants And Construction Limited

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:

消防處編號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9323773

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Appendix 1

Name of Client: 元膳(香港)飲食有限公司
顧客姓名

Name of Building: 樓宇名稱

Street No./Town Lot: Lot 1445 S.A (Part) in D.D.114
門牌號數/市地段Street/Road/Estate Name: Kam Sheung Road
街道/屋苑名稱

Block: 座

District: Yuen Long
分區Area: ☐ HK ☐ K ☒ NT
地區 香港 九龍 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
25	1x FIRE BLANKET	G/F	Conforms with FSD requirements	22-7-2025	21-7-2026

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	1x 5 KG CO2 GAS TYPE F.E.	G/F	TO SUPPLY AND INSTALL	Conforms with FSD requirements	22-7-2025
"	1x 9 L WATER TYPE F.E.	"	TO SUPPLY AND INSTALL	"	"

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

Authorized Signature: 授權人簽署

Name: Cheung Wai Keung 姓名

FSD/RC No.: RC 3/456 消防處註冊號碼

Intercept Fire & Security

Company Name: Tech Ltd 公司名稱

Telephone: 聯絡電話

Date: 24-7-2025 日期

For FSD use only:

Inspected

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

建築消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

A 9256463

FSD Ref.:
消防處檔號

Appendix 1

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

元膳(香港)飲食有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1445 S.A. (Part) in D.D.114

Street/Road/Estate Name:

街道/屋苑名稱

Kam Sheung Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	應急照明系統	G/F	Conforms with FSD requirements	31-7-2025	30-7-2026
12	出口指示牌	"	Conforms with FSD requirements	"	"
			出口指示牌		
			火警警報系統 (MFA)		
			消防控制中心		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
				Reserved	
			具器安固非熱感自動可認的自動操作固安器	Fixed Automatically Operated Appliance	
			具器安固非熱感自動可認的自動操作固安器	Fixed Form System	
			具器安固非熱感自動可認的自動操作固安器	Gas Detection System	
			具器安固非熱感自動可認的自動操作固安器	Gas Extraction System	

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			具器安固非熱感自動可認的自動操作固安器	Portable Hand-operated Appliance
			具器安固非熱感自動可認的自動操作固安器	Pressurization of Staircase
			具器安固非熱感自動可認的自動操作固安器	Ring Main System with Fixed Pump(s)
			具器安固非熱感自動可認的自動操作固安器	Sprinkler System
			具器安固非熱感自動可認的自動操作固安器	Static Smoke Extraction System

I/we hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name:

姓名

Li Sau Ping

FSD/RC No.:

消防處註冊號碼

RC 2/163, RC 1/60

Company Name:

公司名稱

Intercept Fire & Security Tech Ltd

Telephone:

聯絡電話

Date:

日期

31-7-2025

For FSD use only:

Inspected

Key-in



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/334
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

Appendix 2

Lit Ying Cheung, Edward

By Post

30 December 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (b) -
the Submission of a Record of the Existing Drainage Facilities on the Site
Renewal of Planning Approval for Temporary Rural Workshop (Food Processing Workshop)
for a Period of 3 Years in "Residential (Group D)" Zone, Lot 1445 S.A (Part) in D.D. 114, Kam
Sheung Road, Yuen Long
(Application No. A/YL-SK/334)**

I refer to your submission received 19.12.2022 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Terence TANG (Tel.: 2300 1257) or Mr. Jeff TSE (Tel.: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

寄件日期: 2025年08月13日星期三 9:30

收件者: tpbpd/PLAND

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

From: YC Lit

Sent: Wednesday, August 13, 2025 12:40 AM

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

Dear Mr. CHAN,

We spoke about the subject application.

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

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

Best regards
LIT Ying-cheung, Edward

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

- 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)

LAI Wing -ming

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

LIT Ying Cheung Edward

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1445S.A (Part) in DD 114 Kam Sheung Road, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 94.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 94.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

6

7. Justifications 理由

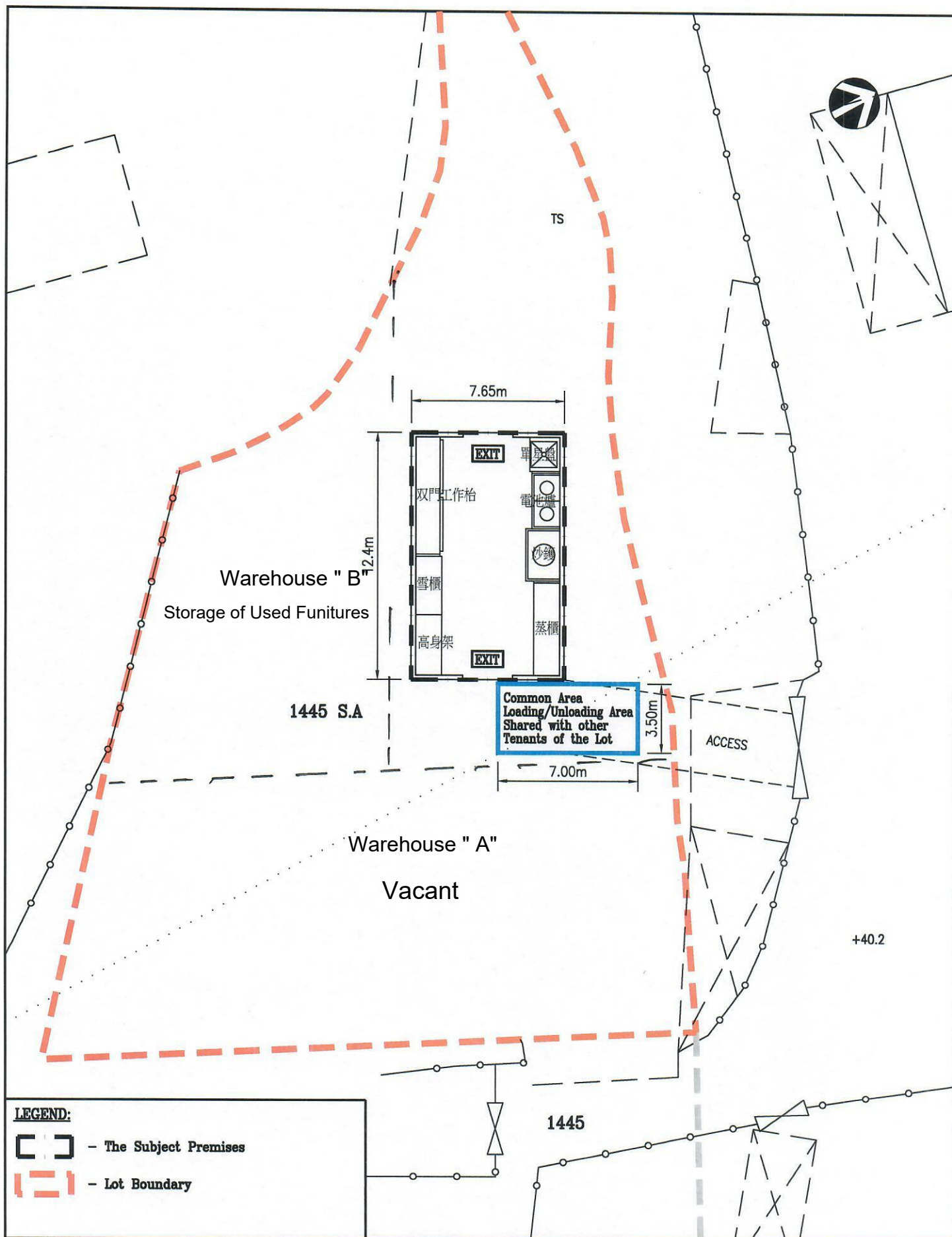
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

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

The justifications in supporting the application are as follows:

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1445 S.A (Part) in DD 114 , Kam Sheung Road, Yuen Long 元朗錦上路丈量約分第114約地段第1445號A分段(部份)
Site area 地盤面積	94.86 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (石崗分區計劃大綱核准圖編號S/YL-SK/9)
Zoning 地帶	Residential (Group D) ("R(D") 住宅(丁類)
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Rural Workshop(Food Processing Workshop) for a Period of 3 Years



Project:

Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.

Title:

Plan Showing the Surrounding Areas

Figure:

01

Scale:
1 : 250

Date:
25/07/2025

MC Man Chi
Consultants And Construction Limited

Illustration 3

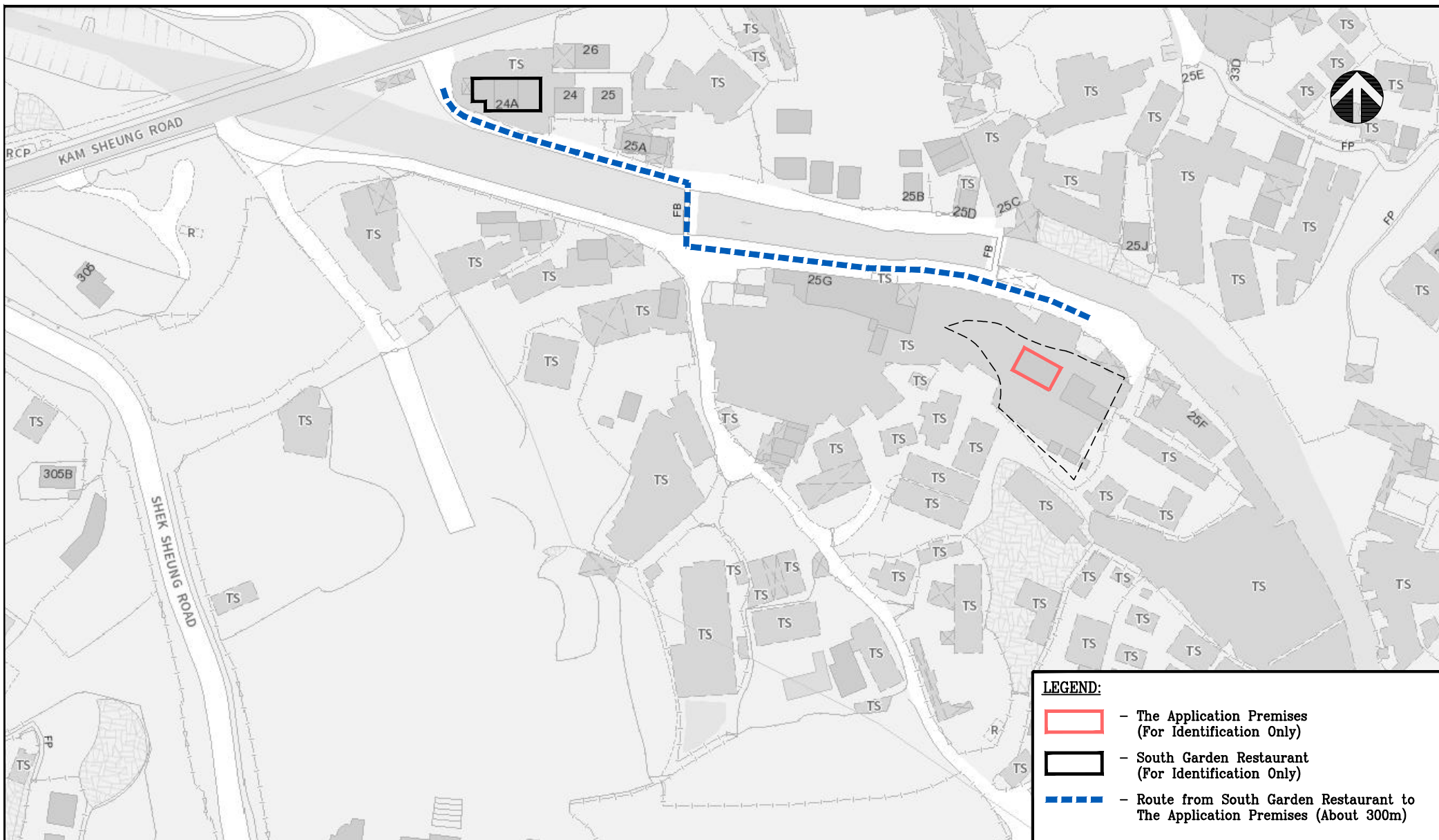
Warehouse A- adjoining the application site-(vacant)



Galaxy S23 Ultra

Illustration 3
Warehouse B adjoining the Application site-storage of used furniture





Project:

Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.

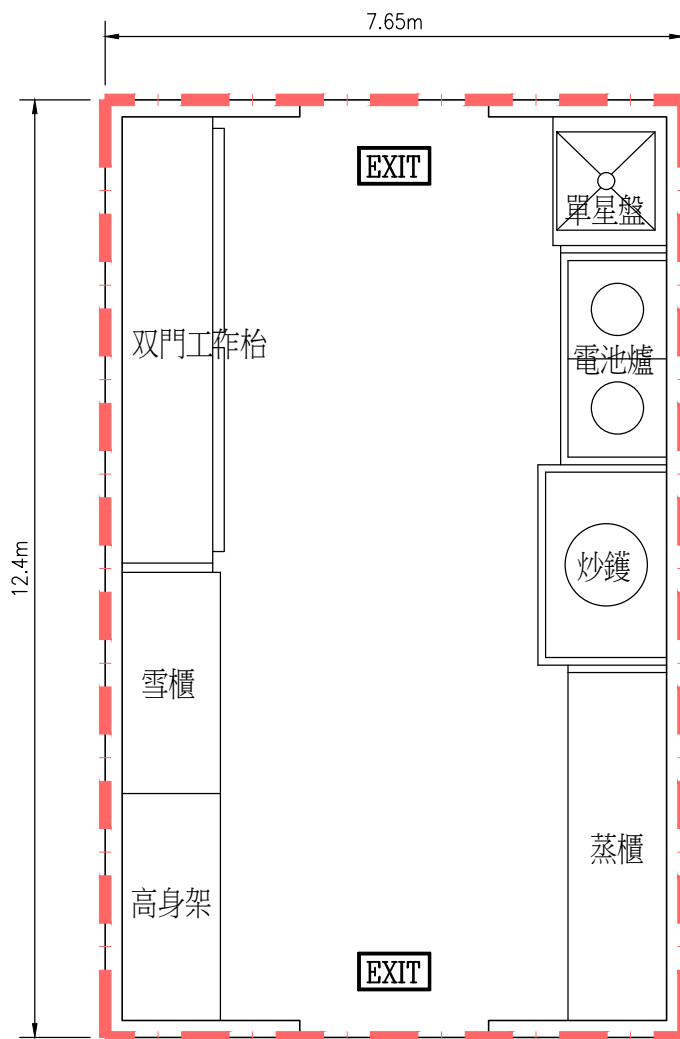
Title:

Location Plan for South Garden Restaurant Application Site

Figure:
04

Scale:
1 : 1500

Date:
25/07/2025



LEGEND:



- The Subject Premises

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.

Title:

Indicative Layout Plan

Figure:

05

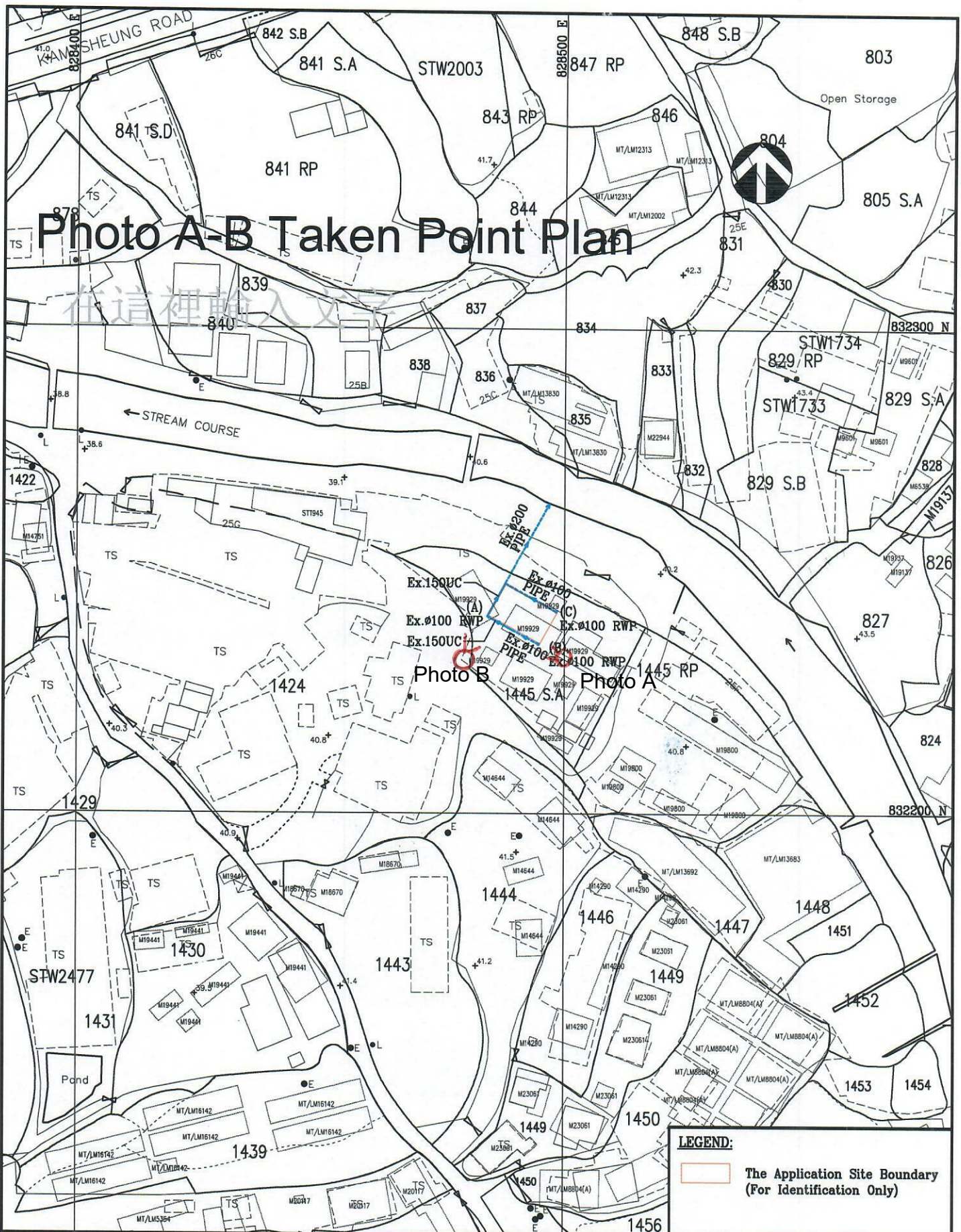
Scale:
1 : 100

Date:
25/07/2025



Man Chi
Consultants And Construction Limited

2025-12-08 14:39 dtky



Project:
 Section 16 Planning Application for Proposed
 Temporary Rural Workshop (Food Processing
 Workshop) at Lot 1445 S.A in D.D.114,
 Kam Sheung Road, Yuen Long, New Territories.

Title:
 Existing Drainage Facility

Figure:
 03
Scale:
 1 : 1000
Date:
 25/07/2025

MC Man Chi
 Consultants And Construction Limited

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

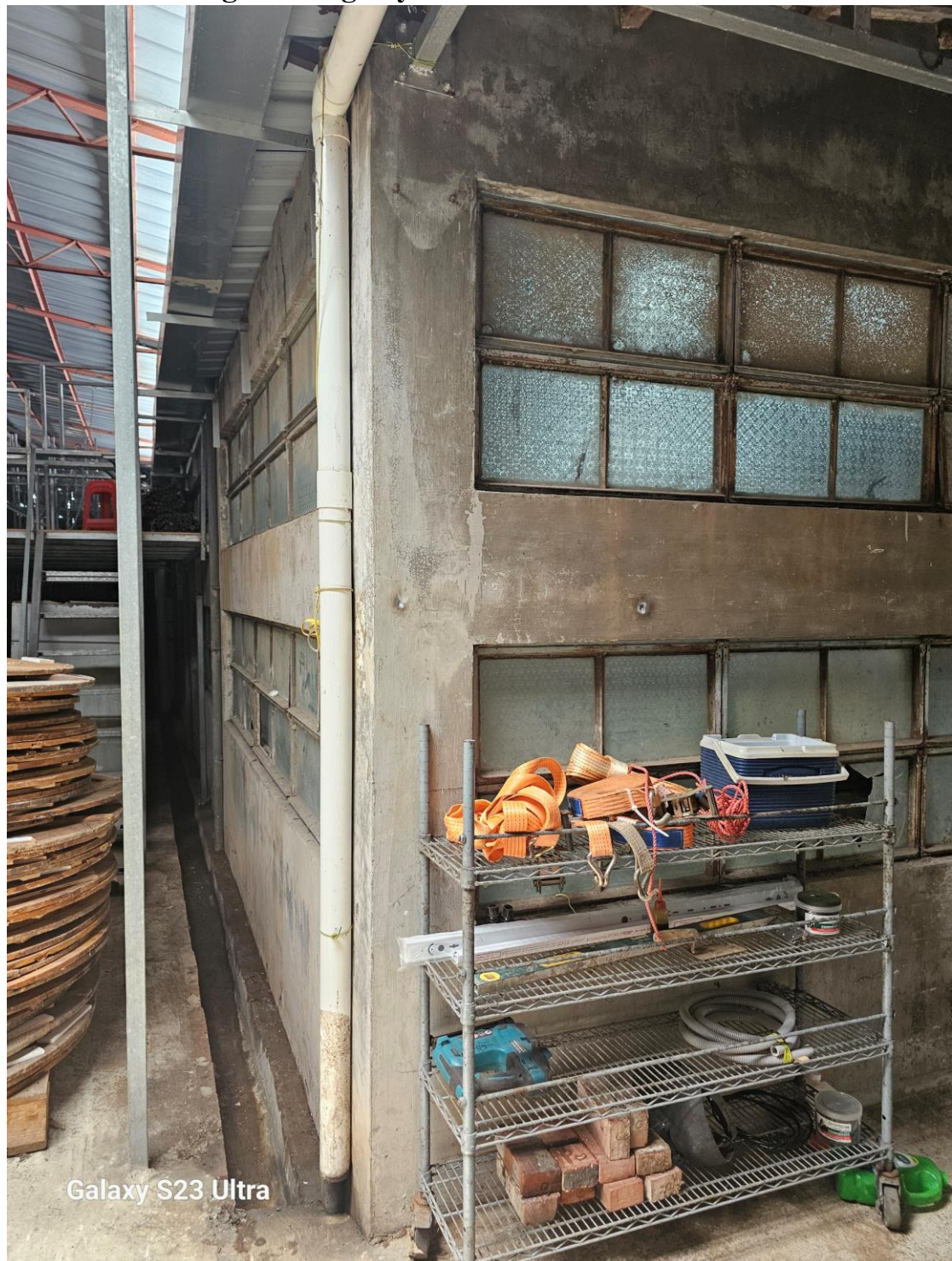


Photo B- Existing Drainage System Lot 1445 S.A in DD 114



Galaxy S23 Ultra

寄件者:
寄件日期: 2025年09月05日星期五 17:04
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: S. 16 Planning Application No. A/YL-SK/432 - Departmental Comments
附件: Photo- Taken Direction Plan Condition of the existing drainage Lot1445 S.A in DD 114_0001.pdf; Photo-condition of the existing drainage Lot1445 S.A in DD 114.pdf

Dear

We spoke .

Our response-to-comments from Transport Department are as follows:

1. The proposed use only exclusively serves as supporting facilities /food processing workshop for the nearby South Garden Seafood Restaurant located at Kam Sheung Road to prepare the "Poon Choi" (Basin Meal) during the festival dates. such as the Lunar New Years, Mid-Autumn Festival , Dragon Boat Festival, Fathers Day and Mothers day,etc. The usage rate for the proposed use is very low; .
2. The proposed use is processing the raw materials of the Basin Meal, such as chopping and washing the food and vegetables. Cooking of the Basin Meal will not be taken place at the application site. The usage rate of the application site is only 7 to 10 days in 1 year. In principle, additional traffic generation will not be created. In particular, on any operation day, the food and other raw materials will be delivered to the site by 1 LGV early in the morning and it will only take about 10-15 min for delivery of them and the LGV will then leave the site . The food/raw materials from the LGV will be unloaded at the common loading/unloading area in front of the application site.

3. The transportation of food/raw materials between the application site and the restaurant solely relies on trolleys given the close proximity between them.

Response-to-comments from Drainage Services Department (DSD) are as follows:

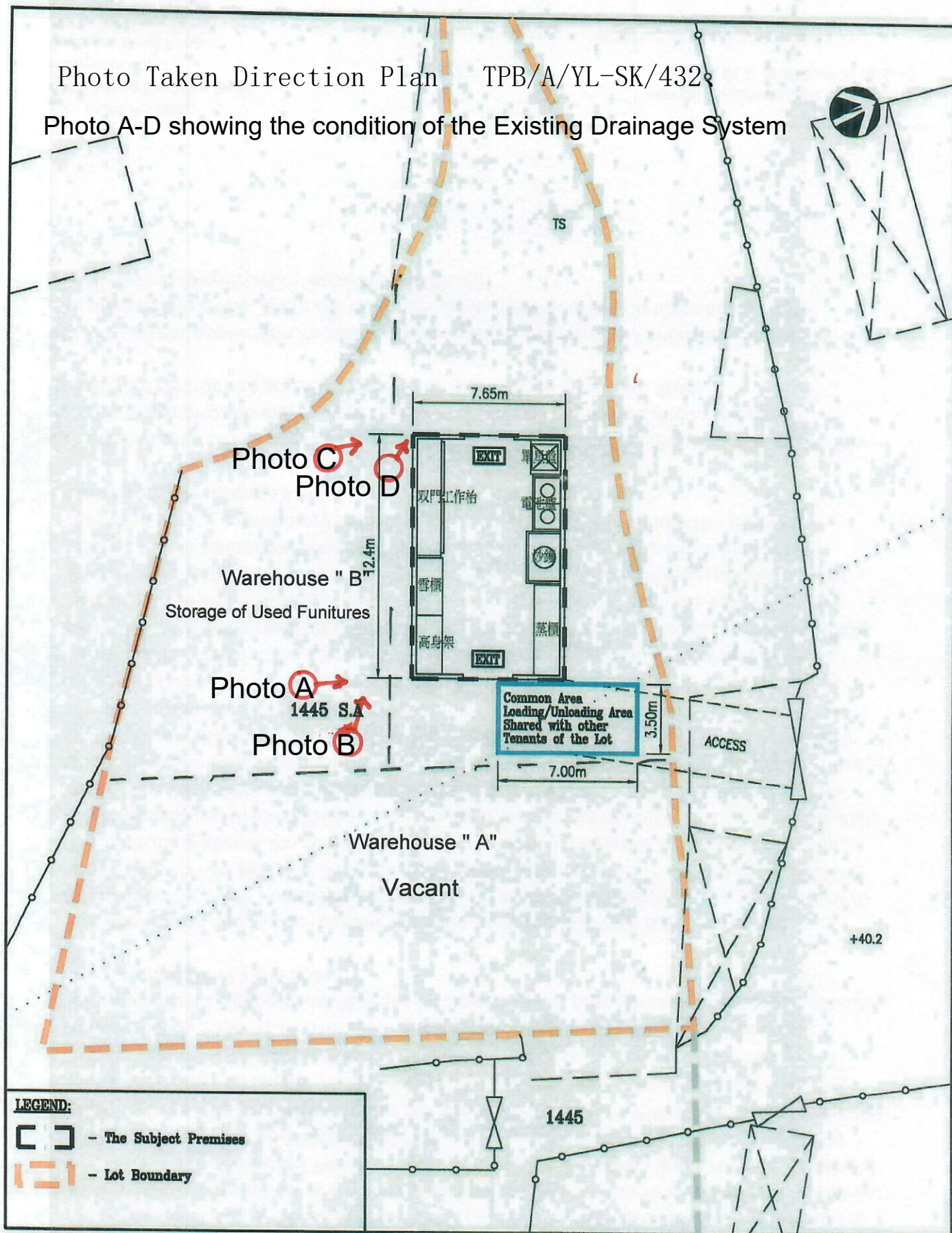
The previous approved drainage system is well maintained and in good conditions. Photos showing the existing drainage system and the photo taken direction plan are enclosed herewith for your reference.

Best regards

LIT Ying-cheung, Edward

Photo Taken Direction Plan TPB/A/YL-SK/432

Photo A-D showing the condition of the Existing Drainage System



Project:

Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D.114, Kam Sheung Road, Yuen Long, New Territories.

Title:

Plan Showing the Surrounding Areas

Figure:

01

Scale:
1 : 250

Date:
25/07/2025



Man Chi
Consultants And Construction Limited

2025-12-08 14:59 dldly

Photo A- Existing Drainage System Lot 1445 S.A (Part) TPB /A/YL-SK/432



Photo B- Existing Drainage System Lot 1445 S.A (Part) TPB /A/YL-SK/432



Photo C- Existing Drainage System Lot 1445 S.A (Part) TPB /A/YL-SK/432



Galaxy S23 Ultra

Photo D- Existing Drainage System Lot 1445 S.A (Part) TPB /A/YL-SK/432



Galaxy S23 Ultra

**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-SK/262	Proposed Temporary Rural Workshop (Food Processing Workshop) for a Period of Three Years	4.10.2019
2.	A/YL-SK/334	Renewal of Planning Approval for Temporary Rural Workshop (Food Processing Workshop) for a Period of Three Years	9.9.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 1445 S.A in D.D. 114 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of Government; and
- advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- based on the applicant's submission, the applicant would maintain the same drainage facilities as those maintained under the previous application No. A/YL-SK/334; and
- should the application be approved, conditions should be stipulated requiring the maintenance of the existing drainage facilities under planning application No. A/YL-SK/334 and submission of revised records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied use would not generate traffic of heavy vehicles nor involve dusty operation. According to desktop review, there are residential dwellings within 100m from the boundary of the Site and within 50m from the access road;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application; and
- advisory comments are at **Appendix V**.

6. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application;
- there is no food licence application under processing or approved at the Site; and
- advisory comments are at **Appendix V**.

7. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area zoned "Residential (Group D)", which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval by the Building Authority for the existing structures at the Site; and

- advisory comments are at **Appendix V**.

9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any locals' comment on the application and he has no particular comment on the application.

10. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix V**:

- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the application site (the Site). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site is adjoining to a local access road which is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting between the Site (i.e. Kam Sheung Road and local tracks); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the Pamphlet of 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business';
 - (ii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including the completion of percolation test

and certification by Authorized Person;

- (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
- (v) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the detailed comments on the records of the existing drainage facilities previously provided to the applicant shall be taken into account in the revised records of the existing drainage facilities;
- (g) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any applied use under the captioned application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - (vi) if the applied use under application is subject to issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities are affected;
 - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) (the Ordinance), and other relevant legislation for the public;
 - (iii) under the Food Business Regulation (Cap. 132X) (the Regulation), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Ordinance shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department 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;
 - (iv) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, on-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
 - (v) proper licence issued by his department 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 (PPE) 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 PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (vi) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.