

2025年11月13日

此文件在收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
等情請留意

This document is received on 2025-11-13  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

e-form No. S16-I  
電子表格第 S16-I 號

## APPLICATION FOR PERMISSION

# A/YL-TYST/1341 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](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](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 請在適當的方格內加上「✓」號

2024/10/8 UCV EPASS 8/11 2502569

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TYST/1341
	Date Received 收到日期	2025-11-13

- 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

TANG Chi Hok (鄧志學) (Mr. 先生)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 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)	Lot Nos. 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, 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 checked="" type="checkbox"/> Site area 地盤面積 2212 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1025 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)	_____ sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"Residential (Group B)1" ( "R(B)1" )</p>
<p>(f) Current use(s) 現時用途</p>	<p>Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation)</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

#### 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)"<sup>#</sup>.  
根據土地註冊處截至 \_\_\_\_\_ (日/月/年)的記錄，這宗申請共牽涉 \_\_\_\_\_ 名「現行土地擁有人」<sup>#</sup>。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of \_\_\_\_\_ "current land owner(s)"<sup>#</sup>.

已取得 \_\_\_\_\_ 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>

已通知 \_\_\_\_\_ 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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 31/10/2025 (DD/MM/YYYY)  
於 31/10/2025 (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 31/10/2025 (DD/MM/YYYY)  
於 31/10/2025 (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所用途，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	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)</p> <p>(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)</p>		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		_____ sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		_____ sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		_____ sq.m 平方米 <input 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
(f) Additional Information (if applicable) 附加資料 (如適用)			

(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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)											

(iv) For Type (iv) application: 第四類申請

(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 –

- |                          |  |  |
|--------------------------|--|--|
| <input type="checkbox"/> | Plot ratio restriction<br>地積比率限制         | From 由 ..... to 至 .....                                  |
| <input type="checkbox"/> | Gross floor area restriction<br>總樓面面積限制  | From 由 ..... sq. m 平方米 to 至 ..... sq. m 平方米              |
| <input type="checkbox"/> | Site coverage restriction<br>上蓋面積限制      | From 由 ..... % to 至 ..... %                              |
| <input type="checkbox"/> | Building height restriction<br>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<br>..... mPD 米 (主水平基準上) |
|                          |  | From 由 ..... storeys 層 to 至 ..... storeys 層              |
| <input type="checkbox"/> | Non-building area restriction<br>非建築用地限制 | From 由 ..... m to 至 ..... m                              |
| <input type="checkbox"/> | Others (please specify)<br>其他 (請註明)      | .....  |

(b) Additional Information (if applicable)  
附加資料 (如適用)

(v) For Type (v) application 供第(v)類申請

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

Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a period of 5 years

(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

1025 sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率

0.46 ☒ About 約

Proposed site coverage 擬議上蓋面積

46.3 % ☒ About 約

Proposed no. of blocks 擬議座數

15

Proposed no. of storeys of each block 每座建築物的擬議層數

1 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

5 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

\_\_\_\_\_ sq. m 平方米 ☐ About 約

單位平均面積

estimated number of residents

\_\_\_\_\_

估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ 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

\_\_\_\_\_ sq. m 平方米

☐ About 約

商店及服務行業

☐ 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)

政府、機構或社區設施

☒ 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)

Refer to Plan 3

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

\_\_\_\_\_ sq. m 平方米

☐ Not less than 不少於

私人休憩用地

☐ public open space

\_\_\_\_\_ sq. m 平方米

☐ Not less than 不少於

公眾休憩用地

(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]
		<u>Refer to Plan 3</u>

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 Outdoor seating area and vehicle manoeuvring space</p>	
<p>(e) Additional Information (if applicable) 附加資料 (如適用)</p>	

<p><b>7. Anticipated Completion Time of the Development Proposal</b> <b>擬議發展計劃的預計完成時間</b></p>
<p>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)</p> <p><u>Existing use</u></p>

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	<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>Tong Yan San Tsuen Road</u>
	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"/>
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	<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 <u>7</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces <u>2</u> 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) _____
	No 否	<input type="checkbox"/>
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	<input 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 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) _____
	No 否	<input checked="" type="checkbox"/>

<p>Additional Information (if applicable) 附加資料（如適用）</p>	
---	--

## 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。

[illegible]

## 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。

Refer to Planning Statement at Appendix I

## 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 Signed with recognised  
簽署 e-signature  
Signer: Tang Hui Ling

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

Assistant Town Planner

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員  
專業資格

☐ 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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

### 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

- 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：
  - 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
  - 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。
- 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。
- 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.  
在該骨灰安置所內，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 also 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 Nos. 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories		
Site area 地盤面積	2212 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 Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
Zoning 地帶	"Residential (Group B)1" ( "R(B)1" )		
Applied use/ development 申請用途/發展	Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a period of 5 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	1025 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <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	15	
	Composite 綜合用途		
(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	5	m 米 <input checked="" 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)

		1	Storeys(s) 層 <input checked="" 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			46.3 % <input checked="" 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		9
	Private Car Parking Spaces 私家車車位		7
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		2
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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）		
<u>Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan showing nearest Public Transport Services</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Reports 報告書</b>		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

### Executive Summary

1. The application site (the Site) is on Lot Nos. 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 2,212 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is ‘Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation)’ for a period of 5 years. The applied use is a Column 2 use within the “R(B)1” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 15 nos. of temporary structures are provided for seating area, kitchen, canopy, storeroom and toilet uses. The gross floor area is about 1,025 m<sup>2</sup>.
6. Operation hours are from 12 p.m. to 11 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗唐人新村丈量約份第 121 約地段第 1355 號餘段及第 1356 號餘段（部分）。
2. 申請地點的面積約 2,212 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「住宅（乙類）1」地帶。
4. 申請用途為「臨時食肆（餐廳連附屬戶外座位區）」（為期 5 年）。該用途在大綱圖上的「住宅（乙類）1」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 15 個臨時構築物作座位區、廚房、遮陰棚、儲物室及廁所用處，總樓面面積約 1,025 平方米。
6. 營運時間為每日中午 12 時至下午 11 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Chi Hok (“the Applicant”) in support of the planning application for ‘Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation)’ for a period of 5 years (“the Development”) at Lot Nos. 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories. The Site is accessible from Castle Peak Road – Ping Shan via Tong Yan San Tsuen Road leading to the ingress to its west.
3. The site area is about 2,212 m<sup>2</sup>. No Government Land is involved.
4. The Site is at the location of the former Wai Kwan Primary School which had existed before the first publication in the Gazette of the Draft Tong Yan San Tsuen Development Permission Area Plan No. DPA/YL-TYST/1 on 18.6.1993 and the school was closed in 2007. Since 2014, the Site has been utilized as eating place.

### **Planning Context**

5. The Site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
6. The planning intention of the “R(B)” zone is primarily intended for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
7. According to the Notes of the OZP, ‘Eating Place’ use is a Column 2 use within the “R(B)” zone on the OZP requiring planning permission from the Board.
8. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(B)1” zone.

### **Development Parameters**

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Sitting area and Food Preparation Area	200	200	4.5	1
1a	Canopy	50	50	4.5	
2	Kitchen	51	45 (partially under 3a)	4.5	
2a	Canopy	25	23 (partially under 3a)	4.5	
3	Sitting area and Food Preparation Area	200	200	5	
3a	Canopy	*106	133	5	
4	Storeroom	14	(under 3a)	4.5	
4a	Canopy	13	8 (partially under 3a)	4.5	
5	Storeroom	13	13	4.5	
6	Storeroom	14	14	4.5	
7	F.S. Water Tank and Ancillary Facilities	56	56	4.5	
8	Toilet	32	32	4.5	
9	Storeroom	80	80	4.5	
10	Storeroom	19	19	4.5	
11	Outdoor Sitting Area	152	152	4.5	
Total		<u>1,025</u>	<u>1,025</u>		
* Excluded the overlapped GFA of Structures 2, 2a, 4 & 4a.		Plot Ratio	Site Coverage		
		0.46	46.3%		

10. The Development provides an alternative option of eating place for residents in the vicinity.
11. Operation hours are from 12 p.m. to 11 p.m. daily (including Sundays and public holidays).
12. The Site is accessible from Castle Peak Road – Ping Shan via Tong Yan San Tsuen Road leading to the ingress to its west. 7 nos. of parking space for private cars and 2 nos. of parking space for light goods vehicles (LGV) are provided at the Site for the daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

### Previous Applications

13. The Site is the subject of 7 previous applications for proposed extension of school building or temporary eating place uses, which were all approved by the Rural and New Town Planning Committee (“the Committee”) between 2002 and 2022:

Application No.	Applied Use	Date of Approval
A/YL-TYST/161	Proposed Extension of School Building	1.3.2002

A/YL-TYST/674	Proposed Eating Place with Ancillary Parking Spaces	25.4.2014
A/YL-TYST/740	Proposed Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	3.7.2015
A/YL-TYST/789	Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	3.2.2017
A/YL-TYST/878	Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	2.3.2018
A/YL-TYST/961	Temporary Eating Place and Outside Seating accommodation of Restaurant for a Period of 3 Years	17.5.2019
A/YL-TYST/1168	Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a Period of 3 Years	12.8.2022

14. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “R(B)1” zone; not incompatible with the surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previously approved applications.

### Similar Applications

16. There are 2 similar applications approved by the Committee within the same “R(B)” zone in the vicinity of the Site in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-TYST/1189	Temporary Eating Place for a Period of 3 Years	23.12.2022
A/YL-TYST/1283	Temporary Eating Place for a Period of 3 Years	4.10.2024

17. The similar applications were approved by the Committee between 2022 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “R(B)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

## No Adverse Impacts to the Surroundings

### Visual and Landscape

19. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with social welfare facility, shop and services, parking of vehicles and residential structures.
20. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

### Drainage

21. The applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/961.

### Fire Safety

22. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

### Traffic

23. The trip attraction and generation rates are expected as follows:

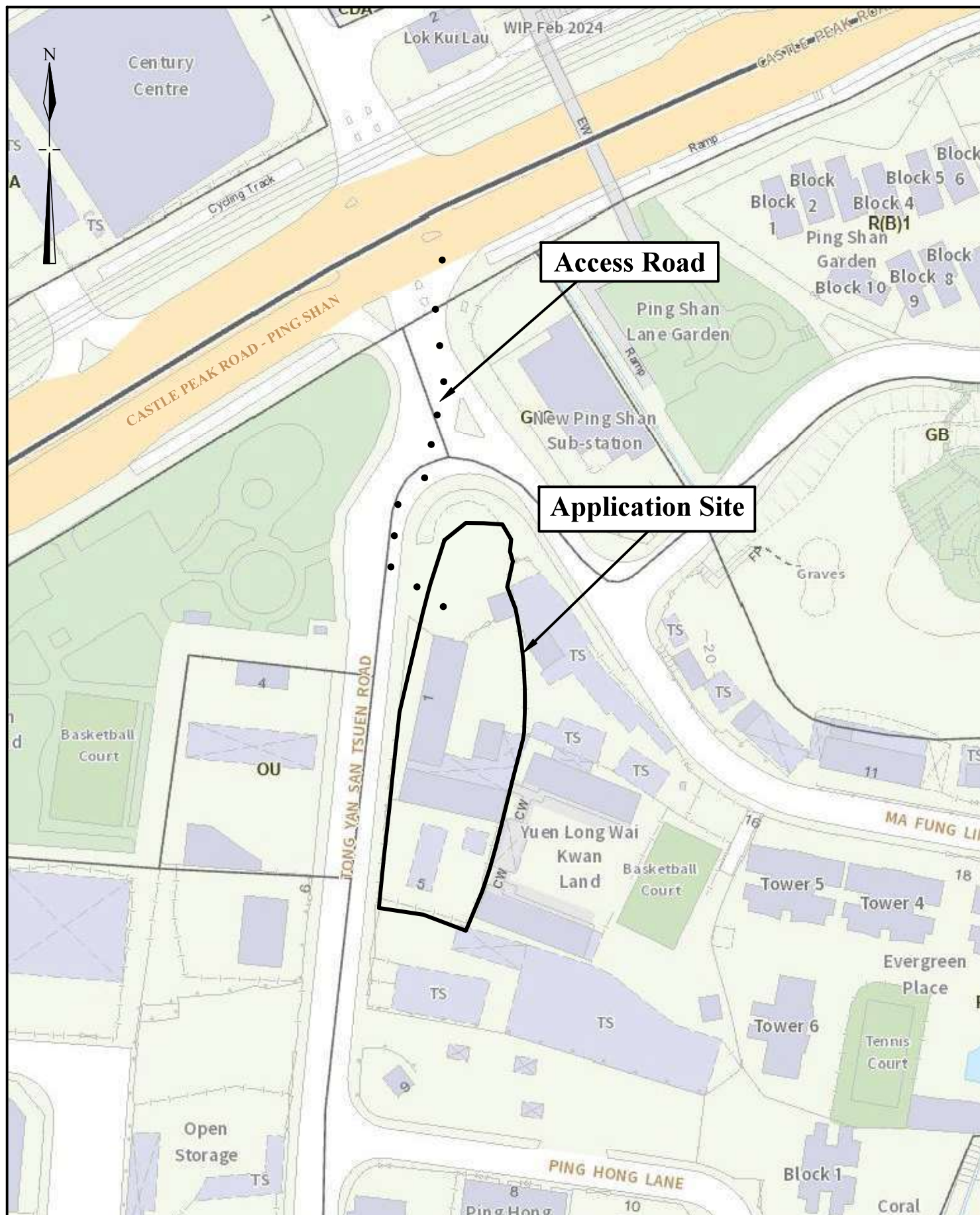
Trip Generation		Trip Attraction	
Private Car	LGV	Private Car	LGV
13	2	13	2

24. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
25. The Site is accessible from Castle Peak Road – Ping Shan via Tong Yan San Tsuen Road leading to the ingress to its west. 7 nos. of parking space for private cars and 2 nos. of parking space for LGV are provided at the Site for the daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
26. The provision of 7 parking spaces for private cars is necessary to cope with the influx of customers during evening peak hours (i.e. 7 p.m. to 10 p.m.). During non-peak hours, the trip attraction and generation rates are generally low, given that customers are limited and they mainly travel by public transport.
27. The Development is accessible by public transport services. The walking time to the nearest green minibus stop (Ma Fung Ling Road) is about 1 minute (**Plan 5**).

Environment

28. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
29. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



Extracted from Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

1:1000

Location Plan

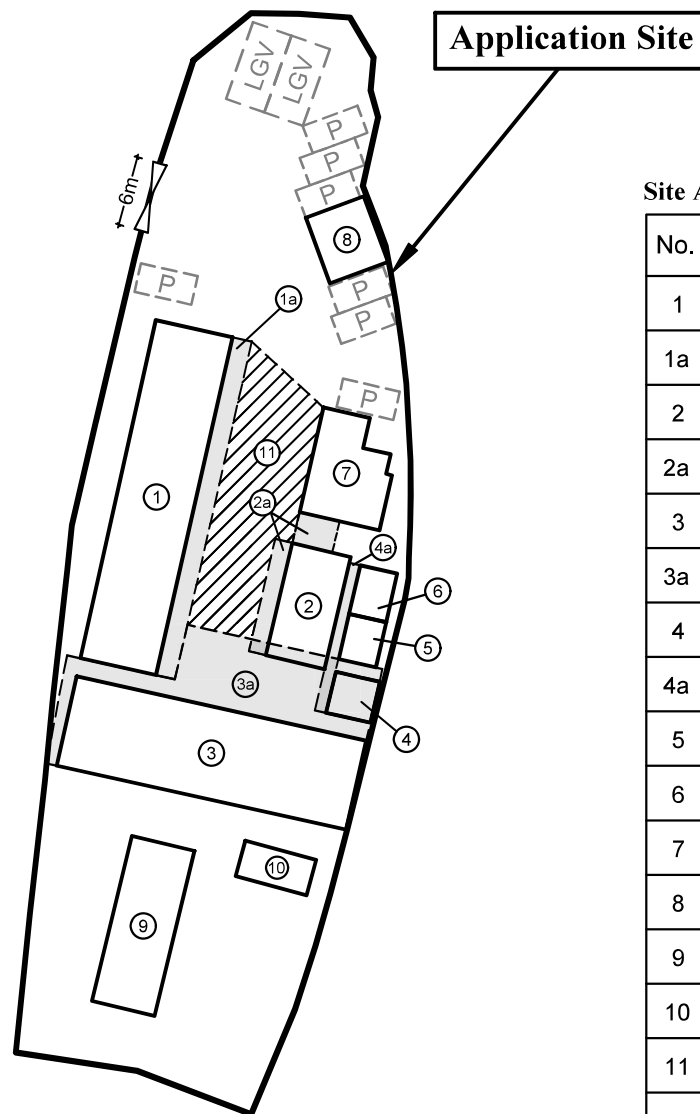
Goldrich Planners &  
Surveyors Ltd.

September 2025

Lot 1355 RP and 1356 RP(part) in D.D. 121  
Yuen Long, N.T.

Plan 1  
( P 25059)








Site Area(about): 2,212m<sup>2</sup>

\* excluded duplicated area of structures 2, 2a, 4 and 4a

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Sitting area and Food Preparation Area	200 m <sup>2</sup>	200 m <sup>2</sup>	1	4.5m
1a	Canopy	50 m <sup>2</sup>	50 m <sup>2</sup>	1	4.5m
2	Kitchen	51 m <sup>2</sup>	45 m <sup>2</sup> (partially under 3a)	1	4.5m
2a	Canopy	25 m <sup>2</sup>	23 m <sup>2</sup> (partially under 3a)	1	4.5m
3	Sitting area and Food Preparation Area	200 m <sup>2</sup>	200 m <sup>2</sup>	1	5m
3a	Canopy	* 106 m <sup>2</sup>	133 m <sup>2</sup>	1	5m
4	Storeroom	14 m <sup>2</sup>	(under 3a)	1	4.5m
4a	Canopy	13 m <sup>2</sup>	8 m <sup>2</sup> (partially under 3a)	1	4.5m
5	Storeroom	13 m <sup>2</sup>	13 m <sup>2</sup>	1	4.5m
6	Storeroom	14 m <sup>2</sup>	14 m <sup>2</sup>	1	4.5m
7	F.S. Water Tank and Ancillary Facilities	56 m <sup>2</sup>	56 m <sup>2</sup>	1	4.5m
8	Toilet	32 m <sup>2</sup>	32 m <sup>2</sup>	1	4.5m
9	Storeroom	80 m <sup>2</sup>	80 m <sup>2</sup>	1	4.5m
10	Storeroom	19 m <sup>2</sup>	19 m <sup>2</sup>	1	4.5m
11	Outdoor seating area	152 m <sup>2</sup>	152 m <sup>2</sup>	1	4.5m
Total Area		1,025 m <sup>2</sup>	1,025 m <sup>2</sup>		

## Legend

-  Pedestrian access
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))

1:650

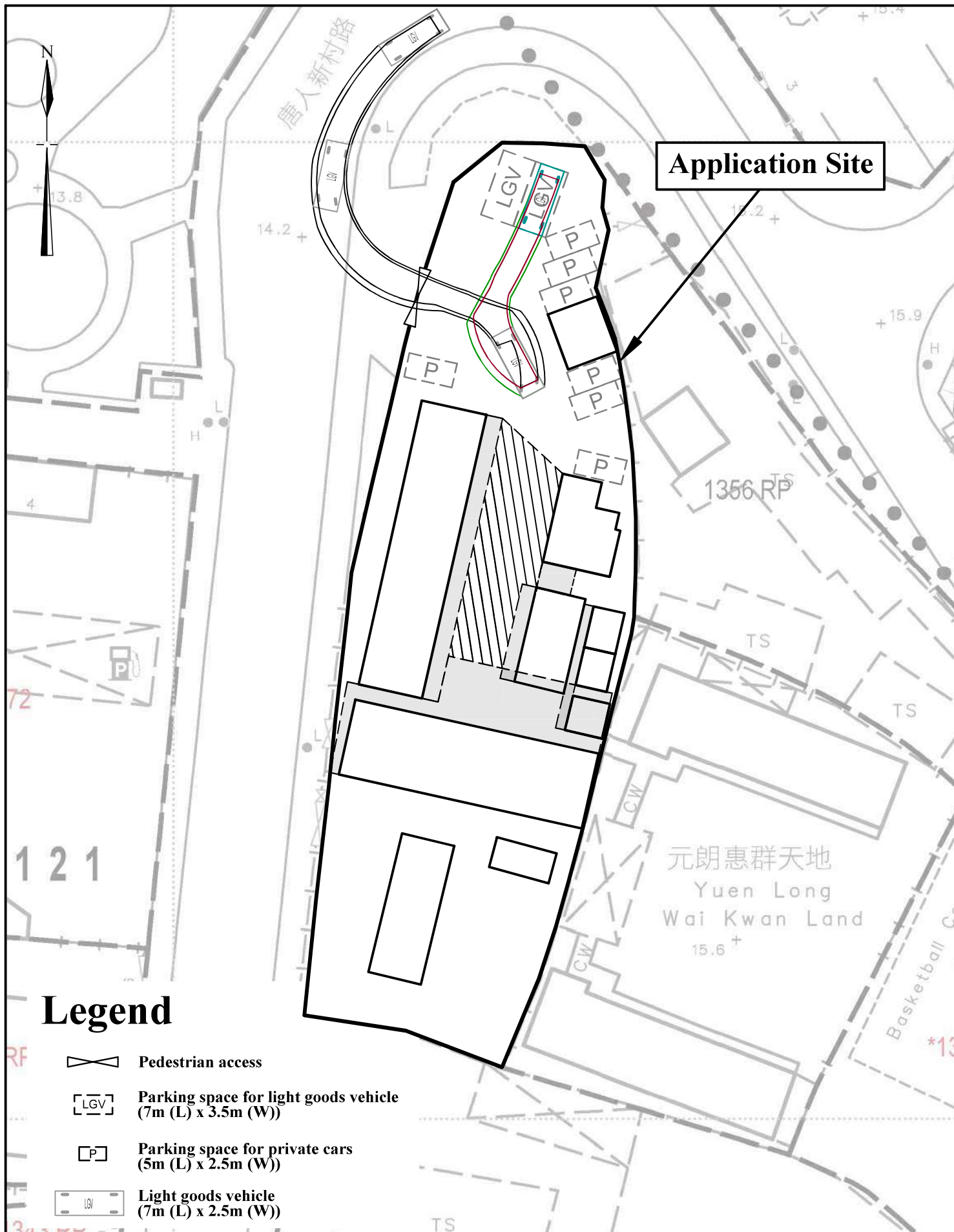
September 2025

## Layout Plan

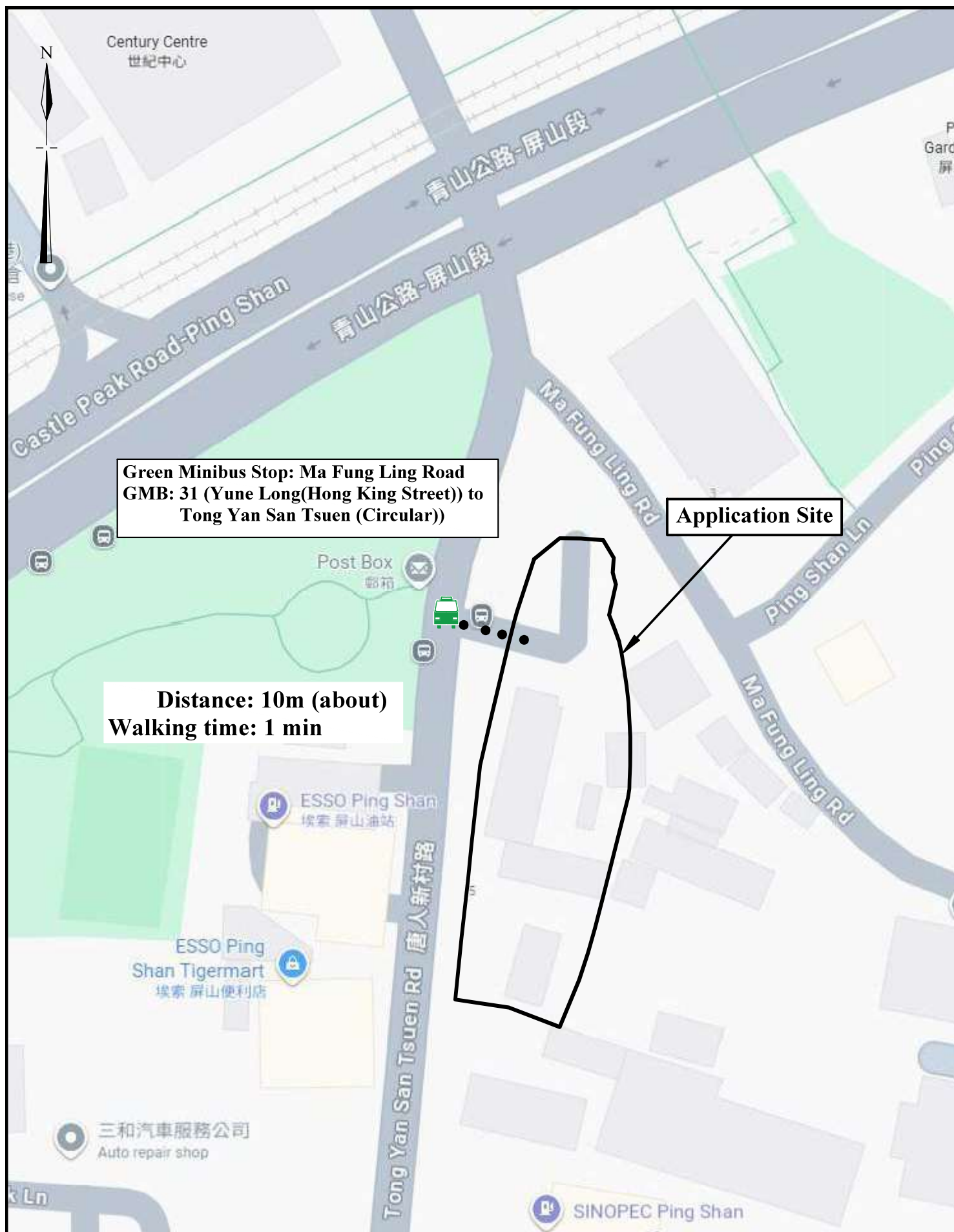
Lot 1355 RP and 1356 RP(part) in D.D. 121  
Yuen Long, N.T.

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 3  
( P 25059)**



1:500	<b>Swept Path Analysis</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
September 2025	Lot 1355 RP and 1356 RP(part) in D.D. 121 Yuen Long, N.T.	<b>Plan 4</b> <b>( P 25059)</b>



N.T.S	<b>Plan Showing Nearest Public Transport Services</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
November 2025	Lot 1355 RP and 1356 RP(part) in D.D. 121 Yuen Long, N.T.	<b>Plan 5</b> ( P 25059 )

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1341

Our Ref.: P25059/TL25455

30 December 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By E-mail

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation)  
for a Period of 5 Years in "Residential (Group B)1" Zone,  
Lots 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen,  
Yuen Long, New Territories  
(Application No. A/YL-TYST/1341)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



---

Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Ms. Emily WONG)

**Further Information for Planning Application No. A/YL-TYST/1341****Response-to-Comments****Comments from Transport Department**

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	Please check the parking provision against the requirement stipulated in HKPSG.	<p>According to Ch.8 of the HKPSG, the parking requirement for business buildings is 1 car space per 200 - 300m<sup>2</sup> GFA.</p> <p>GFA of the Site: 1,025m<sup>2</sup>  <math>1,025/200 = 5</math> parking spaces</p> <p>A total of 7 nos. of private car parking space and 2 nos. of LGV parking spaces are provided at the Site, which has met the requirement.</p>
2.	Please provide the calculations with assumptions for trip generation and attraction.	Please see the Estimated Assumptions for Trip Generation and Attraction ( <b>Annex I</b> ) and the revised Planning Statement on trip generation and attraction rate ( <b>Appendix I</b> ) for details.
3.	Please provide the detailed layout of the proposed run-in/out.	Please refer to the run-in/out proposal ( <b>Plan 6</b> ) for details.
4.	Please indicate the location of pedestrian access.	Please refer to the revised Layout Plan ( <b>Plan 3a</b> ) for the location of pedestrian access.

- END -

## **Estimated Assumptions for Trip Generation and Attraction**

The Peak Hours of the restaurant are estimated to be between 7:00pm and 9:00pm on Fridays, Saturdays and Sundays. The maximum number of customers is about 160 within one hour. About 13% of the customers will come by private cars. It means that about 21 people will come by private car per hour (assume that each car will carry 4 people). Therefore, about 6 private cars will come per hour.

Other customers will come to the restaurant by public transport services such as light rail or minibus. The walking time to the nearest green minibus stop (Ma Fung Ling Road) is about 1 minute. Staff are expected to access the Site by public transport services.

The two parking spaces for light goods vehicles (LGV) are mainly for delivery services, each LGV will come to the Site once per day between 11:30am and 12:30pm.

### **Calculation:**

Assumption: 13% of customers come by private car

Each car carries 4 people

No. of customers come within one hour:  $160 \times 13\% = 21$

No. of private cars arrived within one hour:  $21/4 = 6$

## No Adverse Impacts to the Surroundings

### Visual and Landscape

19. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with social welfare facility, shop and services, parking of vehicles and residential structures.
20. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

### Drainage

21. The applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/961.

### Fire Safety

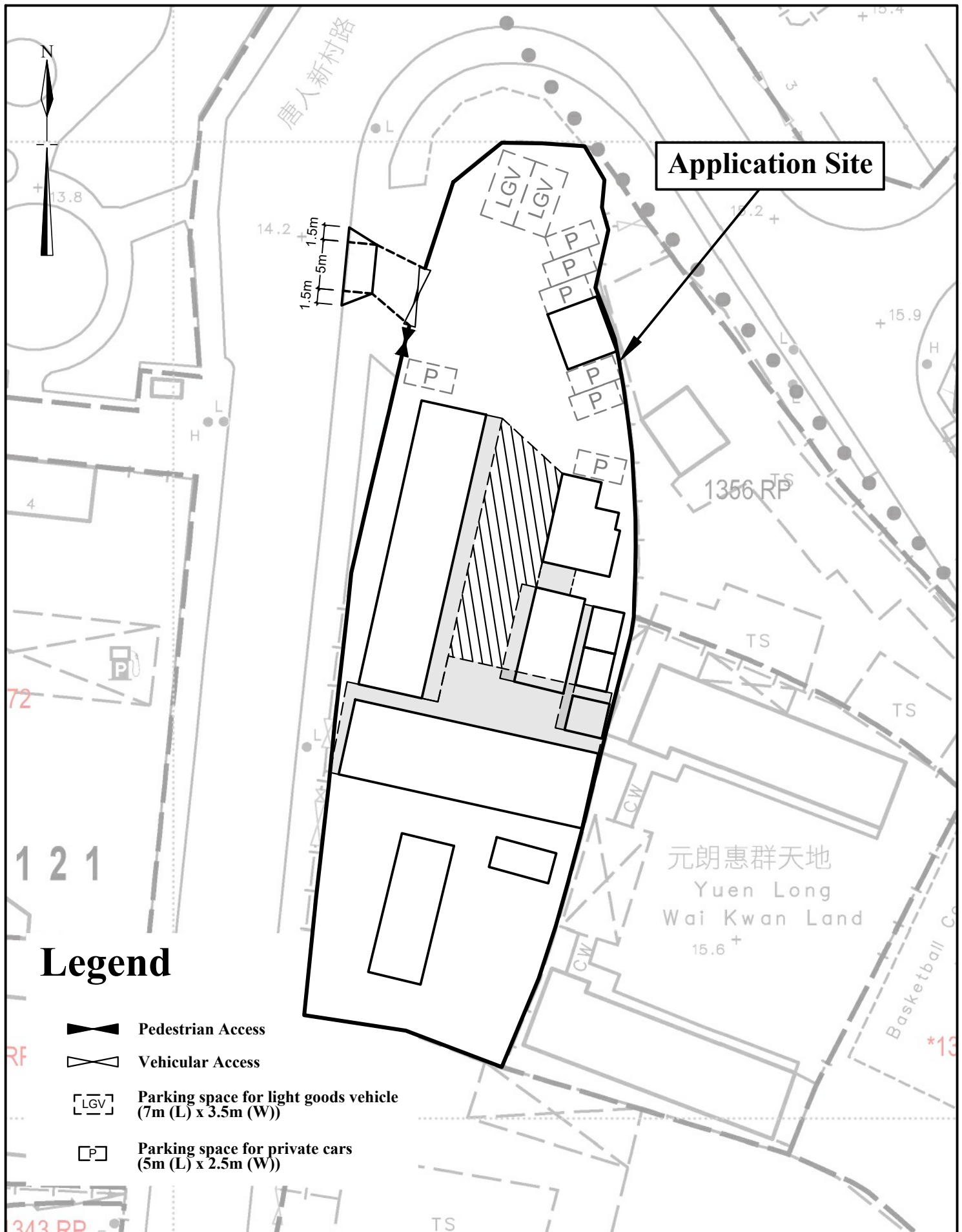
22. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

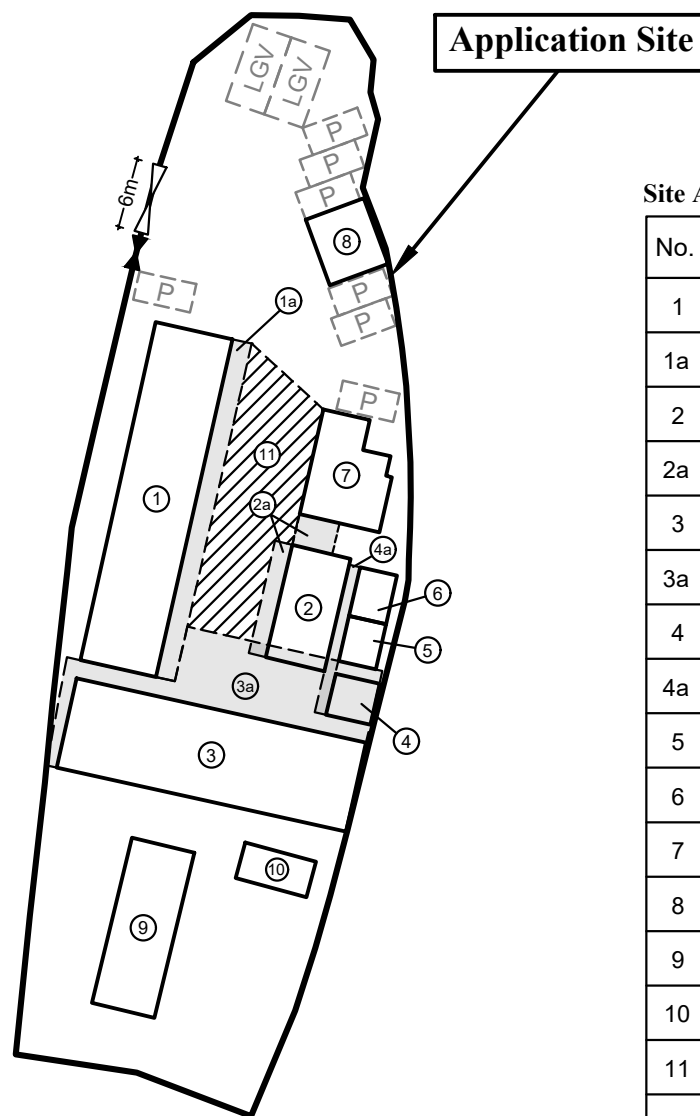
### Traffic

23. The trip attraction and generation rates are expected as follows:

Trip Generation		Trip Attraction	
Private Car	LGV	Private Car	LGV
25	2	25	2

24. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
25. The Site is accessible from Castle Peak Road – Ping Shan via Tong Yan San Tsuen Road leading to the ingress to its west. 7 nos. of parking space for private cars and 2 nos. of parking space for LGV are provided at the Site for the daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
26. The provision of 7 parking spaces for private cars is necessary to cope with the influx of customers during evening peak hours (i.e. 7 p.m. to 9 p.m.). During non-peak hours, the trip attraction and generation rates are generally low, given that customers are limited and they mainly travel by public transport.
27. The Development is accessible by public transport services. The walking time to the nearest green minibus stop (Ma Fung Ling Road) is about 1 minute (**Plan 5**).









Site Area(about): 2,212m<sup>2</sup>

\* excluded duplicated area of structures 2, 2a, 4 and 4a

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Sitting area and Food Preparation Area	200 m <sup>2</sup>	200 m <sup>2</sup>	1	4.5m
1a	Canopy	50 m <sup>2</sup>	50 m <sup>2</sup>	1	4.5m
2	Kitchen	51 m <sup>2</sup>	45 m <sup>2</sup> (partially under 3a)	1	4.5m
2a	Canopy	25 m <sup>2</sup>	23 m <sup>2</sup> (partially under 3a)	1	4.5m
3	Sitting area and Food Preparation Area	200 m <sup>2</sup>	200 m <sup>2</sup>	1	5m
3a	Canopy	* 106 m <sup>2</sup>	133 m <sup>2</sup>	1	5m
4	Storeroom	14 m <sup>2</sup>	(under 3a)	1	4.5m
4a	Canopy	13 m <sup>2</sup>	8 m <sup>2</sup> (partially under 3a)	1	4.5m
5	Storeroom	13 m <sup>2</sup>	13 m <sup>2</sup>	1	4.5m
6	Storeroom	14 m <sup>2</sup>	14 m <sup>2</sup>	1	4.5m
7	F.S. Water Tank and Ancillary Facilities	56 m <sup>2</sup>	56 m <sup>2</sup>	1	4.5m
8	Toilet	32 m <sup>2</sup>	32 m <sup>2</sup>	1	4.5m
9	Storeroom	80 m <sup>2</sup>	80 m <sup>2</sup>	1	4.5m
10	Storeroom	19 m <sup>2</sup>	19 m <sup>2</sup>	1	4.5m
11	Outdoor seating area	152 m <sup>2</sup>	152 m <sup>2</sup>	1	4.5m
Total Area		1,025 m <sup>2</sup>	1,025 m <sup>2</sup>		

## Legend

-  Pedestrian Access
-  Vehicular Access
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))

1:650

December 2025

## Layout Plan

Lot 1355 RP and 1356 RP(part) in D.D. 121  
Yuen Long, N.T.

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 3a  
( P 25059)**

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1341

Our Ref.: P25059/TL26002

2 January 2026

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

By E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation)  
for a Period of 5 Years in "Residential (Group B)1" Zone,  
Lots 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen,  
Yuen Long, New Territories  
(Application No. A/YL-TYST/1341)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Mr. Edwin YEUNG / Ms. Emily WONG)

**Further Information for Planning Application No. A/YL-TYST/1341****Response-to-Comments****Comments from Environmental Protection Department**

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p>Grateful if you could ask the applicant to:</p> <p>(a) Confirm whether the subject site will be properly design and maintain adequate mechanical ventilation and necessary pollution control measures to avoid accumulation of aerial emissions and minimise oily fume and cooking odour emissions to the nearby air sensitive receivers including nearby residents by making reference to EPD's Pamphlet "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" which is available at EPD's website;</p>	<p>Ventilation system and necessary pollution control measures for treating cooking fume/odour emissions will be properly designed and maintained.</p>
2.	<p>(b) Confirm whether all wastewater collected from kitchen and washing areas, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow; and</p>	<p>All wastewater collected from kitchen and washing areas will be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23.</p>
3.	<p>(c) Confirm whether the proposed toilet is a portable toilet, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed the constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.</p>	<p>Septic tank and soakaway system will be designed the constructed according to the requirements of EPD's ProPECC PN 1/23 for the toilet on site. Licensed collectors will be arranged to collect and dispose the sewage and waste from the toilet regularly.</p>

**Comments from Transport Department**

II.	Comments	Responses
1.	Re RtC item 1, please check whether the proposed development shall be classified as business buildings or retail. Please also check the provision requirements for loading/unloading parking space.	<p>We would like to clarify that the proposed development is classified as retail. According to Ch.8 of the HKPSG, the parking requirement for retail is 1 car space per 150 – 300m<sup>2</sup> GFA.</p> <p>GFA of the Site: 1,025m<sup>2</sup>  <math>1,025/300 = \text{about } 4 \text{ parking spaces}</math></p> <p>For loading/unloading parking space, the requirement is 1 loading/unloading bay for goods vehicles for every 800 – 1,200m<sup>2</sup> GFA.</p> <p>GFA of the Site: 1,025m<sup>2</sup>  <math>1,025/1,200 = \text{about } 1 \text{ loading/unloading bay}</math></p> <p>A total of 7 nos. of private car parking spaces and 2 nos. of LGV parking spaces are provided at the Site. The LGV parking spaces also served as loading/unloading spaces for delivery services, which met the provision requirement.</p>
2.	Re RtC item 2, please justify the assumption of 13% of customers travel by private cars and the calculations of trip generation and attraction, i.e. 25.	<p>The assumption of 13% of customers travel by private cars is from recent observations by the operator.</p> <p>For the calculations of trip generation and attraction rate, please see the revised para. 23 of the Planning Statement (<b>Appendix I</b>) for details.</p>
3.	In Plan 6, the parking space is located in close proximity to the pedestrian access, please review.	Please refer to the revised Layout Plan ( <b>Plan 3b</b> ) for the revised location of parking space.
4.	In Plan 6, it seems that the proposed run-in/out would impose difficulty for maneuvering, please provide the swept paths and review the layout of run-in/out and vehicular access.	Please refer to the revised run-in/out proposal with swept path ( <b>Plan 6a</b> ) showing the smooth maneuvering of LGV entering, leaving and within the Site.

## No Adverse Impacts to the Surroundings

### Visual and Landscape

19. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with social welfare facility, shop and services, parking of vehicles and residential structures.
20. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

### Drainage

21. The applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/961.

### Fire Safety

22. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

### Traffic

23. The trip attraction and generation rates are expected as follows:

	Attractions		Generations	
	PC	LGV	PC	LGV
12:00 – 13:00	2	2	0	0
13:00 – 14:00	3	0	3	2
14:00 – 15:00	2	1	3	0
15:00 – 16:00	1	1	1	1
16:00 – 17:00	1	0	2	1
17:00 – 18:00	1	0	1	0
18:00 – 19:00	2	0	1	0
19:00 – 20:00	6	0	1	0
20:00 – 21:00	6	0	6	0
21:00 – 22:00	1	0	6	0
22:00 – 23:00	0	0	1	0
<b>Total Trips</b>	<b><u>25</u></b>	<b><u>4</u></b>	<b><u>25</u></b>	<b><u>4</u></b>

24. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
25. The Site is accessible from Castle Peak Road – Ping Shan via Tong Yan San Tsuen Road leading to the ingress to its west. 7 nos. of parking space for private cars and 2 nos. of parking space for LGV are provided at the Site for the daily operation of the Development. Sufficient space is allowed for

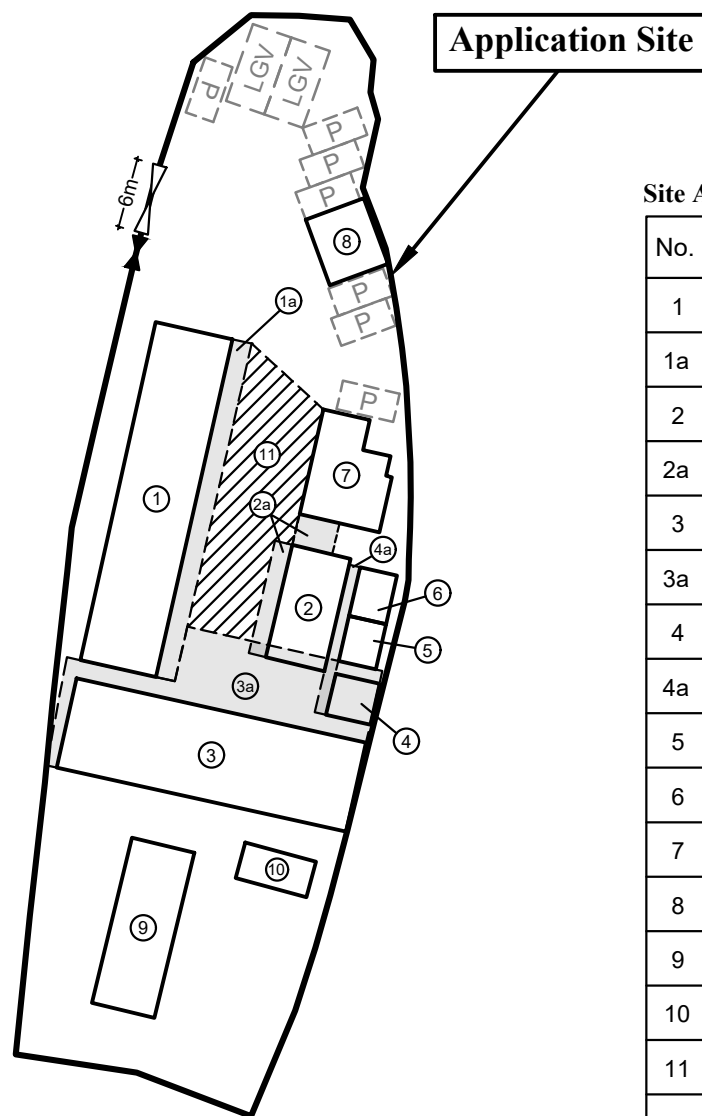
vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.

26. The provision of 7 parking spaces for private cars is necessary to cope with the influx of customers during evening peak hours (i.e. 7 p.m. to 9 p.m.). During non-peak hours, the trip attraction and generation rates are generally low, given that customers are limited and they mainly travel by public transport.
27. The Development is accessible by public transport services. The walking time to the nearest green minibus stop (Ma Fung Ling Road) is about 1 minute (**Plan 5**).

#### Environment

28. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
29. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

- End -







Site Area(about): 2,212m<sup>2</sup>

\* excluded duplicated area of structures 2, 2a, 4 and 4a

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Sitting area and Food Preparation Area	200 m <sup>2</sup>	200 m <sup>2</sup>	1	4.5m
1a	Canopy	50 m <sup>2</sup>	50 m <sup>2</sup>	1	4.5m
2	Kitchen	51 m <sup>2</sup>	45 m <sup>2</sup> (partially under 3a)	1	4.5m
2a	Canopy	25 m <sup>2</sup>	23 m <sup>2</sup> (partially under 3a)	1	4.5m
3	Sitting area and Food Preparation Area	200 m <sup>2</sup>	200 m <sup>2</sup>	1	5m
3a	Canopy	* 106 m <sup>2</sup>	133 m <sup>2</sup>	1	5m
4	Storeroom	14 m <sup>2</sup>	(under 3a)	1	4.5m
4a	Canopy	13 m <sup>2</sup>	8 m <sup>2</sup> (partially under 3a)	1	4.5m
5	Storeroom	13 m <sup>2</sup>	13 m <sup>2</sup>	1	4.5m
6	Storeroom	14 m <sup>2</sup>	14 m <sup>2</sup>	1	4.5m
7	F.S. Water Tank and Ancillary Facilities	56 m <sup>2</sup>	56 m <sup>2</sup>	1	4.5m
8	Toilet	32 m <sup>2</sup>	32 m <sup>2</sup>	1	4.5m
9	Storeroom	80 m <sup>2</sup>	80 m <sup>2</sup>	1	4.5m
10	Storeroom	19 m <sup>2</sup>	19 m <sup>2</sup>	1	4.5m
11	Outdoor seating area	152 m <sup>2</sup>	152 m <sup>2</sup>	1	4.5m
Total Area		1,025 m <sup>2</sup>	1,025 m <sup>2</sup>		

## Legend

-  Pedestrian Access
-  Vehicular Access
-  Parking space for light goods vehicle  
(7m (L) x 3.5m (W))
-  Parking space for private cars  
(5m (L) x 2.5m (W))

1:650

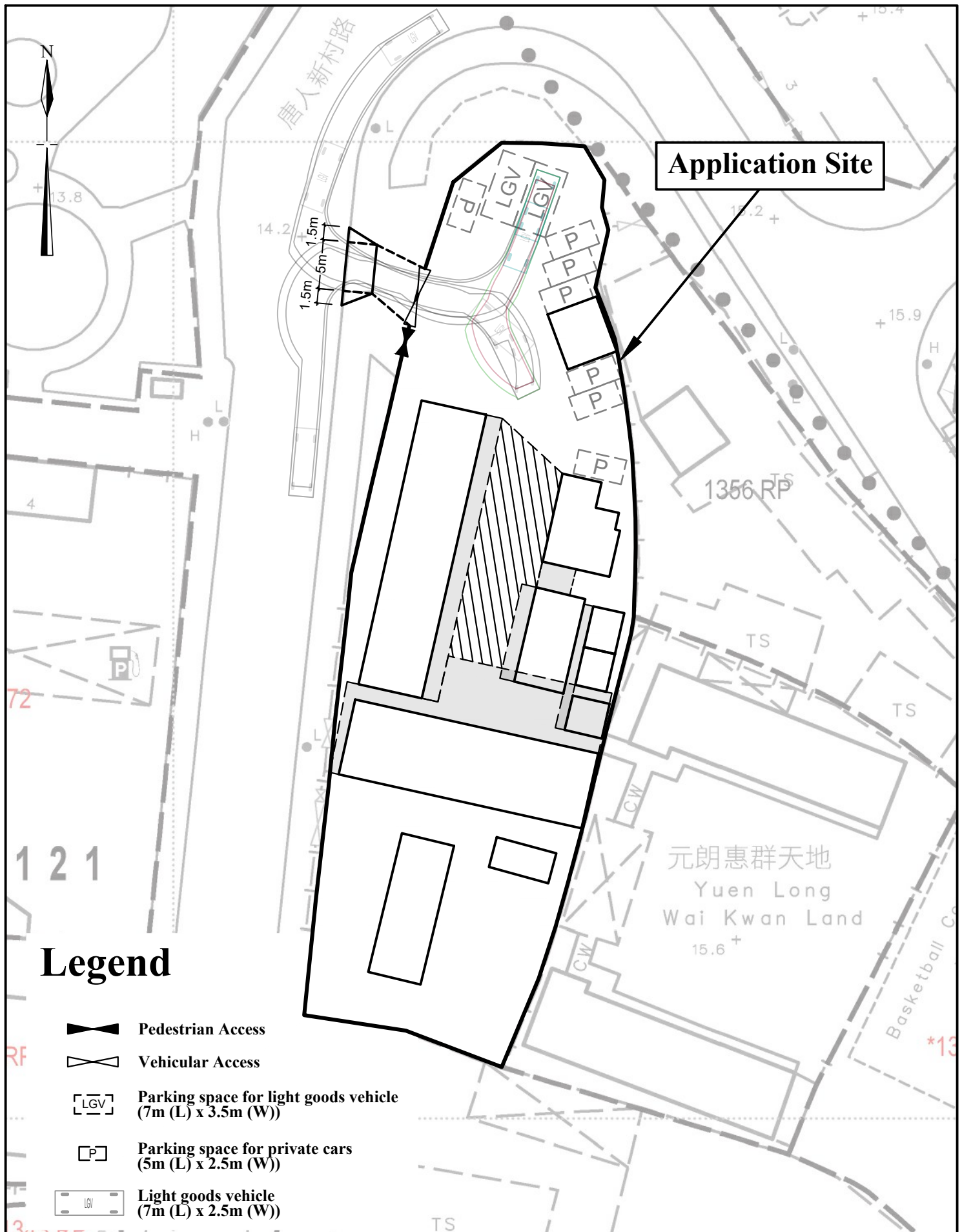
December 2025

## Layout Plan

Lot 1355 RP and 1356 RP(part) in D.D. 121  
Yuen Long, N.T.

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 3b  
( P 25059)**



**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/161	Proposed Extension of School Building	1.3.2002
2	A/YL-TYST/674	Proposed Eating Place with Ancillary Parking Spaces (for permanent use)	25.4.2014 approved for 3 years [revoked on 25.10.2014]
3	A/YL-TYST/740	Proposed Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	3.7.2015 [revoked on 3.10.2015]
4	A/YL-TYST/789	Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	3.2.2017 [revoked on 3.8.2017]
5	A/YL-TYST/878	Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	2.3.2018
6	A/YL-TYST/961	Temporary Eating Place and Outside Seating Accommodation of Restaurant for a Period of 3 Years	17.5.2019
7	A/YL-TYST/1168	Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a Period of 3 Years	12.8.2022 [revoked on 12.2.2024]

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- Lot 1355 RP in D.D. 121 is covered by Short Term Waiver No. 4174 for the purpose of “Eating Place with Ancillary Parking Spaces”.

**2. Traffic**

(a) Comments of the Commissioner for Transport (C for T):

No in-principle objection to the application from traffic engineering perspective.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application; and
- if the proposed access on Tong Yan San Tsuen Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site received in the past three years.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development;

- based on paragraph 21 of the submitted planning statement, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/961; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/961 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

## **5. Fire Safety**

Comments of the Director of Fire Services (D of FS):

No in-principle objection to the application subject to fire service installations being provided to his satisfaction.

## **6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that 15 structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## **7. Food Licensing and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the planning application;
- a valid General Restaurant Licence (No. 2294806494) is issued at the Site;
- his department did not receive any Outside Seating Accommodation application regarding the above licensed General Restaurant so far; and
- three complaints related to food and hygiene issue against the licensed General Restaurant were received by his department in the past two years.

**8. District Officer's Comments**

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

His office has not received any feedback from locals.

**9. Other Departments**

The following departments have no comment on/no objection to the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holder will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lot 1356 RP in D.D. 121. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient space should be provided within the Site for manoeuvring of vehicles; and
  - (ii) no parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) his department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Road; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise the potential environmental nuisances on the surrounding areas;
  - (ii) the applicant should observe and adopt the environmental requirements in the Environmental Protection Department’s (EPD) “General Environmental Guidelines for Outside Seating Accommodation” which is in Annex 2 of Appendix B of the Food and Environmental Hygiene Department’s (FEHD) “A Guide to Application for Outside Seating Accommodation”. It is also available at FEHD’s website;
  - (iii) the applicant is advised that the Site should be properly design and maintain adequate mechanical ventilation and necessary pollution control measures to avoid accumulation of aerial emissions and minimise oily fume and cooking odour emissions to the nearby air sensitive receivers including nearby residents by making reference to EPD’s Pamphlet “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” which is available at EPD’s website;
  - (iv) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. 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 his department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person. All wastewater collected from kitchen and washing areas, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23; and

- (v) it is the applicant's obligation to comply with the relevant environmental pollution control ordinances;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) no FEHD's facilities should be affected;
  - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by him 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. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from his department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. 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) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by his department, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority (BA). Applicants should satisfy the FEHD that their premises applying for a food business licence by (i) free of unauthorised building works (UBW); (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan

restrictions, otherwise the FEHD will not process the application for a licence further;

- (iv) whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as Buildings Department (BD), Transport Department, Fire Services Department, Planning Department, Home Affairs Department, LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the OSA licence will be issued upon full compliance of all the requirements;
- (v) from the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the Building Authority under the BO (Cap. 123) for the construction of awnings or other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as following:
  - an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
  - additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises;
  - adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers; and
  - area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered;
- (vi) 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
- (vii) 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 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;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary; and

- (j) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
- (i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
  - (ii) the Site abuts on a specified street (Tong Yan San Tsuen Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
  - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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;
  - (v) if the applied use under application is subject to issue of a license, the applicant should be reminded that 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;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

tpbpd/PLAND

---

寄件者: [REDACTED]  
寄件日期: 2025年12月11日星期四 3:39  
收件者: tpbpd/PLAND  
主旨: A/YL-TYST/1341 DD 121, ex Wai Kwan Primary School ,Tong Yan San Tsuen  
類別: Internet Email

A/YL-TYST/1341

Lots 1355 RP and 1356 RP (Part) in D.D. 121, ex Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long

Site area: About 2,212sq.m

Zoning: "Res (Group B) 1"

Applied use: Eating Place / Outside Seating / 9 Vehicle Parking / **5 Years**

Dear TPB Members,

1168 approved 12 Aug 2022. Revoked 12 Feb 2024 for failure to fulfil multiple conditions.

In view of the fact that the site has been operating as a restaurant for over a decade this is shocking.

No concrete details provided with regard to Fire, Drainage, etc apart from some vague references. Is the existing drainage adequate.

While applications like this have been streamlined and rubber stamped, that was PRE TAI PO INFERNO.

The community will no longer accept the previous lax approach to endless procrastination.

There is no way that an approval of 5 years can be given to an operation with a dodgy history.

If approved, it should only be for one year in order to ensure timely implementation.

Mary Mulvihill