

2026年 4月 1 日
此文件在 2026-04-13 收到。城市規劃委員會
已 正式接納此申請及文件後才正式確認收到
此文件。
This application is received on 2026-04-13
The Council will formally acknowledge
the 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-NSW/369
	Date Received 收到日期	2026-04-13

- 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

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

長俊有限公司 Gala Growth Co. Limited

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

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

構建(國際)有限公司 DeSPACE (International) 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)	Lots 3719 S.G ss.9 RP (Part) and 3719 S.G ss.10 (Part) in D.D.104, Nam Sang Wai, 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 840 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 869 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)
(f) Current use(s) 現時用途	Eating Place (Restaurant) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> 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？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <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)) </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <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"/> </td> </tr> </table>	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"/>																																												
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(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？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	No 否	<input type="checkbox"/>																																												
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(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <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 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	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"/>																																												
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																																																
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">On environment 對環境</td> <td style="width: 10%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%; text-align: center;">No 不會 <input type="checkbox"/></td> <td style="width: 20%;"></td> </tr> <tr> <td style="padding: 2px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> <td></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		_____				_____			
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																															
Others (Please Specify) 其他 (請列明)	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 or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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-NSW</u> / <u>311</u>
(b) Date of approval 獲批給許可的日期	<u>5/5/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>22/7/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Eating Place (Restaurant) For a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

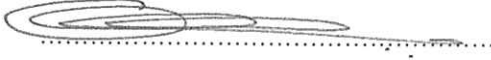
8. Declaration 聲明

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

Applicant 申請人 / Authorised Agent 獲授權代理人



.....
Gregory K.C. Lam

.....
Director

Name in Block Letters
姓名（請以正楷填寫）

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 (No.267)

Others 其他

on behalf of DeSPACE (International) Limited
代表



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

Date 日期

81412026

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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	Lots 3719 S.G ss.9 RP (Part) and 3719 S.G ss.10 (Part) in D.D.104, Nam Sang Wai, Yuen Long, New Territories
Site area 地盤面積	840 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
Zoning 地帶	Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)
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	Renewal of Planning Approval for Temporary Eating Place (Restaurant) 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	267 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.318 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	602 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.717 <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	4	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	8.23	<input type="checkbox"/> (Not more than 不多於) m 米
		3	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.43-5.48	<input type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	71.7 %		<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		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			1
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliance of Approval Conditions (c) & (d) for A/YL-NSW/311		
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。



DeSPACE (International) Limited

Date: 2nd April 2026

Pages: 3 + Attachments

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

BY HAND & EMAIL
(tpbpd@tpb.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**RENEWAL OF PLANNING APPROVAL FOR TEMPORARY EATING PLACE
(RESTAURANT) FOR A PERIOD OF 3 YEARS IN "OTHER SPECIFIED USES
(COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA)"
ZONE AT LOTS 3719 S.G SS. 9 RP (PART) AND 3719 S.G SS.10 (PART) IN D.D.104, NAM
SANG WAI, YUEN LONG, NEW TERRITORIES**

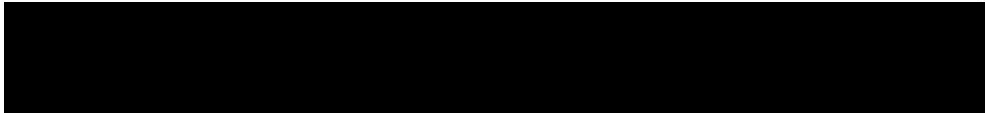
DeSPACE (International) Limited acts as the authorised agent for the Applicant, **Gala Growth Co. Limited**, in preparing and submitting this Section 16 Town Planning Application to the Town Planning Board ("TPB"). The application seeks for the renewal of planning approval for temporary Eating Place (Restaurant) for a period of 3 years at Lots 3719 S.G ss.9 RP (Part) and 3719 S.G ss.10 (Part) in D.D.104, Nam Sang Wai, Yuen Long, New Territories (the "Application Site"). The location of the Application Site is illustrated in **Figure 1**.

Planning Context

Under the Notes of the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 ("OZP"), the Application Site falls within the "Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)" ("OU(CDWRA)") zone. Within this zone, "Restaurant" is subsumed under the land use category of "Eating Place," which is designated as a Column 2 use requiring prior planning permission of the TPB.

The Application Site has been the subject of 12 previous planning applications. The Site currently operates under a valid planning permission granted under Application No. A/YL-NSW/311, which was approved with conditions on 5.5.2023 for a period of three years expiring on 22.7.2026. The current application is for the same applied use within the same structures, submitted by the same Applicant. All conditions attached to the previous approval — including those relating to the submission of a condition record of existing drainage facilities and the submission/provision of fire services installations ("FSI") — have been duly complied with, as evidenced in **Attachment 4 – Compliance of Approval Condition (c) and Attachment 5 – Compliance of Approval Condition (d)**.

In accordance with TPB PG-No. 12C, the Application Site falls within the Wetland Buffer Area, which is intended to safeguard the ecological integrity of fish ponds and wetland habitats within the Wetland Conservation Area, and to prevent development that may cause off-site disturbance to their ecological value. Given that the applied use is temporary in nature, the requirement to submit an Ecological Impact Assessment is exempted.





Development Proposal

The proposed restaurant and associated staff quarters are accommodated within an existing New Territories Exempted House ("NTEH") and 3 temporary structures. Vehicular access to the Site is provided via a local access track connecting to Fairview Park Boulevard. The key development parameters of the current application remain consistent with those of the previously approved Application No. A/YL-NSW/311 and are summarised in **Table 1** below.

Site Area (About)	840m ²
Floor Area (About)	869m ²
Building/Structure	An existing NTEH and 3 temporary structures
Building Height	NTEH: 3 storeys (8.23m) 3 temporary structures: 1-2 storeys (2.34m to 5.48m)
No. of Loading/Unloading Bays	1
Operation Hours	7:30 a.m. to 10 p.m.
Uses by Floor	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters/rest area 2/F: Staff quarters

Planning Considerations

The current application proposes no change to the existing structures, and the land use remains unchanged as "Eating Place (Restaurant)," consistent with the previous planning approval No. A/YL-NSW/311. Given that the Application Site has been the subject of multiple approved applications for the same use over the years, granting the present renewal would not establish any undesirable precedent within the "OU(CDWRA)" zone.

While the temporary restaurant use is not entirely aligned with the planning intention of the "OU(CDWRA)" zone, it serves a practical function by providing catering services to local residents, workers, and visitors in the vicinity. The use is considered not incompatible with the surrounding land uses, which include the residential developments at Man Yuen Chuen and Fairview Park.

The restaurant is modest in scale and operates within an established context of residential and commercial land uses in the surrounding area. Given its small footprint and temporary nature, the renewal of planning permission for a further 3 years is unlikely to give rise to any adverse traffic, environmental, drainage, or landscape impacts on the locality or its environs.

The renewal application is consistent with the principles set out in TPB PG-No. 34D. Specifically, there has been no material change in planning circumstances since the previous approval was granted; the renewal does not carry any adverse planning implications; and the Applicant has fully complied with all conditions of the previous approval, including those relating to the drainage condition record and the submission and implementation of fire services installations, as detailed in **Attachments 4 & 5**.



DeSPACE (International) Limited

In light of the foregoing, we respectfully invite the TPB to give favourable consideration to this application. The following attachments are enclosed for departmental circulation and distribution to members of the TPB:

- [1] 1 signed original copy of Section 16 Application Form including particulars of Applicant and Authorized Agent;
- [2] 1 copy of Authorization Letter signed by the Applicant; and
- [3] 1 proof of Land Ownership provided by the Applicant.
- [4] 4 proofs of Compliance of Approval Conditions (c) for A/YL-NSW/311
- [5] 4 proofs of Compliance of Approval Conditions (d) for A/YL-NSW/311

We would be most grateful if the TPB Secretariat could notify us of any departmental comments or queries arising from this submission so that we may respond accordingly in due course.

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

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



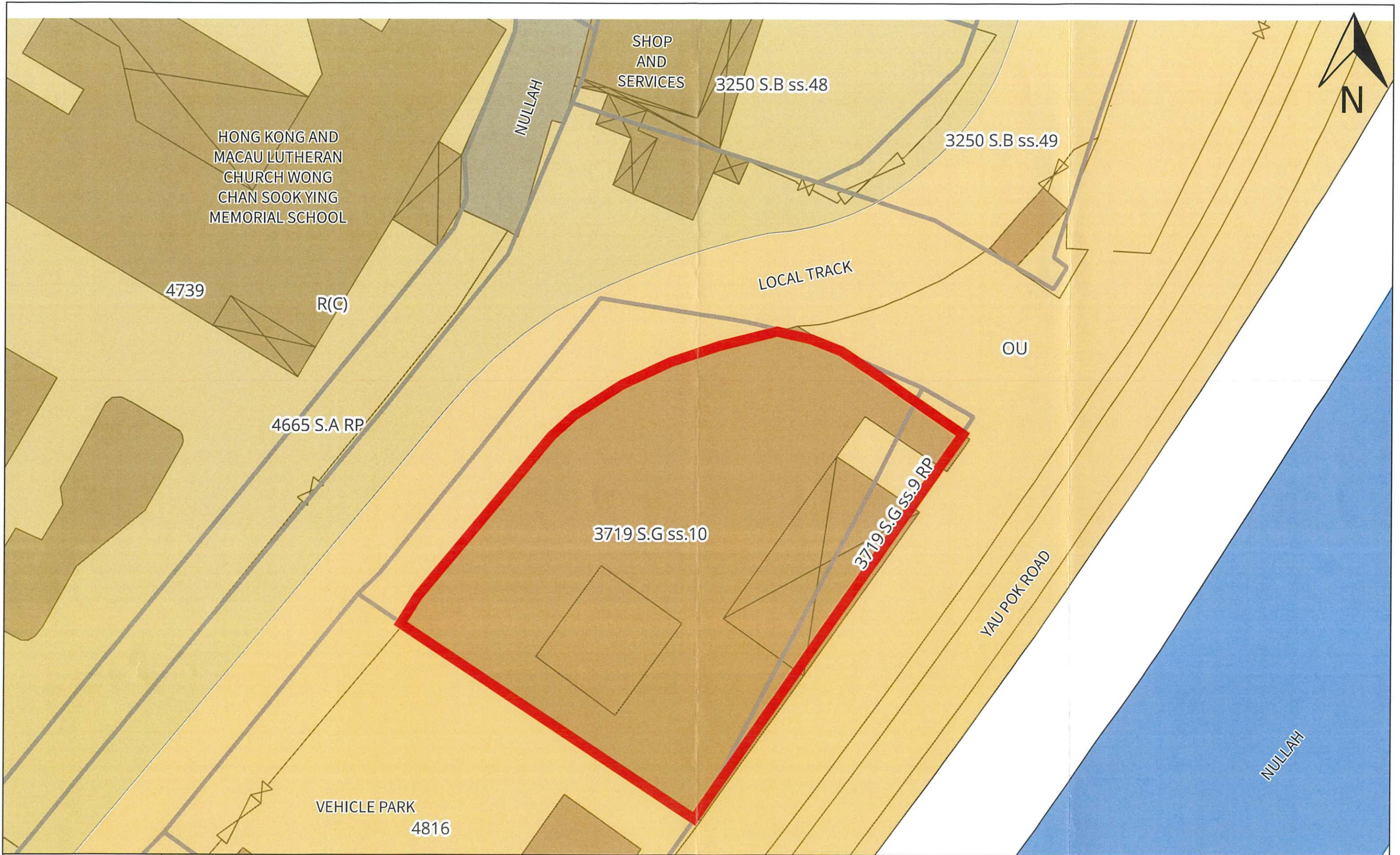

Greg Lam

2026年 4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
申請的日期。

2026-04-13

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



DRAWING TITLE:
LOCATION PLAN

DRAWING NO.:
FIGURE 1

LEGEND:

APPLICATION BOUNDARY

LOT BOUNDARY

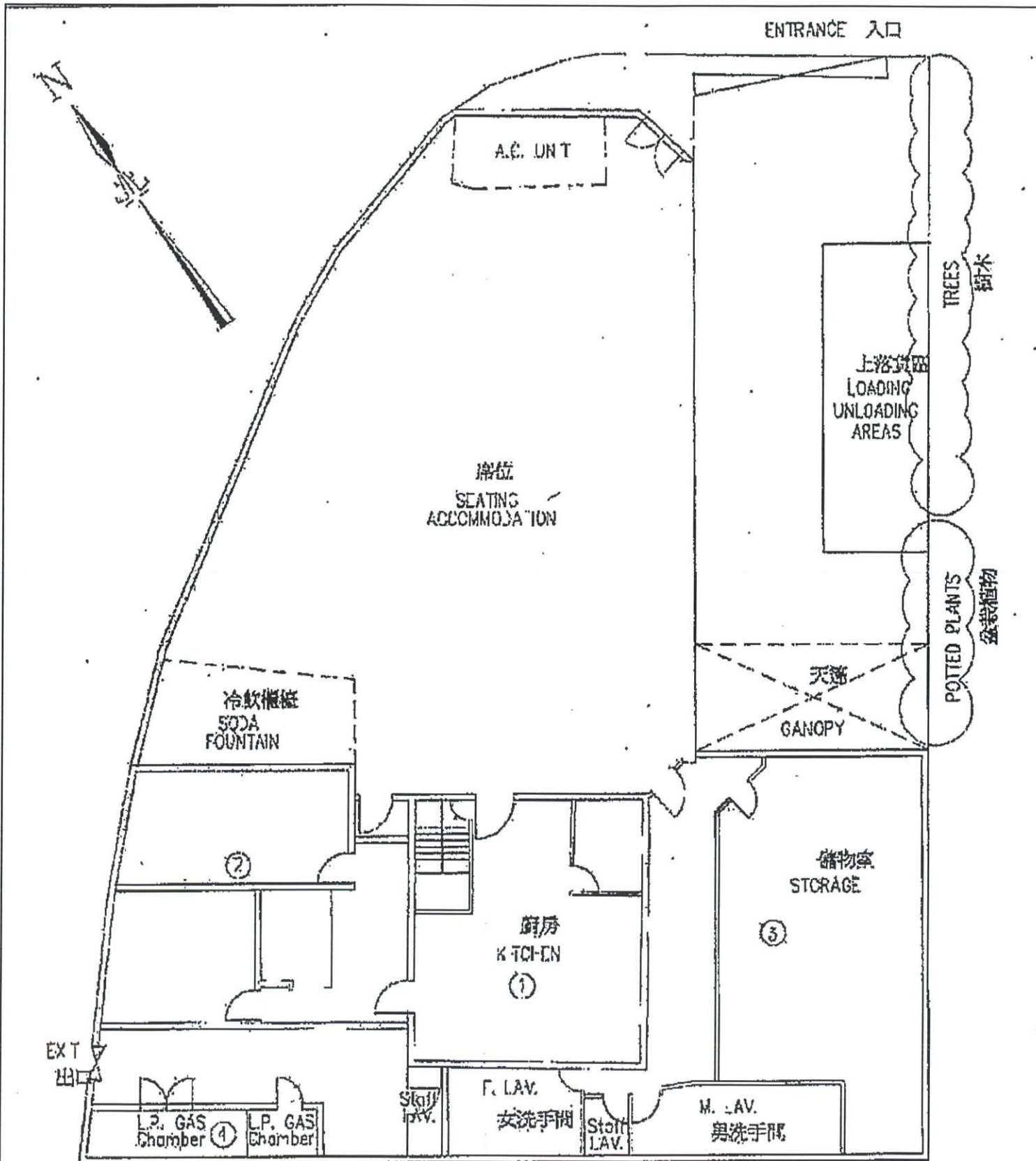
SCALE:
NOT TO SCALE

DATE:
MARCH 2025

PREPARED BY:

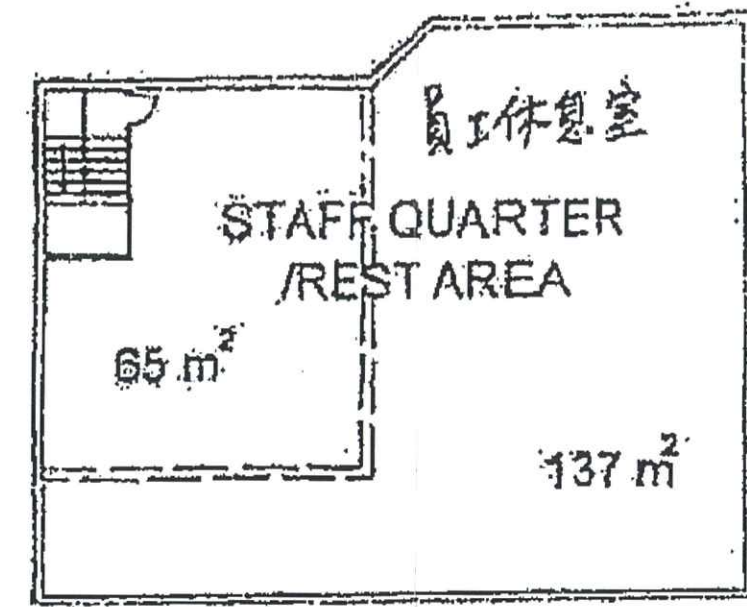


DeSPACE (International) Limited

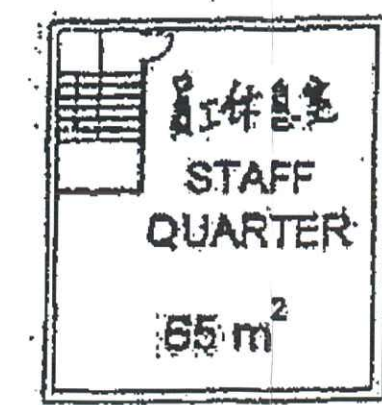


TOTAL BUILT OVER AREA = 502 SQ.M.
 本上蓋土地總面積

Structure	Height	MTEH	Height	Store
2 (1-storey)	3.85m	1	8.23m	3
3 (2-storey)	5.48m			
4 (1-storey)	2.43m			



1ST FLOOR 一樓



2ND FLOOR 二樓

DRAWING TITLE:
 LAYOUT PLAN

DRAWING NO.:
 FIGURE 2

SCALE:
 NOT TO SCALE

DATE:
 MARCH 2026

PREPARED BY:

DeSPACE (International) Limited

Attachment 4

Compliance of Approval Condition
(c) for A/YL-NSW/311

Our Ref. : DD104 Lot 3719 S.G & VL
Your Ref. : TPB/A/YL-NSW/311

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

By Email

23 February 2024

Dear Sir,

Compliance with Approval Condition (c)

**Renewal of Planning Approval for Temporary Eating Place (Restaurant)
for a Period of 3 Years in "Other Specified Uses" annotated
"Comprehensive Development to included Wetland Restoration Area" Zone,
Lots 3719 S.G ss.9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai, Yuen Long**

(S.16 Planning Application No. A/YL-NSW/311)

We are writing to submit photographic records of the existing drainage facilities at the application site for compliance with approval condition (c) of the subject application, i.e. *the submission of a condition record of the existing drainage facilities on the site (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM

email: gtlam@pland.gov.hk)

(Attn.: Mr. Edison KWAN

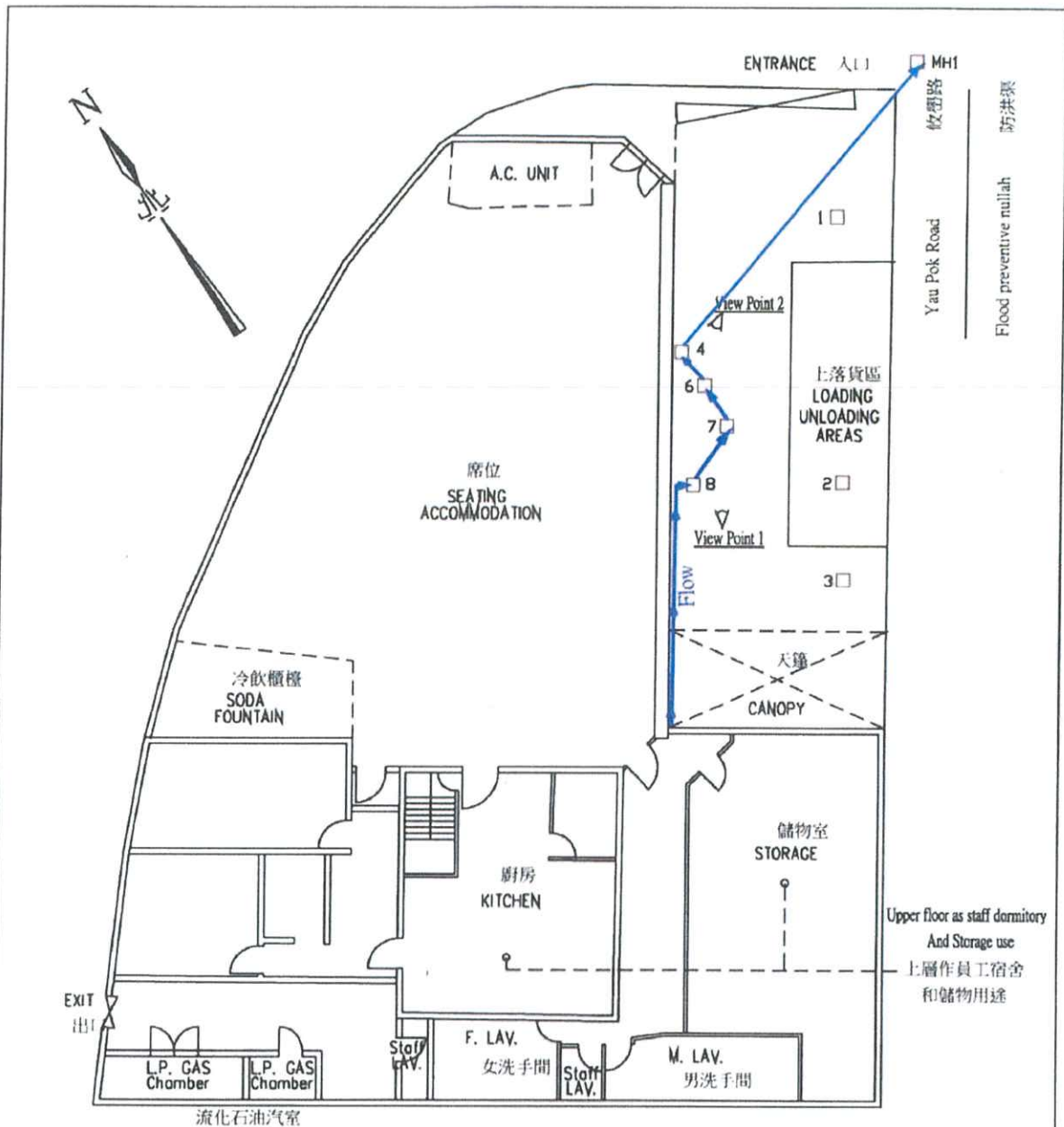
email: ekckwan@pland.gov.hk)



Photo Index of the existing drainage facilities

元朗南生圍丈量約份第104約地段 第3719 號 G分段 第9小分段 餘段(部分) 及
第 3719 號G分段第10小分段(部分)

Lots 3719 S.G ss. 9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104,
Nam Sang Wai , Yuen Long



- | | |
|--------------|--------------|
| 1 - 化糞池第三過濾井 | 6 - 化油池第三格井 |
| 2 - 化糞池第二過濾井 | 7 - 化糞池第二過濾井 |
| 3 - 化糞池第一過濾井 | 8 - 化油池第一過濾井 |
| 4 - 天面去水 | |

Upper floor as staff dormitory
And Storage use
上層作員工宿舍
和儲物用途

流化石油汽室

Photo List of the existing drainage facilities (Taken on 23/2/2024)



MH8



View Point 1



View Point 2

Photo List of the existing drainage facilities (Taken on 23/2/2024)



MH1



MH2



MH4,6,7



MH3

Attachment 5

Compliance of Approval Condition
(d) for A/YL-NSW/311

Our Ref.: DD104 Lot 3719 S.G ss.9 RP & 3719 S.G ss.10
Your Ref.: TPB/A/YL-NSW/311

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

By Email

2 January 2025

Dear Sir,

Compliance with Approval Condition (d)

**Renewal of Planning Approval for Temporary Eating Place (Restaurant)
for a Period of 3 Years in "Other Specified Uses" annotated
"Comprehensive Development to included Wetland Restoration Area" Zone,
Lots 3719 S.G ss.9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai, Yuen Long**

(S.16 Planning Application No. A/YL-NSW/311)

We are writing to submit a supplementary statement, a fire service installations (FSIs) proposal and a set of valid certificate of fire service installations and equipment (F.S. 251) for compliance with approval condition (d) of the subject application, i.e. *the implementation of FSIs proposal (Appendices I to III)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

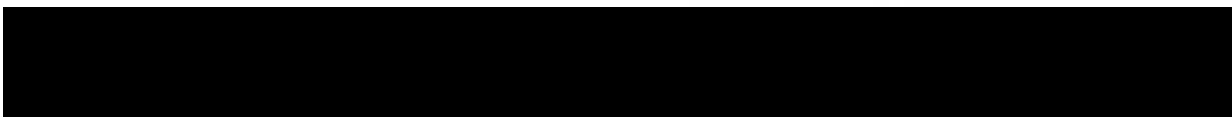
Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD (Attn.: Mr. Gary LAM email: gtlam@pland.gov.hk)
(Attn.: Mr. Michael SO email: mckso@pland.gov.hk)





























Appendix I - Supplementary statement for the on-site FSIs system

- a) The application site (the Site) is the subject of 11 previous S.16 planning applications. The last application (No. A/YL-NSW/279) for the same applied use in the same structures submitted by the same applicant, was approved with conditions by the Town Planning Board on 10/7/2020 for a period of 3 years until 22/7/2023. Approval conditions including the submission and provision of FSIs have previously been complied with.
- b) The applicant has obtained permission for renewal of planning approval under the current application (No. A/YL-NSW/311) for a temporary restaurant at the Site for a period of 3 years on 5/5/2023.
- c) Regarding the FSIs already implemented at the Site, please be advised that the on-site FSIs system has not been modified and has remained unchanged since the approval of the previous application (No. A/YL-NSW/279).



LEGEND (FOR LAYOUT PLAN)

-  HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
-  150mm FIRE ALARM BELL
-  BREAK GLASS UNIT
-  SPRINKLER HEAD
-  FLOW SWITCH
-  MONITORED GATE VALVE
-  SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
-  GATE VALVE
-  NON RETURN VALVE
-  VORTEX INHIBITOR
-  BALL FLOAT VALVE
-  PRESSURE SWITCH
-  SPRINKLER / HOSE REEL PIPE
-  SPRINKLER CONTROL VALVE SET
-  CHECK METER POSITION
-  SPRINKLER / F.S. INLET
-  5kg CO2 TYPE FIRE EXTINGUISHER
-  4kg DRY POWDER TYPE FIRE EXTINGUISHER
-  PUMP
-  150mm WATER ALARM GONG
-  EMERGENCY LIGHTING
-  EXIT SIGN
-  MANUAL TYPE FIRE ALARM PANEL
-  PUMP CONTROL PANEL
-  SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
-  EXISTING F. S. INSTALLATION

FIRE SERVICES NOTES:

2. AUTOMATIC SPRINKLER SYSTEM (EXISTING)
 - 2.1 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
 - 2.2 EXISTING SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET AS INDICATED ON PLANS.
 - 2.3 ALL SPRINKLER PIPE SIZE SHOULD BE #32mm UNLESS SPECIFY.
3. FIRE ALARM SYSTEM (EXISTING)
 - 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
4. MISCELLANEOUS F.S. INSTALLATION
 - 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
 - 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1, BS EN 1838 AND FSD CIRCULAR LETTER 1/2006.
 - 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
 - 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
 - 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

ABBREVIATION

- SPR. SPRINKLER
- H.R. HOSE REEL
- F.E. FIRE EXTINGUISHER
- CO. CARBON DIOXIDE
- L.P.C. LOSS PREVENTION COUNCIL
- F.S.I. FIRE SERVICES INSTALLATION
- H/L HIGH LEVEL
- M/L MID LEVEL
- L/L LOW LEVEL
- F/A FROM ABOVE
- F/B FROM BELOW
- T/A TO ABOVE
- T/B TO BELOW
- U/G UNDERGROUND
- F.S. FIRE SERVICES

COLOUR CODE

PIPE SIZES	COLOUR
#25mm	LIGHT GREEN
#32mm	RED
#40mm	PURPLE
#50mm	YELLOW
#65mm	BLUE
#80mm	GREEN
#100mm	LIGHT BROWN
#150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-210208-FS01	FS NOTES, LEGEND, ABBREVIATIONS, DRAWING LIST AND LOCATION SITE PLAN
EP-210208-FS02	FIRE SERVICES INSTALLATION - G/F LAYOUT PLAN

FSI CONTRACTOR
East Power Engineering Limited
 Flat A 7/F., Hop Shing Commercial Building
 41 Chi Kiang Street, Tsewan, Kowloon
 Fax : 2394-3772 Tel : 2397-3238

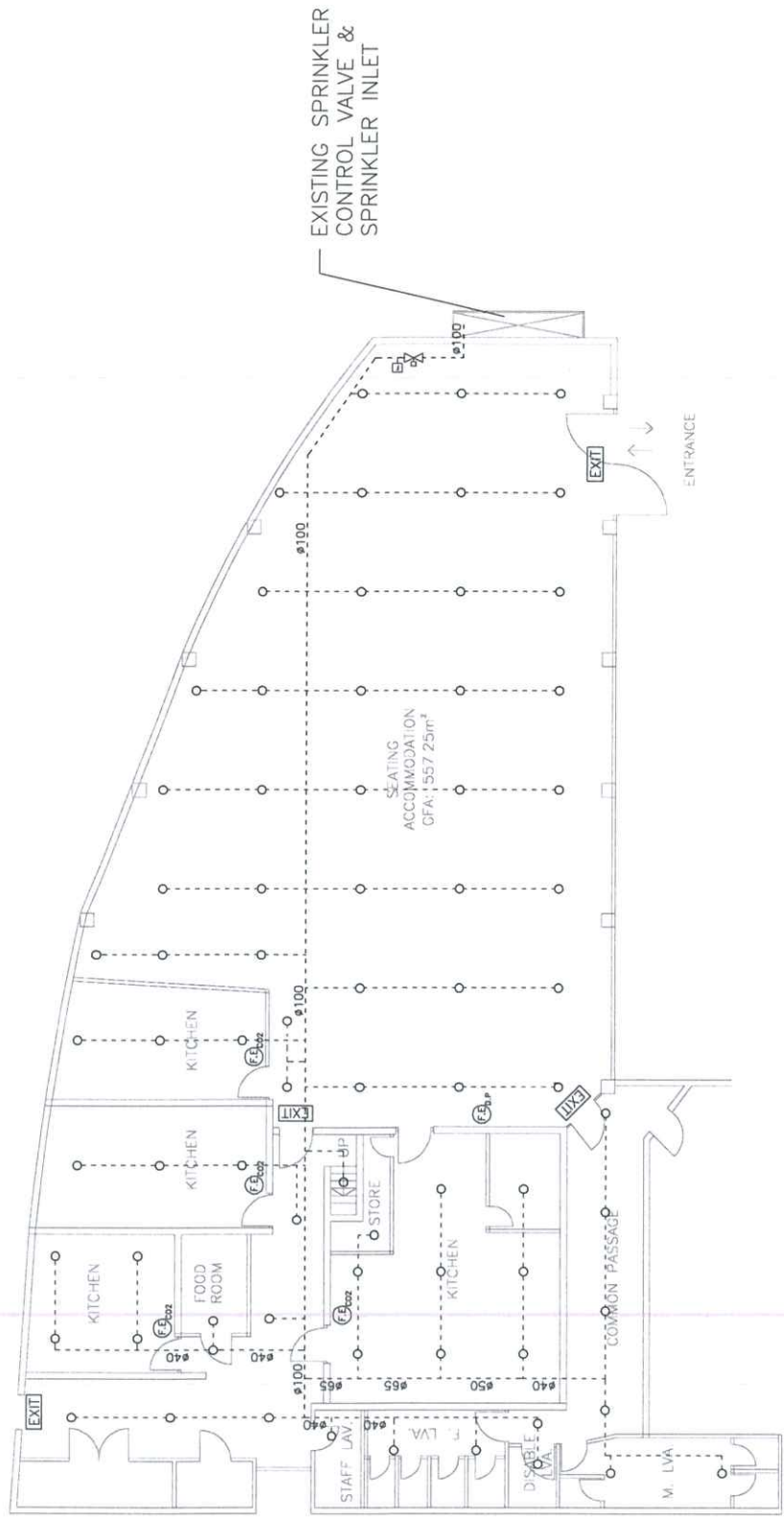
PROJECT
 D.D. 104, LOT 3719,
 SEC G S.S. 9 & 10,
 TAI SHANG WAI, YUEN LONG, N.T.

DRAWING TITLE
 FS NOTES, LEGEND, ABBREVIATIONS,
 DRAWING LIST AND LOCATION SITE PLAN

DRAWN BY	INITIAL	DESIGNATION	DATE
CAD	CAD	CAD	08-02-2021
DESIGNED BY	CM	PM	08-02-2021
CHECKED BY	CM	PM	08-02-2021
APPROVED BY	-	-	-

PROJECT NO. 210208
 PAPER SIZE A3 PLOT SCALE 1 : 1
 DRAWING NO. EP-210208-FS01
 SCALE N. T. S. REVISION A

EXISTING SPRINKLER
CONTROL VALVE &
SPRINKLER INLET



REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited
Flat A, 7/F., Hop Sing Commercial Building
41 Chi Kiang Street, Tsewanan, Kowloon
Fax : 2394-3772 Tel : 2397-3238

PROJECT
D.D. 104, LOT 3719,
SEC G S.S. 9 & 10,
TAI SHANG WAI, YUEN LONG, N.T

DRAWING TITLE
FIRE SERVICES INSTALLATION -
G/F LAYOUT PLAN

DRAWN BY	INITIAL	DESIGNATION	DATE
CAD	CAD	CAD	08-02-2021
DESIGNED BY	CM	PM	08-02-2021
CHECKED BY	CM	PM	08-02-2021
APPROVED BY	-	-	-

PROJECT NO. 210208
PAPER SIZE A3
PLOT SCALE 1 : 1

DRAWING NO.
EP-210208-FS02
SCALE 1 : 150
REVISION A

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A 9514841

Name of Client: _____

顧客姓名

Name of Building: _____

樓宇名稱

Street No./Town Lot: _____

門牌號數/市地段

Street/Road/Estate Name: _____

街道/屋苑名稱

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)

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	1 x 4Kg Dry Powder F.E.	G/F	Supply & Install	Conforms with FSD requirements	27-12-2024
24	3 x 5Kg CO2 F.E.	G/F	Supply & Install	Conforms with FSD requirements	27-12-2024

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
			NIL	

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
FSD/RC No.: _____
消防處註冊號碼

Company Name: _____
公司名稱

Telephone: _____
聯絡電話
Date: _____
日期

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處編號

A 9514751

Name of Client:
顧客姓名

Name of Building:
樓宇名稱

Street No./Town Lot: Street/Road/Estate Name:
門牌號數/市地段 街道/屋苑名稱

Block: District: Area: HK K NT
座 分區 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)
11	11 x Emergency Light	G/F 大廳, 廁所, 房	Conforms with FSD requirements	27-12-2024	26-12-2025
12	8 x Exit Sign	G/F 大廳, 廚房, 房	Conforms with FSD requirements	27-12-2024	26-12-2025
13	Fire Alarm System (MFA)	G/F	Conforms with FSD requirements	27-12-2024	26-12-2025
28	Sprinkler System	G/F	Conforms with FSD requirements	27-12-2024	26-12-2025

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)
			NIL		

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
			NIL	

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
FSD/RC No.: _____
消防處註冊號碼

Company Name: _____
公司名稱

Telephone: _____
聯絡電話

Date: _____
日期

For FSD use only:

Inspected

Key-in

Verified



Development Proposal

The proposed restaurant and associated staff quarters are accommodated within an existing New Territories Exempted House ("NTEH") and 3 temporary structures. Vehicular access to the Site is provided via a local access track connecting to Fairview Park Boulevard. The key development parameters of the current application remain consistent with those of the previously approved Application No. A/YL-NSW/311 and are summarised in **Table 1** below and reflected in **Figure 2 – Layout Plan & Figure 3 – Swept Path Plan**.

Site Area (About)	840m ²
Floor Area (About)	869m ²
• Domestic	267m ²
• Non-domestic	602m ²
No. of Blocks	An existing NTEH and 3 temporary structures
Building Height	NTEH: 3 storeys (8.23m) Temporary structures: 1-2 storeys (2.34m to 5.48m)
Site Coverage	About 71.7%
No. of Loading/Unloading Bays	1
Operation Hours	7:30 a.m. to 10 p.m.
Uses by Floor	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters/rest area 2/F: Staff quarters

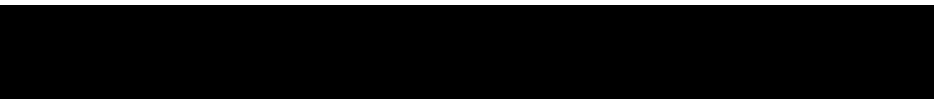
Planning Considerations

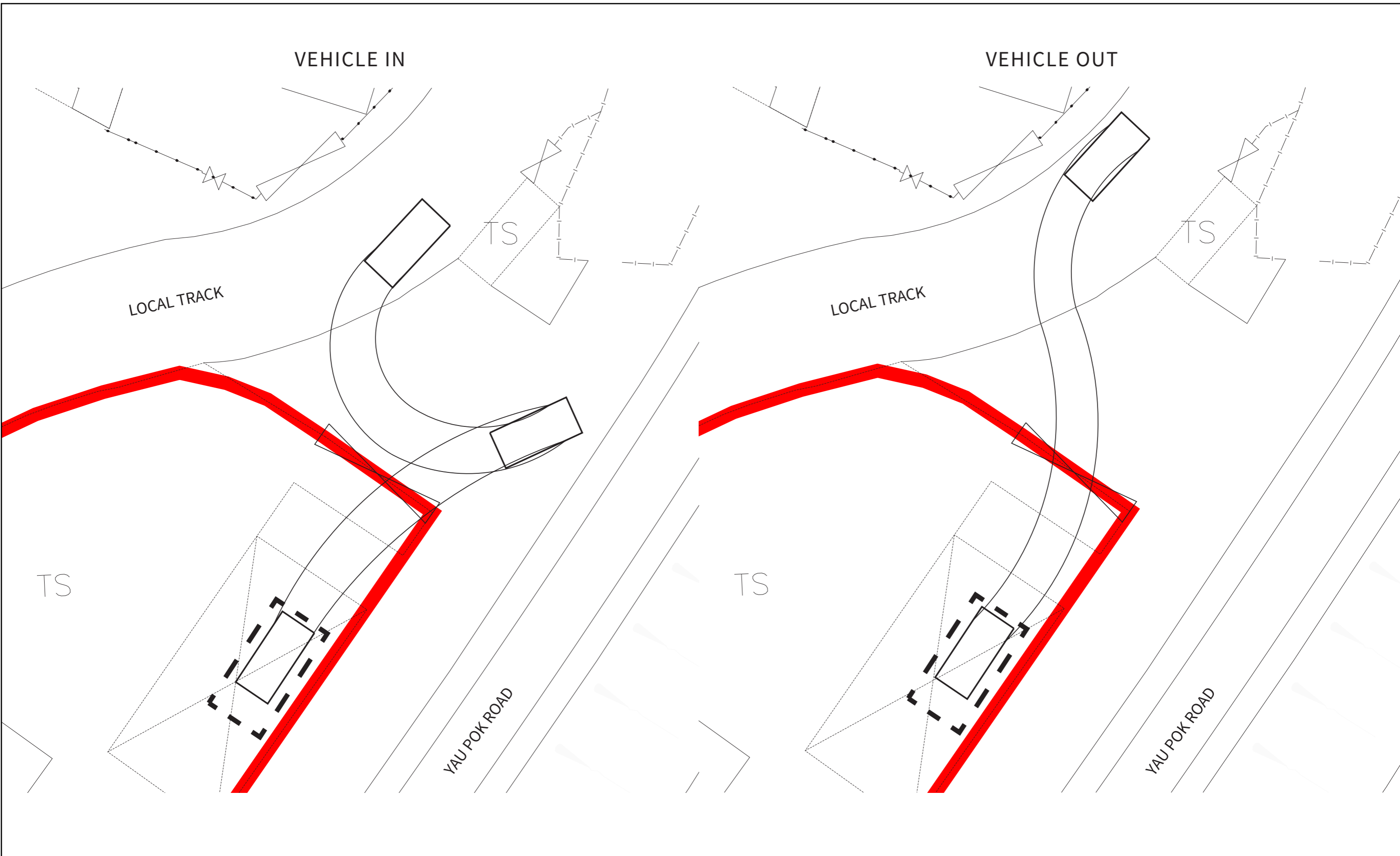
The current application proposes no change to the existing structures, and the land use remains unchanged as "Eating Place (Restaurant)," consistent with the previous planning approval No. A/YL-NSW/311. Given that the Application Site has been the subject of multiple approved applications for the same use over the years, granting the present renewal would not establish any undesirable precedent within the "OU(CDWRA)" zone.

While the temporary restaurant use is not entirely aligned with the planning intention of the "OU(CDWRA)" zone, it serves a practical function by providing catering services to local residents, workers, and visitors in the vicinity. The use is considered not incompatible with the surrounding land uses, which include the residential developments at Man Yuen Chuen and Fairview Park.

The restaurant is modest in scale and operates within an established context of residential and commercial land uses in the surrounding area. Given its small footprint and temporary nature, the renewal of planning permission for a further 3 years is unlikely to give rise to any adverse traffic, environmental, drainage, or landscape impacts on the locality or its environs.

The renewal application is consistent with the principles set out in TPB PG-No. 34D. Specifically, there has been no material change in planning circumstances since the previous approval was granted; the renewal does not carry any adverse planning implications; and the Applicant has fully complied with all conditions of the previous approval, including those relating to the drainage condition record and the submission and implementation of fire services installations, as detailed in **Attachments 4 & 5**.







DRAWING TITLE:
SWEPT PATH PLAN

DRAWING NO.:
FIGURE 3

LEGEND:

 APPLICATION BOUNDARY

 LOADING/UNLOADING BAY (7m x 3.5m)

SCALE:
NOT TO SCALE

DATE:
APRIL 2026

PREPARED BY:



DeSPACE (International) Limited

(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	267 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.318 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	602 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.717 <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	4	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	8.23 m 米 <input type="checkbox"/> (Not more than 不多於)	
		3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.43-5.48 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	71.7 %		<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) _____ _____		0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 1