

This document is received on 2026-05-29.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1358
	Date Received 收到日期	2026-05-29

- 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)

YIP HIU TING
葉曉婷

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)

Senior Consultant Limited
卓高牌照顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F, Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (Outside Seating Accommodation of 8.78 m ² Only) 新界元朗洪水橋丹桂村路1號麗虹花園地下9號商舖前的政府土地 (只有 8.78 平方米的露天座位)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 8.78 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	8.78 sq.m 平方米 ☒ 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 TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP A) 住宅 (甲類)
(f) Current use(s) 現時用途	Eating Place (Outside Seating Accommodation of a Licensed Restaurant) 食肆 (持牌餐廳設置露天座位) (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"^{1/2} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{1/2} (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"^{1/2} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{1/2} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{1/2}.
並不是「現行土地擁有人」^{1/2}。
- ☒ 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 N/A

- (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)"^{1/2}.
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」^{1/2}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{1/2}.
已取得 名「現行土地擁有人」^{1/2}的同意。

Details of consent of "current land owner(s)" ^{1/2} obtained 取得「現行土地擁有人」 ^{1/2} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，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	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		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 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (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	☐ Public utility installation 公用事業設施裝置 ☐ 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" data-bbox="512 1308 1458 1798"> <thead> <tr> <th data-bbox="512 1339 794 1413">Name/type of installation 裝置名稱/種類</th> <th data-bbox="810 1339 954 1413">Number of provision 數量</th> <th data-bbox="970 1339 1458 1413">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 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year
臨時食肆 (持牌餐廳設置露天座位) (為期 5 年)

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

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 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		
.....		
.....		
.....		
.....		

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

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant)
 for a Period of 5 Year
 臨時食肆 (持牌餐廳設置露天座位) (為期 5 年)

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

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

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

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

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

After approval, the outside seating accommodation from Food and Environmental Hygiene Department.

食物環境衛生署批准設置露天座位申請後。

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☒
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ ☒
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☐ (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) _____ _____ _____ ☒

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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情 																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(尚可) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																														
On traffic 對交通	Yes 會 ☐	No 不會 ☒																														
On water supply 對供水	Yes 會 ☐	No 不會 ☒																														
On drainage 對排水	Yes 會 ☐	No 不會 ☒																														
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																														
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																														
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																														
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																														
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																														
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																														

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。

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Eating Place" (Outside Seating Accommodation of 8.78m2) Use at

The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F.,

Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

To apply eating place (Outside Seating Accommodation of 8.78m2) on government land supported
by the following :

1.) Provision of Means of Escape (MOE)

Application area of 8.78m2 located on open space of government land and MOE is no doubt to the
full satisfaction of Directors of Government Departments to ensure the business operation would
not cause fire and escape hazard, so as to ensure the safety of the public and the staff.

2) Provision of Fire Safety Measures

The applicant would provide a 5kg dry powder fire extinguisher not only to the satisfaction of

Director of Fire Services Department, but also to ensure any business operation at the premises
would not arouse fire hazard.

3) Compliance to Town Planning Board Guideline No. 5A and 15A

With reference to the Town Planning Board Guideline No. 5A and 15A, the application area of
8.78m2 complied the definition of subsidiary outside seating accommodation to a restaurant as
defined in the Food Business Regulation (Chapter 132X).

4) No adverse Impact on Environment

The application area of 8.78m2 will not cause any adverse environmental impact on locality,
since the outside seating accommodation operation will not generate and cause sewerage, vibration,
odour smell or dust and will not operate after 23:00pm.

5) Similar Planning Approvals

There are numerous similar outside seating accommodation in vicinity of the application premise with
the Board's approval. Please refer to this Planning Statement P.7 - P.11 .

6) Compatibility

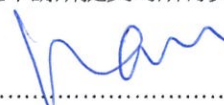
The proposed use, eating place, is compatible to the adjoining uses.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Yip Hiu Ting

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

29 APR 2026

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

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

[@] 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F, Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories 新界元朗洪水橋丹桂村路1號麗虹花園地下9號商舖前的政府土地		
Site area 地盤面積	8.78 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 8.78 sq. m 平方米 ☒ About 約)		
Plan 圖則	APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14		
Zoning 地帶	RESIDENTIAL (GROUP A) 住宅 (甲類)		
Applied use/ development 申請用途/發展	Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year 臨時食肆 (持牌餐廳設置露天座位) (為期 5 年)		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ 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 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

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**PLANNING APPLICATION UNDER SECTION 16
OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

**TEMPORARY EATING PLACE (OUTSIDE SEATING
ACCOMMODATION OF A LICENSED RESTAURANT)
FOR A PERIOD OF 5 YEAR AT :
THE GOVERNMENT LAND IN FRONT OF SHOP NO. 9
AND THE OUTSIDE SEATING ACCOMMODATION, G/F.,
LAI HUNG GARDEN, 1 TAN KWAI TSUEN ROAD, HUNG
SHUI KIU, YUEN LONG, NEW TERRITORIES
(LOT NO. 4070 IN D.D. 124)**

SUPPLEMENTARY PLANNING STATEMENT

29 APRIL, 2026

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

Executive Summary

This Planning Statement is submitted by Ms. Yip Hiu Ting ("the Applicant"), existing tenant, and is prepared in support of a planning application for eating place (Outside Seating Accommodation of 8.78m² Only) use at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories ("the Application Premise"), to obtain planning approval from the Town Planning Board (the "TPB") for the prepared outside seating accommodation of existing General Restaurant, Eating Place Use ("the Proposed Use") under Section 16 of the Town Planning Ordinance.

The application Premise is currently zoned "Residential (Group A)" on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on May 2012 (the "OZP"). The Application Premise situates at the Yuen Long residential area, with a frontage abuts Tan Kwai Tsuen Road. It has a total floor area of about 8.78m² on government land.

Under the proposal, the Government land's (with area of 8.78m²) will be converted from residential to "Eating Place" use. And it is not required to have fire resistance separation between the Government land and the eating place as it is open space in front of shop 9, the existing General Restaurant. Besides, the means of escape (MOE) of the proposed eating place of 8.78m² is adequate because it is located on open space of government land. On the other hand, there will be a 5kg Dry Powder type fire extinguisher (Fire Services Department's requirement) to be provided at the new proposed eating place.

Statements are demonstrated in support of the proposed use:

- (i) The proposed uses conform to the planning intention of Residential (Group A) zone.
- (ii) The proposed use is compatible to the adjoining uses.
- (iii) The proposed uses could fulfill the demand of eating place.
- (iv) The proposed use comply with Town Planning Board Guidelines No. 5A & 15A) regarding development within residential building Residential (Group A) zone.
- (v) There would be no traffic and environmental impact generated from the proposed use.
- (vi) "Eating Place" is non polluting general business which is in line with the planning intention of the "Residential (Group A) " zone.
- (vii) There are similar planning approvals within the same OZP.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

The Proposed Use is worth to be considered by the TPB, not only because of its non-polluting general business uses, which is in line with the planning intention of the Residential, but also satisfies the non-statutory planning requirements lay down on the Town Planning Board Guidelines for Development within Residential (Group A).

Further favorable consideration should be given to the Proposed Use, as it supports the commercial activities and to provide employment opportunities of the eating industry. It is noteworthy that, the permission for eating place use was well supported by precedent similar planning approvals. Moreover, no adverse environmental, traffic and infrastructure impacts will be generated by the Proposed Use.

In view of the justifications throughout this planning statement report, it is very much appreciated that the members of the Board will give favorable consideration and to approve this application in order to revitalize the Hung Shui Kiu area for the benefit of our community.

PLANNING APPLICATION UNDER SECTION 16 THE TOWN PLANNING ORDINANCE (CAP. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

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Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

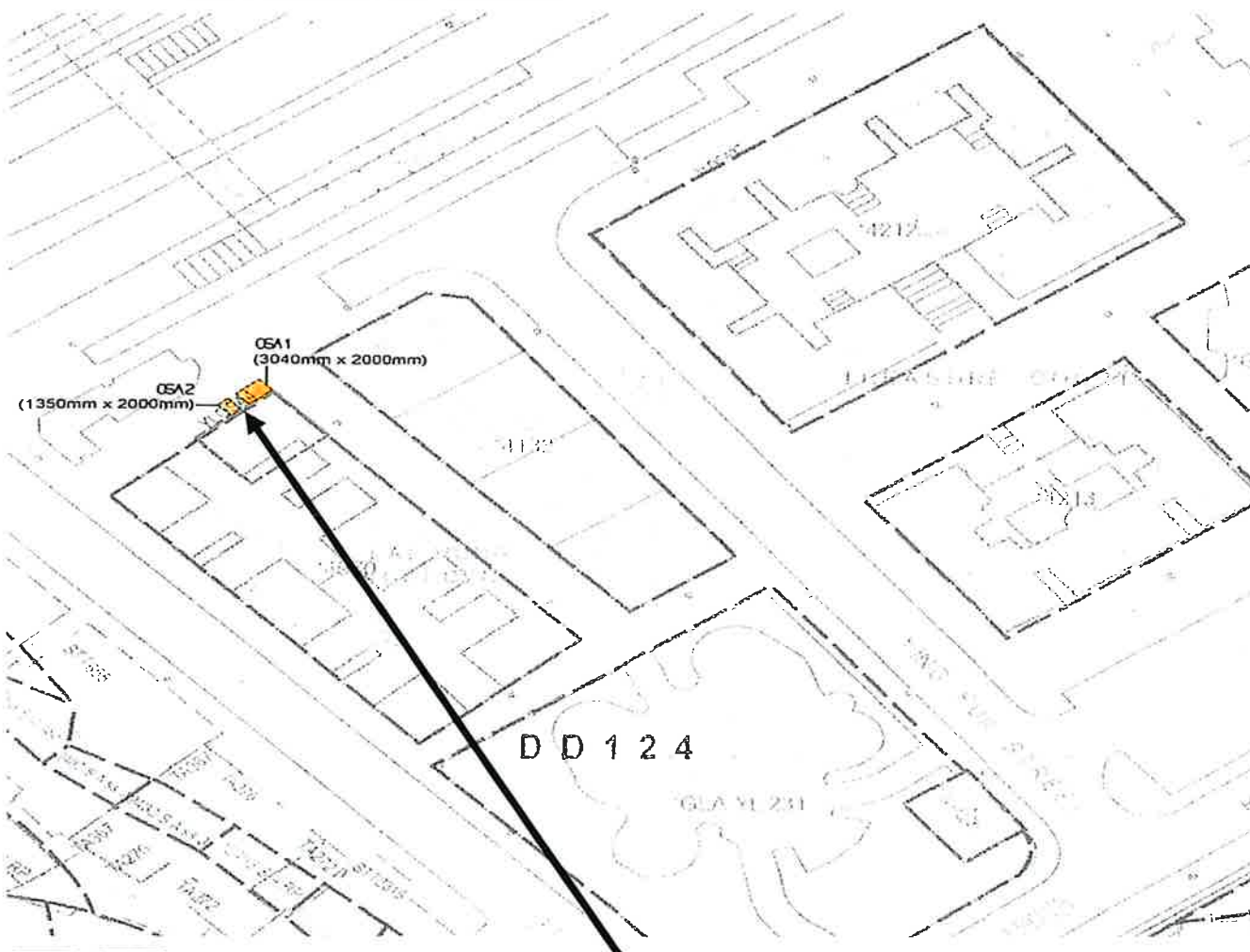
Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

Proposed "Eating Place" is locating at The Government Land (Outside Seating Accommodation of 8.78m^2) in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (LOT NO. 4070 IN D.D. 124)
In respect of "Residential (Group A)" Zone under the approved Tong Yan San Tsuen Outline Zoning Plan no. (S/YL-TYST/14)

1. INTRODUCTION

1.1 Site Location

Lai Hung Garden (12 storeys-residential building) is surrounded by Tan Kwai Tsuen Road Garden and Treasure Court. The size of the application area is 8.78m^2 in total area and it is located on government land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories



APPLICATION AREA OF 8.78m^2 (OSA 1 : 6.08m^2 + OSA 2 : 2.7m^2 = Total : 8.78m^2)
(On government land)

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

Proposed "Eating Place" (Outside Seating Accommodation of 8.78m² Only) now is locating at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(LOT NO. 4070 IN D.D. 124)

In respect of "Residential (Group A)" Zone under the approved Tong Yan San Tsuen Outline Zoning Plan no. (S/YL-TYST/14) .

2 . SITE CONTEXT-DEVELOPMENT AND NEIGHOURHOOD CHARACTERISTICS

- 2.1 The application area is a 12-storey residential building on government land of Lot No. 4070 in D.D. 124.

The application premise attached to the government land is a existing general restaurant of 80.35m² with valid licence issued by Food and Environmental Hygiene Department until 17 Nov. 2026.

According to the approved building plan of Building Authority, the use of purpose of ground floor of Lai Hung Garden are shops x 3 nos.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)
Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of
5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation,
G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

3. Similar previous Planning Approvals (10 cases shown below) in the vicinity :

一般資料

個案編號: A/YL-TYST/1215

申請用途: 臨時食肆 (持牌餐廳設置露天座位) 用途的規劃許可續期 (為期3年)

地點: 新界元朗洪水橋盈福街8號翠珊園第19座地下4-5號商舖前的政府土地

作出決定的會議

作出決定的日期
(DD/MM/YY)

23/06/2023

考慮類型

規劃許可申請 (S16)

建議

在有條件下批給臨時性質的許可

機構

鄉郊及新市鎮規劃小組委員會

經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗續期申請。這項規劃許可屬臨時性質，有效期為三年，由二零二三年六月二十七日至二零二六年六月二十六日止，並須附加下列條件：

詳細資料

「(a) 如申請人所建議，在規劃許可有效期內，不得於晚上九時三十分至上午九時在申請地點作業；以及
 (b) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)項，現時批給的規劃許可即會停止生效，並會即時撤銷，不再另行通知。」

一般資料

個案編號: A/YL-TYST/1010

申請用途: 臨時食肆 (持牌餐廳設置露天座位) (為期3年)

地點: 新界元朗洪水橋盈福街8號翠珊園第1-9座地下4-5號商舖前的政府土地

作出決定的會議

作出決定的日期
(DD/MM/YY)

24/04/2020

考慮類型

規劃許可申請 (S16)

建議

延期

機構

鄉郊及新市鎮規劃小組委員會

經商議後，小組委員會決定按申請人的要求，延期就這宗申請作出決定，以待申請人提交進一步資料。小組委員會同意，這宗申請須在收到申請人的進一步資料當日起計兩個月內提交小組委員會考慮。倘申請人所提交的進一步資料不包含重要的內容，可在較短時間內處理，這宗申請可於較早的會議上提交小組委員會考慮。小組委員會亦同意告知申請人，小組委員會已給其兩個月時間準備所要提交的進一步資料，除非情況極為特殊，否則不會批准再延期。

作出決定的日期
(DD/MM/YY)

26/06/2020

考慮類型

規劃許可申請 (S16)

建議

在有條件下批給臨時性質的許可

機構

鄉郊及新市鎮規劃小組委員會

經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這項規劃許可屬臨時性質，有效期為二年，至二零二三年六月二十六日止，並須附加下列條件：

詳細資料

「(a) 如申請人所建議，在規劃許可有效期內，不得於晚上九時三十分至上午九時在申請地點作業；以及
 (b) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。」

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (The application premise)

3. Similar previous Planning Approvals (10 cases shown below) in the vicinity :

一般資料

個案編號 A/YL-TYST/949

申請用途 臨時「食肆（持牌餐廳設置露天座位）」用途的規劃許可續期（為期1年）

地點 新界元朗洪水橋盈福街8號翠珊園第1-9座地下4-5號商舖前的政府土地

作出決定的會議

作出決定的日期
(DD/MM/YY)

22/03/2019

考慮類型

規劃許可申請 (S16)

決定

在有條件下批給臨時性質的許可

機構

鄉郊及新市鎮規劃小組委員會

詳細資料

經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這項規劃許可屬臨時性質，為期一年，由二零一九年五月十二日起至二零二零年五月十一日止，並須附加下列條件：

「(a) 如申請人所建議，在規劃許可有效期內，不得於晚上十時三十分至上午九時在申請地點作業；
(b) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)項，現時批給的規劃許可即會停止生效，並會即時撤銷，不再另行通知。」

一般資料

個案編號 A/YL-TYST/886

申請用途 臨時「食肆（持牌餐廳設置露天座位）」用途的規劃許可續期（為期1年）

地點 新界元朗洪水橋盈福街8號翠珊園第1-9座地下4-5號商舖前的政府土地

作出決定的會議

作出決定的日期
(DD/MM/YY)

20/04/2018

考慮類型

規劃許可申請 (S16)

決定

在有條件下批給臨時性質的許可

機構

鄉郊及新市鎮規劃小組委員會

詳細資料

經商議後，小組委員會決定按照申請人向城規會所提交申請的內容，批准這宗申請。這宗申請的規劃許可屬臨時性質，有效期為一年，由二零一八年五月十二日至二零一九年五月十一日止，並須附加下列條件：

「(a) 如申請人所建議，在規劃許可有效期內，不得於晚上十時三十分至上午九時在申請地點作業；以及
(b) 如在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。」

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (The application premise)

3. Similar previous Planning Approvals (10 cases shown below) in the vicinity :

一般資料

個案編號 A/YL-TYST/834

申請用途 臨時「食肆（持牌餐廳設置露天座位）」用途的規劃許可續期（為期1年）

地點 新界元朗洪水橋盈福街8號翠珊園第1-9座地下4-5號商舖前的政府土地

作出決定的會議

作出決定的日期
(DD/MM/YY) 28/04/2017

考慮類型 規劃許可申請 (S16)

決定 在有條件下批給臨時性質的許可

機構 鄉郊及新市鎮規劃小組委員會

詳細資料 經商議後，小組委員會決定按照申請人向城規會所提交申請的內容，批准這宗申請。這項規劃許可屬臨時性質，有效期為一年，由二零一七年五月十二日至二零一八年五月十一日止，並須附加下列條件：
「(a) 如申請人所建議，在規劃許可有效期內，不得於晚上十時三十分至上午九時在申請地點作業；
(b) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。」

一般資料

個案編號 A/YL-TYST/780

申請用途 臨時「食肆（持牌餐廳設置露天座位）」用途的規劃許可續期（為期1年）

地點 新界元朗洪水橋盈福街8號翠珊園第1-9座地下4-5號商舖前的政府土地

作出決定的會議

作出決定的日期
(DD/MM/YY) 04/03/2016

考慮類型 規劃許可申請 (S16)

決定 在有條件下批給臨時性質的許可

機構 鄉郊及新市鎮規劃小組委員會

詳細資料 經商議後，小組委員會決定按照申請人向城市規劃委員會（下稱「城規會」）所提交申請的內容，批准這宗申請。有關的規劃許可屬臨時性質，有效期為一年，由二零一六年五月十二日至二零一七年五月十一日止，並須附加下列條件：
「(a) 如申請人所建議，在規劃許可有效期內，不得於晚上十時半至上午九時在申請地點作業；以及
(b) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。」

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (The application premise)

3. Similar previous Planning Approvals (10 cases shown below) in the vicinity :

一般資料

個案編號 A/YL-TYST/720

申請用途 臨時「食肆（持牌餐廳設置露天座位）」用途的規劃許可續期（為期1年）

地點 新界元朗洪水橋盈福街8號翠珊園第1-9座地下4-5號商舖前的政府土地。

作出決定的會議

作出決定的日期
(DD/MM/YY)

27/03/2015

考慮類型

規劃許可申請 (S16)

決定

在有條件下批給臨時性質的許可

機構

鄉郊及新市鎮規劃小組委員會

商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這項規劃許可屬臨時性質，為期一年，由二零一五年五月十二日至二零一六年五月十一日止，並須附加下列條件：

詳細資料

「(a) 如申請人所建議，在規劃許可有效期內，不得於下午十時三十分至翌日上午九時在申請地點進行夜間作業；以及
(b) 倘在規劃許可有效期內沒有履行上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。」

一般資料

個案編號 A/YL-TYST/669

申請用途 臨時「食肆（持牌餐廳設置露天座位）」用途的規劃許可續期（為期1年）

地點 新界元朗洪水橋盈福街8號翠珊園第1-9座地下4-5號商舖前的政府土地。

作出決定的會議

作出決定的日期
(DD/MM/YY)

21/03/2014

考慮類型

規劃許可申請 (S16)

決定

在有條件下批給臨時性質的許可

機構

鄉郊及新市鎮規劃小組委員會

經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這宗申請的規劃許可屬臨時性質，有效期再次限為一年，由二零一四年五月十二日至二零一五年五月十一日止，並須附加下列條件：

詳細資料

「(a) 如申請人所建議，在規劃許可有效期內，不得於晚上十時三十分至早上九時在申請地點進行晚間作業；以及
(b) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。」

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (The application premise)

3. Similar previous Planning Approvals (10 cases shown below) in the vicinity :

一般資料

個案編號: A/YL-TYST/635

申請用途: 臨時「食肆 (持牌餐廳設置露天座位)」用途的規劃許可(為期2年)

地點: 新界元朗洪水橋益福街8號翠瑞園第1-9座地下4-5號商舖前的政府土地。

作出決定的會議

作出決定的日期
(DD/MM/YY)

19/04/2013

考慮類型:

規劃許可申請 (S16)

建議:

在有條件下批給臨時性質的許可

機構:

鄉郊及新市鎮規劃小組委員會

附註:

經進一步商議後，小組委員會決定按照申請人向城規會所提交申請的內容，批准這宗申請。這項規劃許可屬臨時性質，有效期為一年(而非所申請的兩年)，由二零一三年五月十二日至二零一四年五月十一日止，並須附加下列條件：
(a) 一如申請人所建議，在規劃許可有效期內，不得於晚上十時三十分至翌日早上九時在申請地點進行夜間作業；以及
(b) 如在規劃許可有效期內沒有履行上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。

一般資料

個案編號: A/YL-TYST/553

申請用途: 擬議臨時食肆 (持牌餐廳設置露天座位) (為期5年)

地點: 新界元朗洪水橋益福街8號翠瑞園第1-9座地下4-5號商舖前的政府土地

作出決定的會議

作出決定的日期
(DD/MM/YY)

21/10/2011

考慮類型:

規劃許可申請 (S16)

建議:

拒絕/不同意

機構:

鄉郊及新市鎮規劃小組委員會

附註:

經商議後，小組委員會決定拒絕這宗申請。委員認為審閱文件第12.1段所載的拒絕理由，並認為理由恰當。有關理由是：
(a) 擬議的發展項目會減少現有行人徑的闊度，申請人亦未能證明公眾現時在申請地點享有的行人路環境不會受到破壞；以及
(b) 申請人沒有在申請書內提供資料，說明會如何減輕擬議發展項目對環境衛生可能造成的滋擾。

作出決定的日期
(DD/MM/YY)

27/04/2012

考慮類型:

規劃許可申請覆核 (S17 of S16)

建議:

提交城市規劃委員會

機構:

城市規劃委員會

附註:

經進一步商議後，城規會決定把會議押後，並要求規劃署向申請人查詢有關露天座位是否涉及臨時或永久構築物。

作出決定的日期
(DD/MM/YY)

11/05/2012

考慮類型:

規劃許可申請覆核 (S17 of S16)

建議:

在有條件下批給臨時性質的許可

機構:

城市規劃委員會

附註:

經商議後，城規會決定按申請人向其提交申請的內容，批准這宗申請。這項規劃許可屬臨時性質，有效期為一年，至二零一三年五月十一日止。委員認為審閱文件第8.2段所載的規劃許可附帶條件和指引性質的條款，並認為須適當修訂指引性質的條款。另外，這宗覆核申請是在附加下列條件的情況下獲批准：
(a) 一如申請人所建議，在規劃許可有效期內，不得於晚間時分(由晚上十時三十分至翌日上午九時)在申請地點營業；以及
(b) 如在規劃許可有效期內無法履行上述規劃許可附帶條件(a)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知。

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (The application premise)

4 . Planning Justification

4.1 Provision of Means of Escape (MOE)

Application area of 8.78m² located on open space of government land and MOE is no doubt to the full satisfaction of Directors of Government Departments to ensure the business operation would not cause fire and escape hazard, so as to ensure the safety of the public and the staff.

4.2 Provision of Fire Safety Measures

The applicant would provide a 5kg dry powder fire extinguisher not only to the satisfaction of Director of Fire Services Department, but also to ensure any business operation at the premises would not arouse fire hazard.

4.3 Compliance to Town Planning Board Guideliane No. 5A and 15A

With reference to the Town Planning Board Guideline No. 5A and 15A, the application area of 8.78m² complied the definition of subsidiary outside seating accommodation to a restaurant as defined in the Food Business Regulation (Chapter 132X).

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (The application premise)

4 . Planning Justification

4.4 No adverse Impact on Environment

The application area of 8.78m² will not cause any adverse environmental impact on locality, since the outside seating accommodation operation will not generate and cause sewerage, vibration, odour smell or dust and will not operate after 23:00 pm.

4.5 Similar Planning Approvals

There are numerous similar outside seating accommodation in vicinity of the application premise with the Board's approval.
Please refer to this Planning Statement P.7 - P.11 .

4.6 Compatibility

The proposed use, eating place, is compatible to the adjoining uses.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories (The application premise)

5 . Government Departments' Comments

1 . Buildings Department

- No objection on the application.

2 . Fire Services Department

- No objection on the application.

3 . Lands Department

- No objection on the application.

4 . Transport Department

- No objection on the application.

5 . Environmental Protection Department

- No objection on the application.

6 . Food and Environmental Hygiene Department

- No objection on the application.

7 . Planning Department

- This is the only one department remain unresolved and believed section 16 is to be approved by the Town Planning Board.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

6 . Conclusion

- 6.1 This planning application is to seek planning permission for proposed Outside Seating Accommodation use at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
- 6.2 Justifications are demonstrated in support of the proposed use:
- (i) The proposed use conforms to the planning intention.
 - (ii) The proposed use is compatible to the adjoining uses.
 - (iii) The proposed use could fulfill the demand of Outside Seating Accommodation within the Hung Shui Kiu area.
 - (iv) The proposed use complies with Town Planning Board Guidelines No. 5A and 15A.
 - (v) There would be no traffic and environmental impact generated from the proposed use.
 - (vi) There are similar apporvals with the same OZP.
- 6.3 In veiw of the above, the application would not contravene with the policy and statutory planning requirements and the fact that there have been many similar approved applications in the district, we sincerely hope that the Board will approve this application, thank you.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

APPENDIX 1

EXTRACT OF THE APPROVED
TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO.
S/YL-TYST/14

APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO.
S/YL-TYST/14

Notes

Schedule of Uses

Explanatory Statement

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)3" only) Religious Institution (Ancestral Hall only) Residential Institution Rural Committee/Village Office School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution (not elsewhere specified) School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

In addition, the following uses are always permitted
 (a) on the lowest three floors of a building, taken to
 include basements; or (b) in the purpose-designed
 non-residential portion of an existing building, both
 excluding floors containing wholly or mainly car
 parking, loading/unloading bays and/or plant room:

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated "Residential (Group A)" ("R(A)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42% and a maximum building height of 12 storeys (36m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The lowest three floors could have a maximum site coverage of 100%.
- (b) On land designated "R(A)1" and "R(A)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio and maximum building height specified below, or the plot ratio and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Building Height</u>
R(A)1	6.5	155mPD
R(A)2	6.5	205mPD

- (c) On land designated "R(A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (f) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as Government, institution or community (GIC) facilities and public vehicle park, as required by the Government, may be disregarded.
- (g) In determining the maximum plot ratio for the purposes of paragraphs (b) and (c) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by the Government shall be deducted in calculating the relevant site area.

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14

註釋

土地用途表

說明書

住宅(甲類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶 條件或無附帶條件下獲准的用途
救護站 分層住宅 政府用途(未另有列明者) 屋宇 圖書館 街市 康體文娛場所 政府診所 公共車輛總站或車站 (露天總站或車站除外) 公眾停車場(貨櫃車除外)(只限在 指定為「住宅(甲類)3」的土地 範圍內) 宗教機構(只限宗祠) 住宿機構 鄉事委員會會所／鄉公所 學校(只限設於特別設計的獨立校舍) 社會福利設施 私人發展計劃的公用設施裝置	商營浴室／按摩院 食肆 教育機構 展覽或會議廳 政府垃圾收集站 醫院 酒店 機構用途(未另有列明者) 辦公室 加油站 娛樂場所 私人會所 公廁設施 公共車輛總站或車站(未另有列明者) 公用事業設施裝置 公眾停車場(貨櫃車除外)(未另有列 明者) 宗教機構(未另有列明者) 學校(未另有列明者) 商店及服務行業(未另有列明者) 訓練中心

除以上所列，在(a)建築物的最低三層，
包括地庫；或(b)現有建築物特別設計
的非住宅部分，而兩者均不包括全層或
主要為停車位、上落客貨車位及／或機
房的樓層，經常准許的用途亦包括：

食肆
教育機構
機構用途(未另有列明者)
場外投注站
辦公室
娛樂場所
私人會所
公廁設施
可循環再造物料回收中心
學校
商店及服務行業
訓練中心

(請看下頁)

住宅(甲類)(續)規劃意向

此地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低三層，或現有建築物特別設計的非住宅部分，商業用途屬經常准許的用途。

備註

- (a) 在指定為「住宅(甲類)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 5 倍，最大上蓋面積超過 42%，以及最高建築物高度超過 12 層(36 米)，或超過在有關發展審批地區草圖的公告在憲報首次刊登該日已經存在的建築物的地積比率、上蓋面積和高度，兩者中以數目較大者為準。最低三層的最大上蓋面積可達 100%。

- (b) 在指定為「住宅(甲類)1」和「住宅(甲類)2」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率和最高建築物高度超過下列限制，或超過現有建築物的地積比率和高度，兩者中以數目較大者為準：

<u>支區</u>	<u>最高地積比率</u>	<u>最高建築物高度</u>
住宅(甲類)1	6.5 倍	主水平基準上 155 米
住宅(甲類)2	6.5 倍	主水平基準上 205 米

- (c) 在指定為「住宅(甲類)3」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 7 倍及最高建築物高度超過主水平基準上 160 米，或超過現有建築物的地積比率和高度，兩者中以數目較大者為準。

- (d) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)至(c)段所述有關地積比率、上蓋面積和建築物高度的限制。

- (e) 為施行上文(a)至(c)段而計算最高地積比率和最大上蓋面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，或管理員宿舍和康樂設施，而兩者都是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。

(請看下頁)

住宅(甲類)(續)

備註(續)

- (f) 為施行上文(c)段而計算最高地積比率時，任何純粹建造為或擬用作政府規定的政府、機構或社區設施及公眾停車場的樓面空間，亦可免計算在內。
- (g) 為施行上文(b)及(c)段而計算最高地積比率時，因應政府規定而純粹用作設置政府、機構或社區設施(包括學校)的特別設計的獨立建築物(不論是在地面或平台)，其所佔用或擬佔用該地盤的任何部分的面積，會從有關地盤的面積中扣除。

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F., Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories
(The application premise)

APPENDIX 2

TOWN PLANNING BOARD GUIDELINES FOR
DEVELOPMENT WITHIN “RESIDENTIAL (GROUP A)” ZONE
(TPB PG-NO. 5A)

AND

TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR EATING PLACE WITHIN
"VILLAGE TYPE DEVELOPMENT" ZONE IN RURAL AREAS
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
(TPB PG-NO. 15A)

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR OFFICE DEVELOPMENT IN “RESIDENTIAL (GROUP A)” ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

[Important Note :

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (by email: tpbpd@pland.gov.hk; by post: 15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong; or by phone: 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000; email: enquire@pland.gov.hk; or by post: 17th Floor, NPGO and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.]

1. Introduction

The planning intention of the “Residential (Group A)” (“R(A)”) zone is primarily for high-density residential developments. Office use in “R(A)” zone, except on the lowest three floors of a building or in the purpose-design non-residential portion of an existing building, requires planning permission from the Board. This Guidelines sets out the main planning criteria for assessing planning applications for office development within the “R(A)” zone. Each application will be considered on its individual merits.

2. Scope and Application

- 2.1 This set of Guidelines sets out the main planning criteria for consideration of planning applications for office use within “R(A)” zone. The planning permission system will enable the Board to maintain adequate planning control over the use of “R(A)” sites while allowing flexibility to accommodate office developments within “R(A)” zone, provided there are strong justifications.
- 2.2 This set of Guidelines is applicable to planning applications for both development and redevelopment of sites within “R(A)” zone for office developments, which may incorporate commercial uses on the lower floors.

3. Main Planning Criteria

- 3.1 The following main planning criteria are relevant in consideration of proposed office development in “R(A)” zone:

- (a) The proposed office development should not be located in a predominantly residential area and should be compatible with the existing and planned land uses of the locality, e.g. a site located in close proximity to the core business centre/office hub to form an extension of the commercial area.
 - (b) There is a demand for office space in a particular area or district in which the proposed office development is located.
 - (c) There should be adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. For sites with narrow frontage, where on-site loading/unloading requirement cannot be met, the applicant should demonstrate that there are alternative locations for loading/unloading facilities to the satisfaction of the Transport Department.
 - (d) The site should be at an easily accessible location, e.g. close to the Mass Transit Railway Station or well served by other public transport facilities.
 - (e) The proposed office development should not cause congestion and disruption to the traffic flow of the locality. In areas prone to traffic congestion, the applicant may be required to submit a traffic impact assessment to demonstrate no adverse traffic impact in the area.
 - (f) The site should be of adequate size to achieve a properly designed office building. The minimum site area requirement for office development varies with site configuration and loading/unloading requirements in particular localities.
 - (g) The proposed office development should be purposely designed for office/commercial uses so that there is no risk of subsequent illegal conversion to substandard domestic units or other uses.
- 3.2 In general, the Board may give favourable consideration to planning applications for office developments which produce specific environmental and planning gains, for example, if the site is located near to major sources of air and noise pollution such as a major road, and the proposed office development is equipped with central air-conditioning and other noise mitigation measures which make it less susceptible to pollution than a residential development. Other forms of planning gain which the Board would favour in a proposed office development would include provision of public open space and community facilities catering to the needs of the district.

城市規劃委員會規劃指引
擬在「住宅(甲類)」地帶發展辦公樓宇
而按照城市規劃條例第 16 條提出的規劃申請

[重要提示：

這份指引只供一般參考用。

任何人如對這份指引有疑問，應向城市規劃委員會秘書處(電郵：tpbpd@pland.gov.hk；郵遞：香港北角渣華道 333 號北角政府合署 15 樓；或電話：2231 4810 或 2231 4835)或規劃署規劃資料查詢處(熱線：2231 5000；電郵：enquire@pland.gov.hk；或郵遞：北角政府合署 17 樓及沙田上禾輦路 1 號沙田政府合署 14 樓)查詢。

城市規劃委員會可修訂這份指引，無須事先通知。]

1. 引言

「住宅(甲類)」地帶的規劃意向，主要是作高密度住宅發展。如欲在「住宅(甲類)」地帶進行辦公室用途，必須取得城市規劃委員會(下稱「城規會」)的規劃許可，惟在建築物的最低三層或現有建築物特別設計的非住宅部分則屬例外。這份指引闡述城規會評估在「住宅(甲類)」地帶內發展辦公樓宇的規劃申請時需要顧及的主要規劃準則。城規會會按每宗申請的個別情況作出考慮。

2. 指引範圍及應用

2.1 這份指引闡述城規會考慮在「住宅(甲類)」地帶內進行辦公室用途的規劃申請時需要顧及的主要規劃準則。這個規劃許可審批制度既可讓城規會對「住宅(甲類)」用地的土地運用作出適當的規劃管制，同時亦賦予彈性，讓城規會在申請人提出充分理據的情況下，批准「住宅(甲類)」地帶內的辦公樓宇發展。

- 2.2 這份指引適用於把「住宅(甲類)」地帶內的用地作發展和重建為辦公樓宇(低層可用作商業用途)的規劃申請。

3. 主要規劃準則

- 3.1 當局考慮在「住宅(甲類)」地帶內發展擬議辦公樓宇時，主要的相關規劃準則如下：

- (a) 擬建的辦公樓宇不能設在大部分為住宅樓宇的地區，而且須與當區現有及已規劃的土地用途互為配合，例如鄰近核心商業中心／辦公室樞紐，以作為商業區的伸延部分。
- (b) 擬建辦公樓宇位處的指定範圍或地區對辦公樓面有需求。
- (c) 須按照《香港規劃標準與準則》的規定，在地盤內提供足夠的泊車及上落客貨設施，而該等設施須達到運輸署的要求。如果用地臨街面狹窄，未能符合在地盤內提供上落客貨設施的規定，申請人須證明該處有其他地點提供上落客貨設施，而情況令運輸署滿意。
- (d) 地盤須位於交通方便的地點，例如鄰近港鐵車站或有其他公共交通工具可達。
- (e) 擬建的辦公樓宇不得引致當地出現交通擠塞及阻礙交通流動。在容易發生交通擠塞的地區，申請人或須提交交通影響評估報告，以證明擬議發展不會對該區的交通造成負面影響。
- (f) 地盤應有足夠面積，用以興建適當設計的辦公樓宇。樓宇地盤面積的最低規定，隨地盤形狀及該處上落客貨需求而異。
- (g) 擬建的辦公樓宇必須是特別設計作辦公室／商業用途，以免日後出現樓宇被非法改作不合標

準的住宅單位或其他用途的風險。

- 3.2 一般來說，凡在環境及規劃方面帶來特別增益的辦公樓宇規劃申請，城規會或會從優考慮。舉例說，如果用地位於主要的空氣污染及噪音來源(如主要道路)附近，而擬建的辦公樓宇裝設中央空氣調節系統及其他減低噪音設施，因此與住宅樓宇相比，較不受該處環境污染的影響。此外，城規會也歡迎在擬建的辦公樓宇提供其他形式的規劃增益，例如闢設公眾休憩用地及社區設施，以配合地區的需要。

城市規劃委員會
二零二三年十二月

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR EATING PLACE WITHIN
"VILLAGE TYPE DEVELOPMENT" ZONE IN RURAL AREAS
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :-

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17/F, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

The Guidelines are subject to revision without prior notice.)

1. Scope and Application of the Guidelines

- 1.1 The general planning intention of the "Village Type Development" ("V") zone in the rural New Territories is to demarcate both existing recognised villages and areas of land considered suitable for village expansion. It is the planning intention to concentrate village and related development within the "V" zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. A selective range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Town Planning Board (the Board) on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages.
- 1.2 In view of the above planning intention, eating place use (such as restaurant and alfresco dining facility) in the "V" zone should be compatible with the surrounding land-uses and would not create any nuisance or cause inconvenience to the local residents. The development should not have adverse impacts on traffic, drainage, sewage disposal and fire safety aspects. In addition, it should not reduce the land area available for village type development. For sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given if the above considerations are not compromised.
- 1.3 Even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.
- 1.4 These Guidelines set out the planning criteria for assessing planning applications for eating place use in the "V" zone in the rural areas.

2. Definition of New Territories Exempted House (NTEH)

"NTEH" is defined in the Covering Notes in rural outline zoning plans.

3. Requirement for Planning Permission

Eating place use on the ground floor of a NTEH within the "V" zone does not require planning permission. However, such use on other floors of a NTEH, on open ground as an extension to a ground floor eating place in a NTEH, or as a free-standing development within the "V" zone requires planning permission from the Board.

4. Main Planning Criteria

- 4.1 The eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents.
- 4.2 The eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area.
- 4.3 Sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects.
- 4.4 For any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits.
- 4.5 For a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use.
- 4.6 All other statutory or non-statutory requirements of relevant Government departments should be met.

規劃指引編號15A(適用於已按法定圖則註釋總表修訂本修訂/更新的分區計劃大綱圖)

城市規劃委員會規劃指引
擬在鄉郊地區的「鄉村式發展」地帶內開設食肆
而按照城市規劃條例第16條提出的規劃申請

(重要提示：

這份指引只供一般參考用。

任何人如對這份指引有疑問，應向香港北角渣華道333號北角政府合署17樓規劃署規劃資訊及專業行政小組查詢(電話號碼：2231 5000)。

城市規劃委員會有權修訂這份指引，無須預先通知。)

1. 考慮範圍及指引的應用

1.1 在新界鄉郊設立「鄉村式發展」地帶的一般規劃意向，是為現有認可鄉村及適合作鄉村擴展的土地訂定界線，從而把鄉村及有關發展集中在此用途地帶內，使發展模式較具條理，同時在土地運用和基礎設施及服務的提供方面，較具經濟效益。在此用途地帶內進行一些選擇性類別用途包括商業、社區及康樂用途，必須向城市規劃委員會提出申請，若這些用途能配合村民的需要及不會對鄉村特色造成不良影響，或會獲得城市規劃委員會批准。

1.2 基於上述規劃意向，在「鄉村式發展」地帶內作食肆用途(例如酒樓餐廳和露天飲食設施)，必須與周圍的土地用途互為協調，並且不會對當地居民造成任何滋擾或不便。有關發展不得對交通、渠務、污水排放設施及消防安全構成不良影響。此外，擬議發展不得令用作鄉村式發展的土地有所減少。倘申請地點位於康樂用途或旅遊點毗鄰，而有關申請又符合上述考慮條件，則或會獲城市規劃委員會從優考慮。

1.3 即使有關發展計劃在土地用途規劃及其他規劃準則方面皆符合要求，城市規劃委員會在正常情況下只會考慮批給有效期不超過3年的臨時許可，以保留對申請地

點的發展計劃的規劃管制，從而應付日後不斷轉變的社會情況。

- 1.4 這份指引載列在評審有關在鄉郊地區的「鄉村式發展」地帶內作食肆用途的規劃申請時所依據的規劃準則。

2. 新界豁免管制屋宇的定義

新界豁免管制屋宇的定義載於為鄉郊地區擬備的分區計劃大綱圖的《註釋》說明頁內。

3. 取得規劃許可的規定

在「鄉村式發展」地帶內，倘食肆設於新界豁免管制屋宇的地面一層，是無須取得規劃許可的，但如設於新界豁免管制屋宇的其他各層，或其內食肆地面一層位於空地上的擴展部分，或作為一項獨立式發展，則必須向城市規劃委員會取得規劃許可。

4. 主要規劃準則

- 4.1 食肆用途不得對附近居民造成任何環境滋擾或不便。申請地點最好位於鄉村地區的邊緣，例如毗鄰主要道路的地方。倘擬設的食肆位於周圍建有村屋的地方，則要當地居民不提出反對，城市規劃委員會始會對有關申請從寬考慮。
- 4.2 食肆用途不得對周圍地區的交通及區內的行人流通情況造成不良影響。
- 4.3 倘有關申請不會對渠務、污水排放設施及消防安全構成不良影響，則城市規劃委員會亦會從寬考慮。
- 4.4 倘擬議發展位於空地上作為新界豁免管制屋宇地面一層的食肆的擴展部分，或作為一項獨立式發展，則擬設的食肆用途不得對鄉村式發展用地的供應量造成不利影響。倘申請地點的地形／尺寸並不適合個別劃分

作鄉村式發展或不適合供鄉村式發展(例如距離路政署所興建／保養的公用道路不足20米或距離其他鄉村公用道路不足15米)，則城市規劃委員會會按每宗申請的個別情況從寬考慮。

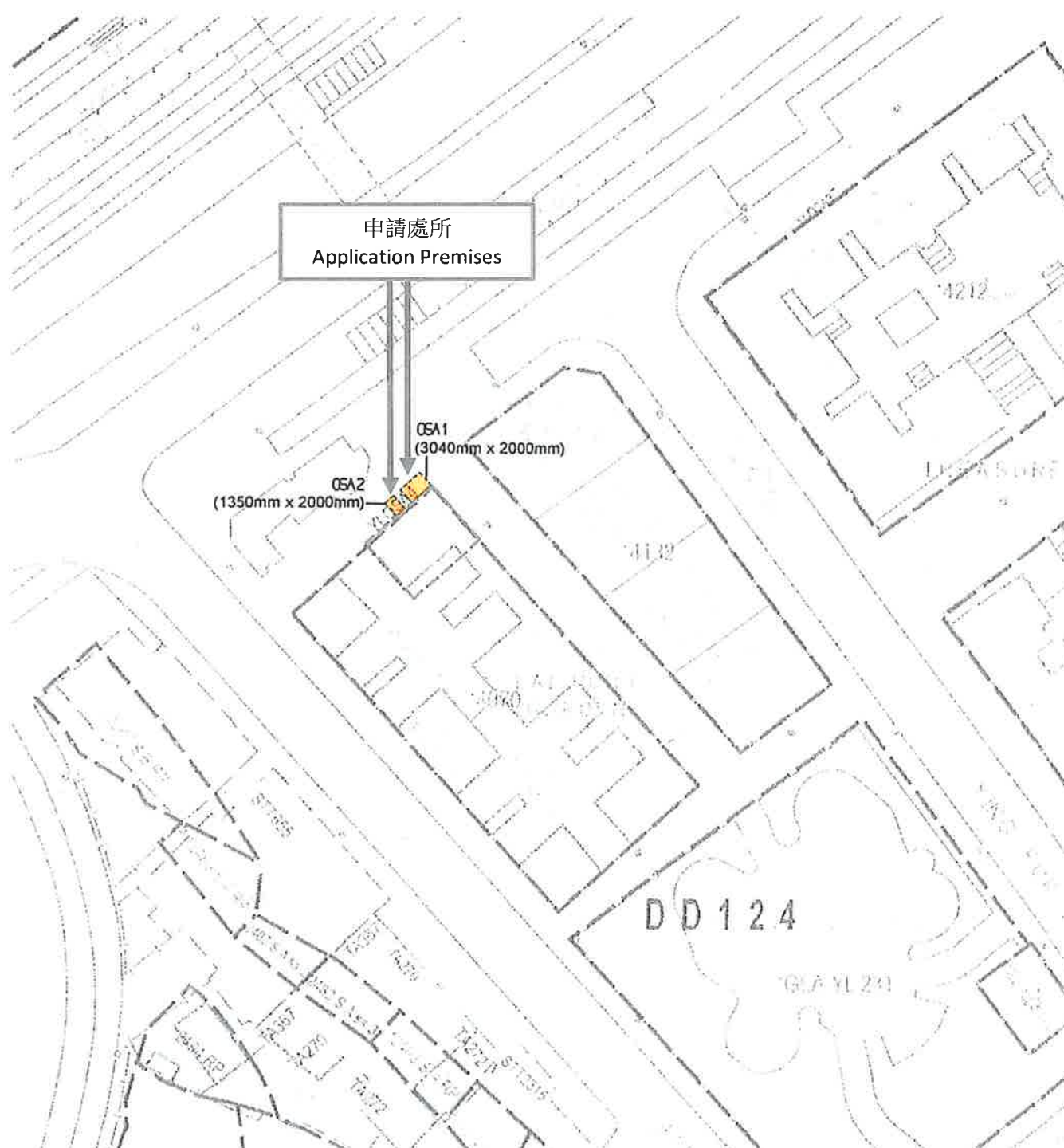
- 4.5 倘申請地點所處的鄉村位於康樂用途或旅遊點毗鄰，而擬設的食肆可為遊人和遊客提供飲食設施，則或會獲城市規劃委員會從優考慮。在此情況下，申請人應按照運輸署的要求提供足夠的泊車位，以應付食肆的需要。倘無法在申請地點設置泊車位，申請人必須證明在申請地點附近交通便利的地方備有泊車設施，足以應付食肆的需要。

- 4.6 擬議用途必須符合有關政府部門的其他法定或非法定規定。

城市規劃委員會
二零零三年六月

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)
Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 5 Year
at The Government Land in front of Shop No. 9 And The Outside Seating Accommodation, G/F.,
Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories

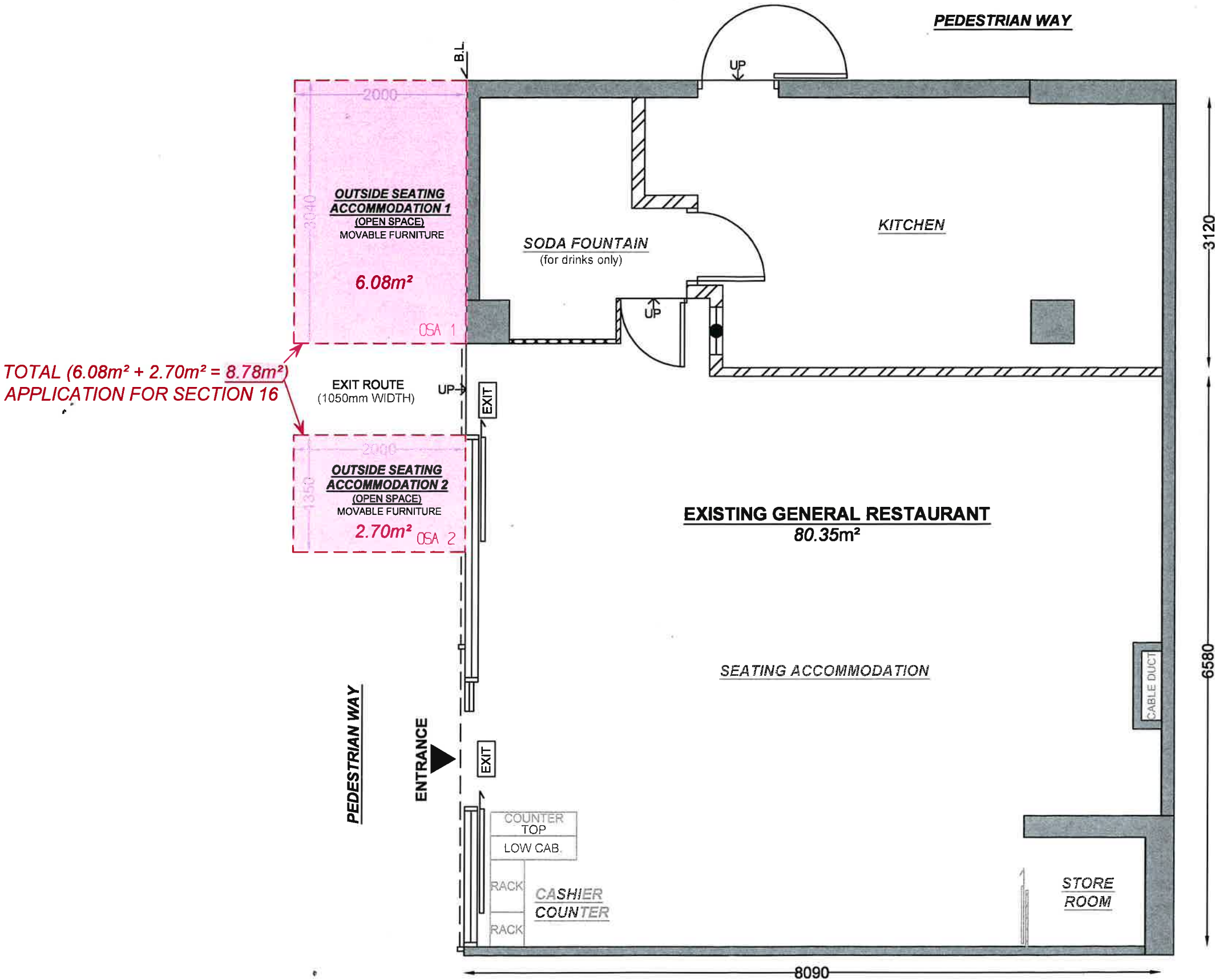
PLAN 1



位置圖 LOCATION PLAN

NET AREA:
 $80.35\text{m}^2 + 8.78\text{m}^2(\text{OSA})$
 $= 89.13\text{m}^2$

 GOVERNMENT LAND



卓高牌照顧問有限公司
 卓高測量師行
 SENIOR CONSULTANT LIMITED
 SENIOR SURVEYING
 Room 401-5, 4/F., Workingfield Commercial Building,
 408-412 Jaffe Road, Causeway Bay, Hong Kong
 E-MAIL : sales@seniorconsultantltd.com
 TEL : 25801518 FAX : 25551034 MOBILE: 69906333

Project : THE GOVERNMENT LAND IN FRONT OF
 SHOP NO.9 AND THE OUTSIDE
 SEATING ACCOMMODATION AT SHOP FRONT,
 G/F., LAI HUNG GARDEN, 1 TAK KWAI TSUEN ROAD,
 HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

APPLICATION FOR SECTION 16 OF TOWN PLANNING BOARD

Drawing Title :
 PROPOSED LAYOUT PLAN

Drawing No : LP-3388-3682-1

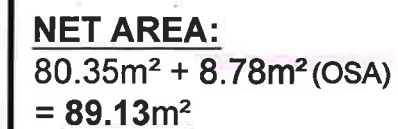
Date : 29 APR, 2026

Drawn By : CYRUS

Check By : S.H.CHAN

Scale : 1:50(A3)

SEP 10 -10-40 AM '93
RAILROAD DEPARTMENT



 GOVERNMENT LAND



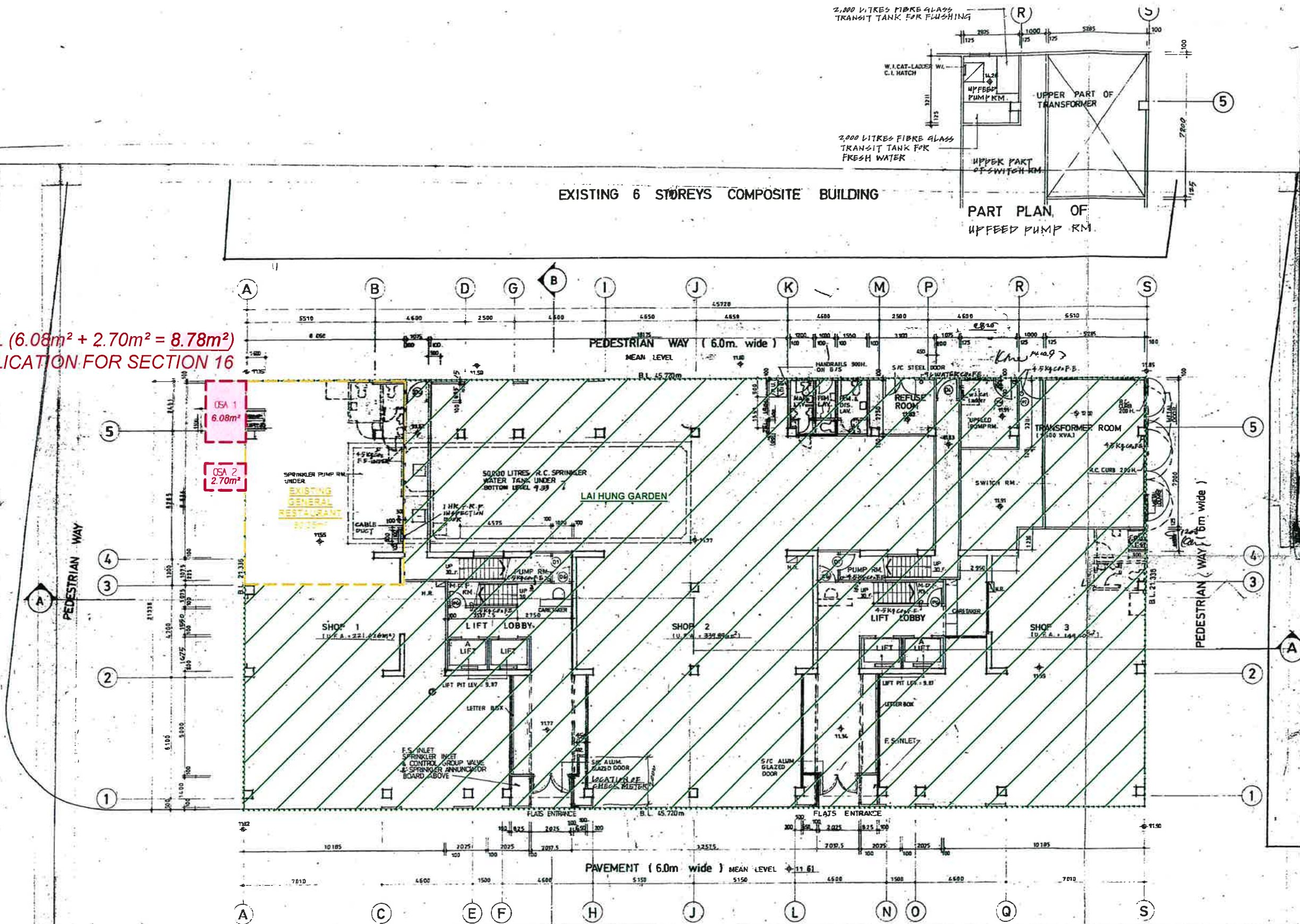
TAN KWAI TSUEN ROAD (7.3m wide)

2,000 LITRES FIBRE GLASS -
TRANSIT TANK FOR FLUSHING

2,000 LITRES FIBRE GLASS
TRANSIT TANK FOR
FRESH WATER

EXISTING 6 STOREYS COMPOSITE BUILDING

PART PLAN OF
UPFEED PUMP RM



2 19165 187

ESD REFERENCE

811984

$$2\text{H}_2 + 2\text{Cl}_2 \rightarrow 2\text{H}_2\text{Cl}_2$$
[illegible]**MAI LEUNG & ASSOCIATES**

萬里長城飯店(香港)有限公司

MA KIM SEE
NRA HIA AUTHORIZED PERSON

PROJECT _____

PROPOSED COMPOSITE
DEVELOPMENT ON
LOT 4070 IN D.D. 124 AT
HUNG SHUI KIU
YUEN LONG, N.T.

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR

DO NOT SCALE DRAWINGS

ALL PRINTS SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE AIA OBJECTS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK

GROUND FLOOR PLAN

SCALE 1:400 DATE 15/10/2011

DESIGNED BY	CHECKED BY
-------------	------------

JOB NO.	DRAWING NO.
---------	-------------

8710 202

Plan Approved

S. B. CHEUNG
Chief Building Surveyor
for BUILDING AUTHORITY
15 OCT 1983

GROUND FLOOR PLAN

IMPOSED LOAD = 5kpa.
AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

FOR B.O.O. SUBMISSION