

2026年 6月 1 日

Appendix I of RNTPC
Paper No. A/YL-NSW/372

此文件在 收到・城市規劃委員會
已存檔及/或已處理及文件後才正式發給收到
申請人

2026 -06- 1 1

The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

2601391 9/6 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-NSW/372
	Date Received 收到日期	2026-06-11

- 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)

Gala Growth Company 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, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, 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	☒ Site area 地盤面積 1216 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 1257 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)	 393 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
(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	Temporary Eating Place (Restaurant) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
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(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 362sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 854 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 2
Proposed domestic floor area 擬議住用樓面面積	 130 .....sq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 1127 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 1257 .....sq.m ☒ About 約

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

New Territories Exempted House (8.23m high): Restaurant (G/F), ancillary staff quarters (1/F & 2/F)

Temporary structure (5.48m high): Restaurant and storage (G/F), rest area (1/F)

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	 1
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 7:30 a.m. to 10 p.m. daily, including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ 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)) Local track connected to Fairview Boulevard																															
	No 否	☐ 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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☒ Please provide details 請提供詳情 Increased floor area on G/F and 1/F of temporary structure.																															
	No 否	☐																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (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																															
	No 否	☒																															
(iii) 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>			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 ☐
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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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/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the supplementary planning statement.

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

Senior Town Planner

CHENG SHING TAI

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 (422)
Others 其他 Chartered Member of RPI

on behalf of
代表 DeSPACE (International) Limited

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

Date 日期

9/6/2026

(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。

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	Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories
Site area 地盤面積	1216 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 393 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
Zoning 地帶	Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	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	130 ☒ About 約 ☐ Not more than 不多於	0.11 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1127 ☒ About 約 ☐ Not more than 不多於	0.93 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 ☒ (Not more than 不多於)	
		3 Storeys(s) 層 ☒ (Not more than 不多於)	
	Non-domestic 非住用	5.48 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	70.2 % ☒ 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) _____ _____		
	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

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, Site Plan, Swept Path 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。

SECTION 16 PLANNING APPLICATION

Proposed 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, 3719 S.G ss.10 (Part) in
D.D. 104 and Adjoining Government Land, Nam
Sang Wai, Yuen Long, New Territories

Supplementary Planning Statement

June 2026

Applicant

Gala Growth Company Limited

Planning Consultant

DeSPACE (International) Limited



Executive Summary

The Applicant as the “current land owner” of at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories (the “Application Site”), now seeks town planning permission from the Town Planning Board (“TPB”) for a proposed temporary Eating Place (Restaurant) for a Period of 3 Years (the “Proposed Development”) at the Application Site. The Application Site has a total area of about 1,216m². The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12 (the “OZP”), the Application Site falls under the “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) zone. “Restaurant” is subsumed under the use of “Eating Place,” which is designated as a Column 2 use requiring prior planning permission of the TPB.

The Application Site has a valid planning permission (No. A/YL-NSW/369) approved on 5.6.2026 with condition(s) on a temporary basis for a renewal of planning approval for temporary Eating Place (Restaurant) for a Period of 3 Years. The current application is to propose for additional floor area to meet the operational needs of the Applicant.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, eating place, shop and services, and open storage yards.
- The nature of Restaurant use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage, fire safety, and traffic issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

行政摘要

申請人為現時新界元朗米埔丈量約份第 104 約地段第 3719 號 G 分段第 9 小分段餘段、第 3719 號 G 分段第 10 小分段餘段（部份）和毗連政府土地（「申請地點」）之土地擁有人，現向城市規劃委員會（「城規會」）申請於上述地點作為期三年的臨時「食肆（餐廳）」用途（「擬議發展」）。申請地點總面積約 1,216 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據南生圍分區計劃大綱核准圖編號 S/YL-NSW/12（「大綱核准圖」），申請地點劃定為「其他指定用途（綜合發展包括濕地修復區）」（「OU(CDWRA)」）地帶。當中「食肆」涵蓋「餐廳」用途，屬於第二欄用途，須取得城規會的規劃許可。

申請地點現持有有效規劃許可（申請編號 A/YL-NSW/369）。城規會已於 2026 年 6 月 5 日有條件批准申請地點以臨時形式繼續作食肆（餐廳）用途的規劃許可續期申請，許可期限為 3 年。本次申請旨在建議增加樓面面積，以配合申請人的營運需要。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以低矮住宅建築、食肆、商店及服務行業及露天貨倉為主的鄉郊發展相容；
- 擬議食肆的性質有助服務當地社區；
- 申請地點目前並無永久發展計劃，批出為期 3 年的臨時許可並不影響 OU(CDWRA)地帶的長遠規劃意向；及
- 擬議發展不會對周邊環境、排水、消防安全及交通造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

Table of Contents

1. Introduction	4
2. Site Context	4
2.1 Application Site and Its Surrounding Areas	4
2.2 Land Administration	4
3. Town Planning Context.....	5
3.1 Statutory Planning Requirements.....	5
3.2 Previous Planning Approvals	5
3.3 Similar Planning Approvals	5
4. Proposed Development	6
5. Planning and Development Justifications	7
5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone.....	7
5.2 Compatible Land Use.....	7
5.3 No Insurmountable Environmental and Hygiene Impacts	8
5.4 No Insurmountable Drainage Impacts.....	8
5.5 No Insurmountable Fire Safety Impacts.....	8
5.6 No Insurmountable Traffic Impacts	8
6. Conclusion	9

List of Figures

- Figure 1 ----- Location Plan
- Figure 2 ----- Site Plan
- Figure 3 ----- Layout Plan
- Figure 4 ----- Swept Path Plan

1. Introduction

DeSPACE (International) Limited, on behalf of Gala Growth Company Limited (the “Applicant”), submits this Section 16 Town Planning Application to the Town Planning Board (“TPB”) for a Proposed Temporary Eating Place (Restaurant) (the “Proposed Development”) for a Period of 3 Years at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D. 104 and adjoining Government Land (“GL”), Nam Sang Wai, Yuen Long, New Territories (the “Application Site”, see **Figure 1** – Location Plan).

The Application Site covers about 1,216m² (including about 393m² of GL) (see **Figure 2** – Site Plan) and is zoned “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) under the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (the “OZP”). The proposed Restaurant is subsumed in Eating Place, and falls under Column 2 use requiring TPB permission.

The Application Site currently holds a planning permission No. A/YL-NSW/369 (the “Approved Scheme”) granted on 5.6.2026 for a renewal of temporary Eating Place (Restaurant) for a Period of 3 Years. This application seeks approval to add additional floor area to support operational needs. This planning statement thus provides the project details and justifications for the TPB’s favourable consideration.

2. Site Context

2.1 Application Site and Its Surrounding Areas

The Application Site adjoins Yau Pok Road and a local track branching from Fairview Park Boulevard (see **Figure 1**). It currently has temporary structures for Eating Place (Restaurant) use that have maintained valid planning approvals since 1997. Meanwhile, a New Territories Exempted House (“NTEH”) was approved by TPB in 1991 (No. A/DPA/YL-NSW/4) and currently act as ancillary staff quarters for the Restaurant.

Surrounding areas include low-rise residential developments (e.g. Fairview Park, Yau Pok Road Light Public Housing), open storage yards, a school, plant nursery, vehicle parks, eating places, and nullahs. Nearby uses with valid permissions include a temporary shop and services sites to the north (No. A/YL-NSW/362; A/YL-NSW/401), creating synergies for local residents.

2.2 Land Administration

The Application Site comprises of Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. A valid Building License and Short Term Waiver (STW; No. STW2568) are held allowing structures on the private Lots for the NTEH and Restaurant uses, respectively. Upon approval, the Applicant will apply to the Lands Department to modify the STW. Moreover, a Short Term Tenancy (STT) shall also be submitted for the GL of the Application Site.

3. Town Planning Context

3.1 Statutory Planning Requirements

The Application Site is zoned “OU(CDWRA)” on the OZP (**Figure 1** refers). According to the Schedule of Uses of the OZP, the zone is intended to encourage wetland restoration through comprehensive development while phasing out sporadic open storage and port back-up uses. New buildings should be located away from Deep Bay, but individual temporary uses under 3 years may be exempt from the requirement of providing a wetland restoration proposal. The Applicant proposes a 3-year temporary Eating Place (Restaurant), thus requiring TPB planning permission. This use aims to serve the local community and visitors without conflicting with the area's long-term planning goals.

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.

3.2 Previous Planning Approvals

The Site is involved in 13 previous approved applications (No. A/DPA/YL-NSW/4, A/YL-NSW/20, 40, 66, 111, 174, 193, 208, 228, 256, 279, 311 and 369). The first application (No. A/DPA/YL-NSW/4) was approved in 1991 for a NTEH (Small House) while the subsequent 12 applications for the same applied use as the current application which were all approved between 1997 and 2026.

The current valid planning permission was granted under Application No. A/YL-NSW/369, which was approved with conditions on 5.6.2026 for a period of 3 years expiring on 22.7.2029. All approval conditions related to the previously approved application No. A/YL-NSW/311 (effective from 23.7.2023 until 22.7.2026), 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.

3.3 Similar Planning Approvals

Although there are no similar applications of Eating Place use in the OU(CDWRA) zone on the OZP, **Table 1** shows 1 similar approval for temporary Eating Place in the vicinity approved in the past three years. The approvals were based on no adverse government comments, compatibility with surrounding uses, no frustration with long-term planning intention of its original zoning, and serving local community needs. The Application is therefore fully in line with the above considerations.

Table 1: Similar Planning Approvals

Case No. (Decision Date)	Applied Use	Planning Justifications
A/YL- MP/342 (14.07.2023)	Temporary Eating Place for a Period of 3 Years	• The proposed use could <u>serve nearby locals and workers</u>. • The proposed use <u>would not jeopardise the long-term planning intention</u> of the “R(D)” zone. • The proposed use is generally <u>not incompatible with the surrounding land uses</u>, which comprise residential developments and retail shops along Fairview Park Boulevard. • All other government departments consulted have <u>no objection to or no adverse comment</u> on the application.

4. Proposed Development

The proposed Restaurant and ancillary staff quarters (the “Proposed Development”) are accommodated within an existing New Territories Exempted House (“NTEH”) and a temporary structure. Compared to the Approved Scheme, the site area and gross floor area (“GFA”) have increased, site coverage and number of blocks have decreased, while the proposed use, building height, and operating hours remain unchanged. The Proposed Development will serve the needs of nearby residents and help meet local demand for Restaurants. Key differences in major development parameters are summarised in **Table 2** and reflected in **Figure 3** – Layout Plan.

No car parking spaces are proposed within the Application Site. According to the past operational experience of the Applicant, light goods vehicle (“LGV”) is sufficient to accommodate the transportation needs of the Proposed Development. Therefore, the heavy goods vehicle (“HGV”) loading/unloading bay (“L/UL Bay”) is reprovisioned as a LGV L/UL bay situated on the included GL in the current proposed scheme, with sufficient maneuvering space provided. No medium or large goods vehicles, including container vehicles, will enter the Application Site. It is to be noted that the replenishment of goods for the Proposed Development will be carried out during non-peak hours in the daytime and no replenishment of goods will be carried out in the night-time.

Table 2: Major Development Parameters

Major Development Parameters	Approved Scheme (A/YL-NSW/369) (a)	Current Application (b)	Difference (b) - (a)
Proposed Use	Temporary Eating Place (Restaurant)		-
Site Area (About)	840m ²	1,216m ² (incl. about 393m ² of GL)	+376m ²
Total GFA (About) - Domestic - Non-domestic	869m ² 267m ² 602m ²	1,257m ² 130m ² 1,127m ²	+388m ² -137m ² +525m ²
No. of Blocks	1 existing NTEH and 3 temporary structures	1 existing NTEH and 1 temporary structures	-2 temporary structures
Building Height	NTEH: 3 storeys (8.23m) Temporary structures: 1-2 storeys (2.34m to 5.48m)		-
Site Coverage (About)	71.7%	70.2%	-1.5%
No. of Loading/Unloading Bays	1 HGV bay	1 LGV bay	-
Operation Hours	7:30 a.m. to 10 p.m. (daily, incl. public holidays)		-
Uses by Floor	G/F: Restaurant, storage, loading/unloading bay 1/F: Staff quarters/rest area 2/F: Staff quarters		-

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone

The Proposed Development use has operated under valid approvals since 1997. Although it does not fully align with the "OU(CDWRA)" zone's long-term planning intention, it meets local demand and there are no known future development plans for the Application Site. Approval for 3 years will not jeopardise the zone's planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilisation of scarce land resources on a temporary basis.

5.2 Compatible Land Use

Surrounded by low-rise residential areas, plant nurseries, storage yards, vehicle parks, eating places, and shop and services, the Proposed Development can meet the needs of residents and workers nearby. Approvals for the Shop and Services use near the Application Site (e.g., A/YL-NSW/362, A/YL-MP/401) and Eating Place use (A/YL-MP/342) also reflect growing community demand for such facilities, hence further justifying the approval of the Proposed Development.

5.3 No Insurmountable Environmental and Hygiene Impacts

The Application Site is currently seeking an application for relevant food license(s) issued by FEHD. The Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' to control oily fume and cooking odour emissions generated from the Proposed Development. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance. The Applicant would properly maintain the ventilation system to control noise impact. The operation of the Proposed Development therefore will not cause any environmental nuisance to the surroundings.

5.4 No Insurmountable Drainage Impacts

Since the extents of the Proposed Development remains similar, the drainage facilities provided in the Approved Scheme would still be valid. The change in the drainage provision under the current application compared to the previous application is therefore minimal with no significant change in the flow characteristics. The Applicant will be liable for the implementation and maintenance of the drainage facilities at their cost.

All wastewater collected from the kitchen, including that from basins, sinks and floor drains, will be discharged via a grease trap in accordance with ProPECC PN 1/23 "Drainage Plans subject to Comment by Environmental Protection Department" and effluent discharges from the Proposed Development are subject to control under the Water Pollution Control Ordinance. It is anticipated that drainage impacts from the Proposed Development are thus negligible.

5.5 No Insurmountable Fire Safety Impacts

Since the extents of the Proposed Development remains similar, the fire service installations provided in the Approved Scheme would still be valid. It is anticipated that fire safety impacts from the Proposed Development are negligible. The Applicant will be liable for the implementation and maintenance of the proposed FSI at their cost.

5.6 No Insurmountable Traffic Impacts

The Proposed Development is to serve the nearby locals. No private car parking is provided at the Site. Visitors are required to access the Proposed Development by walking or public transport. Since the staff of the proposed Restaurant will reside in the ancillary staff quarters, no trip generation and attraction from staff to the proposed Restaurant are anticipated in this regard,

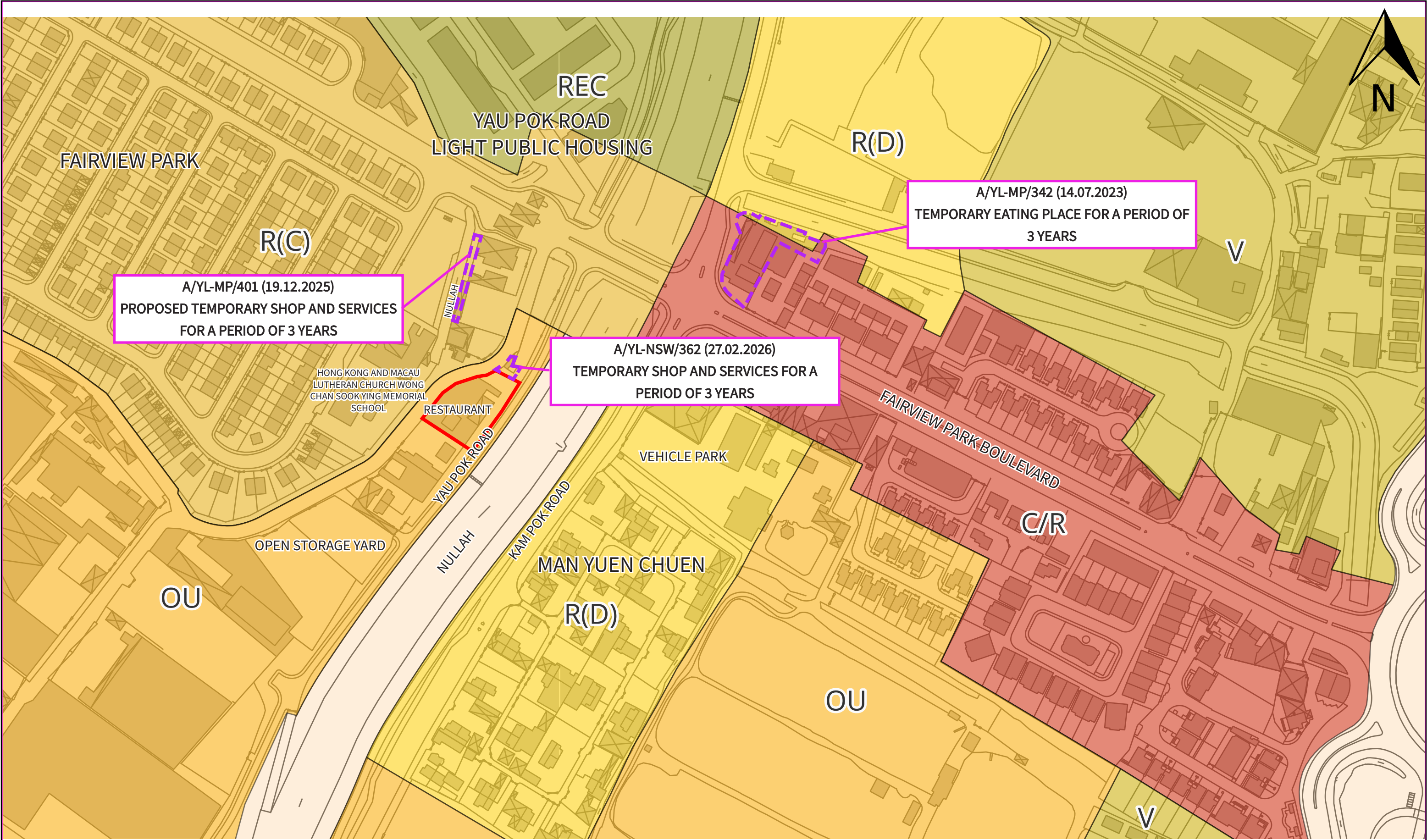
Moreover, as mentioned in section 4, goods to support the operation of the proposed Restaurant are transported to the Application Site by LGV once a day. No vehicle will be allowed to queue back to or reverse onto/from the Site at any time during the planning approval period, with a swept path analysis provided in **Figure 4** for demonstration. Hence, adverse traffic impact is not anticipated.

6. Conclusion

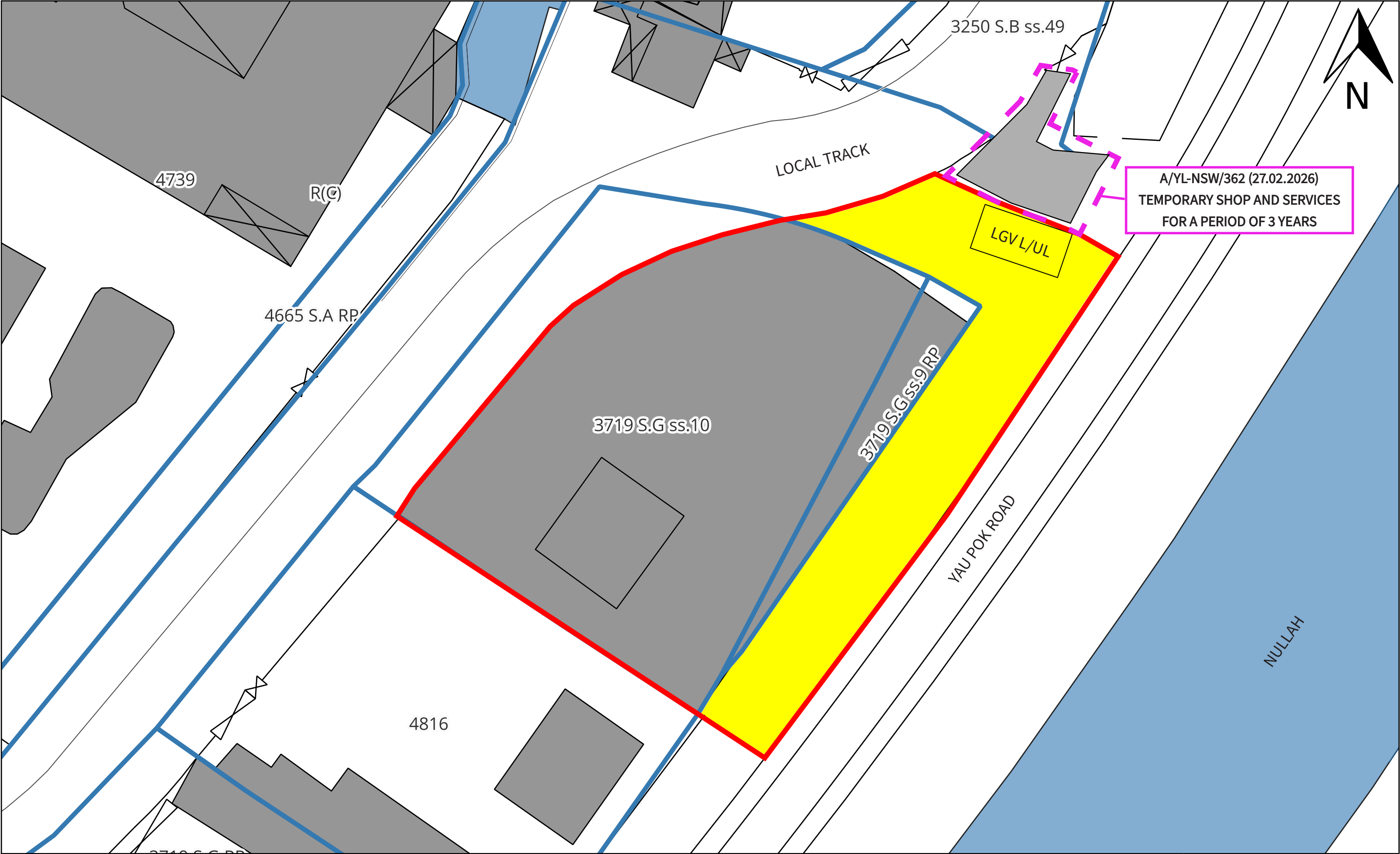
This supplementary planning statement seeks Section 16 planning permission for a 3-year Temporary Eating Place (Restaurant) for a Period of 3 Years at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long. The proposal is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, eating place, shop and services, and open storage yards.
- The nature of Restaurant use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage, fire safety, and traffic issues.

In view of the above, TPB members are respectfully requested to grant approval in support of the Proposed Development.

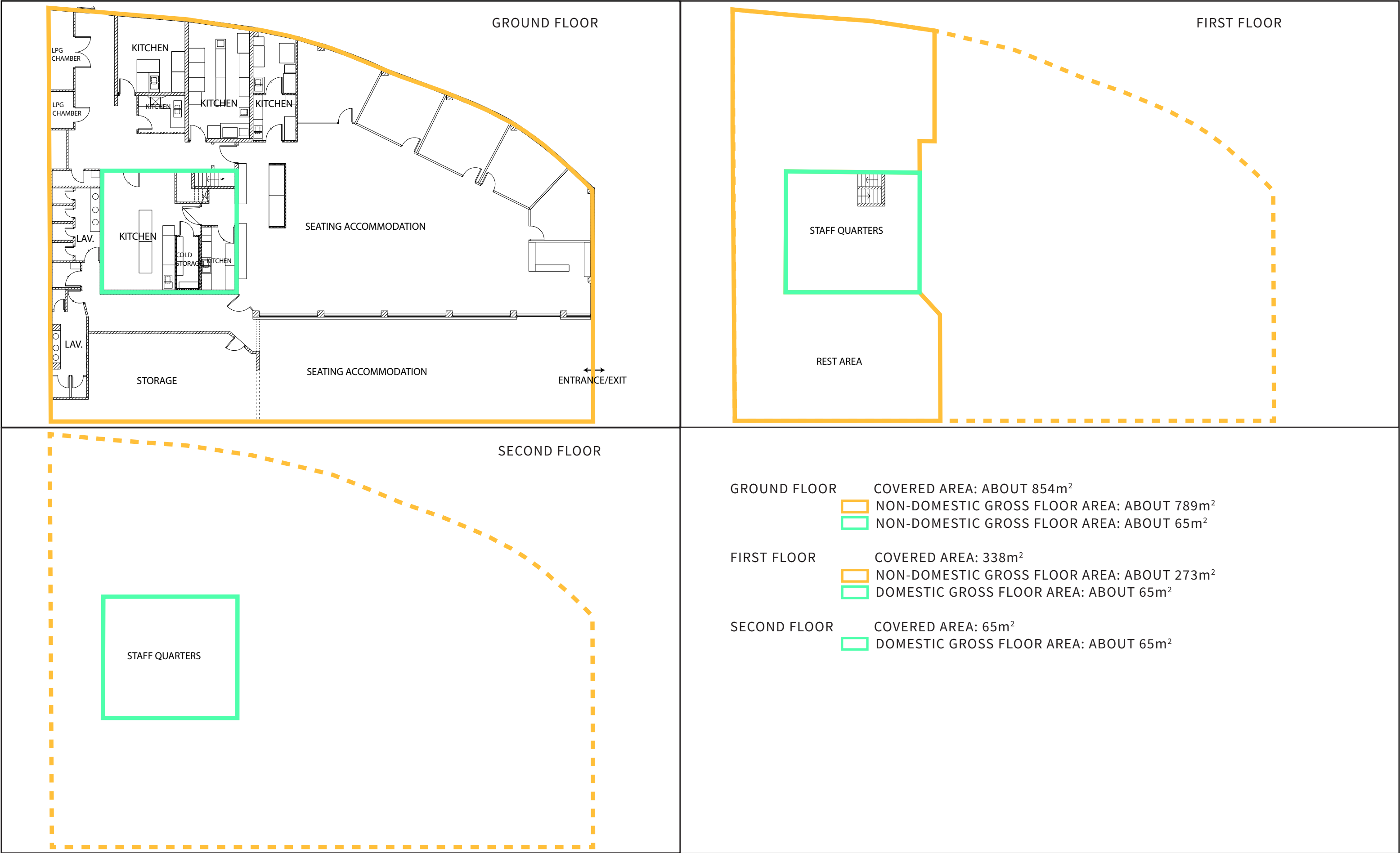


DRAWING TITLE: LOCATION PLAN	LEGEND: APPLICATION BOUNDARY PLANNING APPLICATIONS	SCALE: 1:2000	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 1		DATE: JUNE 2026	

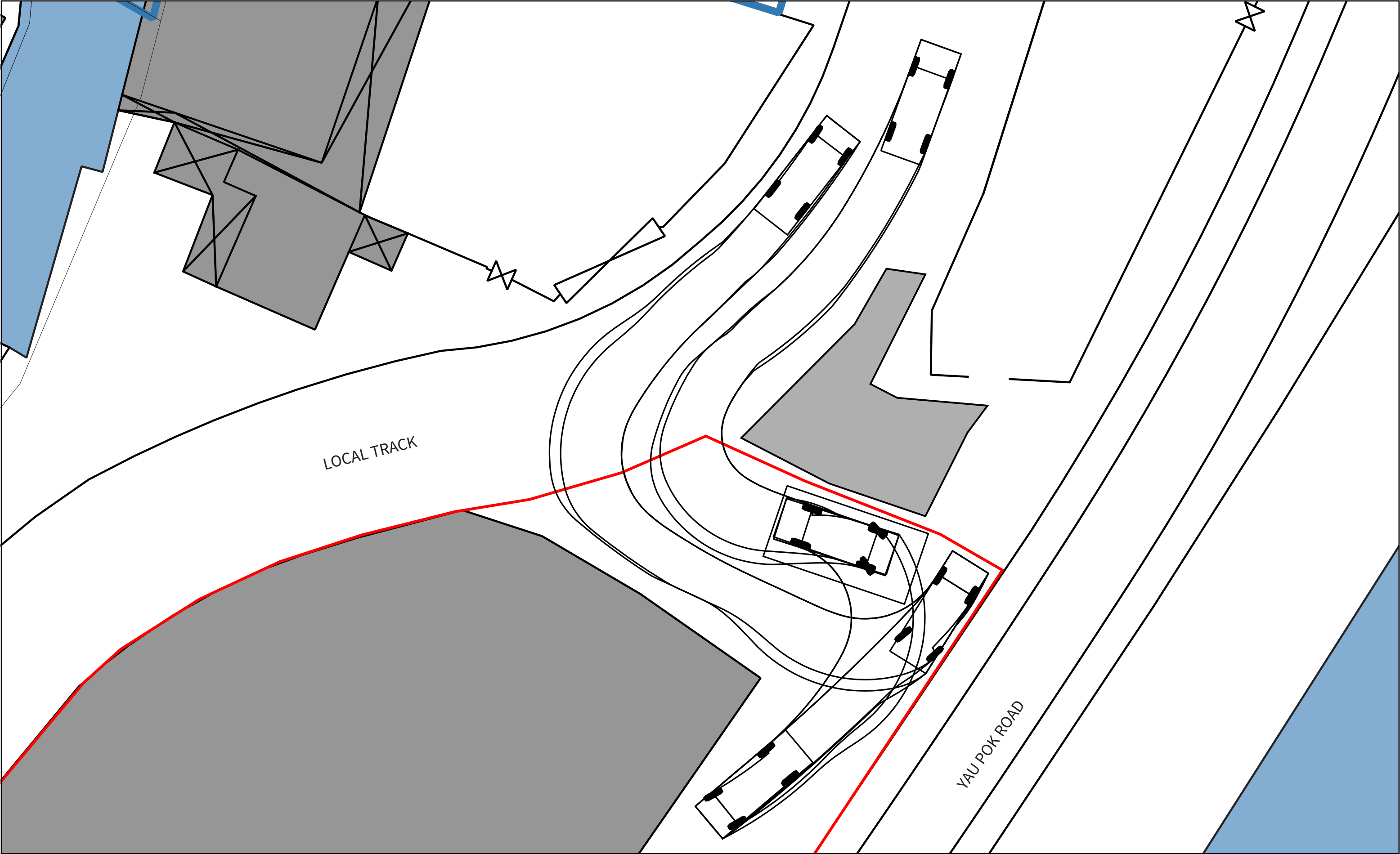


A/YL-NSW/362 (27.02.2026)
TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS

DRAWING TITLE: SITE PLAN	LEGEND: APPLICATION BOUNDARY LOT BOUNDARY GOVERNMENT LAND PLANNING APPLICATIONS ENCLOSED STRUCTURE	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: JUNE 2026	



DRAWING TITLE:	LEGEND: NEW TERRITORIES EXEMPTED HOUSE (“NTEH”) TEMPORARY STRUCTURE BUILDING HEIGHT: 8.23m BUILDING HEIGHT: 5.48m NUMBER OF STOREYS: 3 NUMBER OF STOREYS: 2 DOMESTIC GROSS FLOOR AREA: 130m² NON-DOMESTIC GROSS FLOOR AREA: 1,062 m² NON-DOMESTIC GROSS FLOOR AREA: 65m²	SCALE:	PREPARED BY:  DeSPACE (International) Limited
LAYOUT PLAN		N.T.S	
DRAWING NO.:		DATE:	
FIGURE 3		JUNE 2026	



DRAWING TITLE: SWEPT PATH PLAN	LEGEND: APPLICATION BOUNDARY ENCLOSED STRUCTURE	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 4		DATE: JUNE 2026	



DeSPACE (International) Limited

Date: 24th June 2026

Pages: 1 + Attachments

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

BY HAND & BY EMAIL

(tpbpd@tpb.gov.hk)

Dear Sir/Madam,

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

**PROPOSED 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, 3719 S.G SS.10
(PART) IN D.D.104 AND ADJOINING GOVERNMENT LAND, NAM SANG WAI, YUEN LONG,
NEW TERRITORIES**

Planning Application No. A/YL-NSW/372 - Submission of Further Information (1)

References are made to the tele-conversation dated 16th and 18th June 2026 in relation to further comments from the Planning Department. To provide further clarification on the development parameters and site layout, please find attached 4 hard copies of the following attachments for your consideration:

- [1] Replacement pages of the **Application Form**;
- [2] Replacement pages of the **Supplementary Planning Statement**; and
- [3] Replacement pages of Drawings/Figures, including (a) **Figure 2 – Site Plan**, (b) Figure 4 renumbered as **Figure 3 – Swept Path Plan**, (c) Figure 3 – Layout Plan replaced as **Figures 4 to 6**, and (d) new **Figures 7 to 9** for comparison of layouts compared to Town Planning Application No. A/YL-NSW/369.

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

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

pp-Deo



Greg Lam

Attachment 1

Replacement Pages of the
Application Form

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

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

1. Name of Applicant 申請人姓名/名稱

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

Gala Growth Company 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, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, 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	☒ Site area 地盤面積 1228 sq.m 平方米 ☒ About 約	☒ Gross floor area 總樓面面積 1224 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)	360 sq.m 平方米 ☒ About 約	

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	Temporary Eating Place (Restaurant) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 374 .....sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積 854 .....sq.m ☒ About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 130 .....sq.m ☒ About 約 Proposed non-domestic floor area 擬議非住用樓面面積 1094 .....sq.m ☒ About 約 Proposed gross floor area 擬議總樓面面積 1224 .....sq.m ☒ About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) New Territories Exempted House (8.23m high): Restaurant (G/F), ancillary staff quarters (1/F & 2/F) Temporary structure (5.48m high): Restaurant and storage (G/F), rest area (1/F)	
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 1 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)	

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	Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories
Site area 地盤面積	1228 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 360 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
Zoning 地帶	Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	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	130 ☒ About 約 ☐ Not more than 不多於	0.11 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1094 ☒ About 約 ☐ Not more than 不多於	0.89 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 ☒ (Not more than 不多於)	
		3 Storeys(s) 層 ☒ (Not more than 不多於)	
	Non-domestic 非住用	5.48 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	69.5 % ☒ 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) _____ _____		
	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

Appendix 2

Replacement Pages of the
Supplementary Planning Statement

Executive Summary

The Applicant as the “current land owner” of at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories (the “Application Site”), now seeks town planning permission from the Town Planning Board (“TPB”) for a proposed temporary Eating Place (Restaurant) for a Period of 3 Years (the “Proposed Development”) at the Application Site. The Application Site has a total area of about 1,228m². The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12 (the “OZP”), the Application Site falls under the “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) zone. "Restaurant" is subsumed under the use of "Eating Place," which is designated as a Column 2 use requiring prior planning permission of the TPB.

The Application Site has a valid planning permission (No. A/YL-NSW/369) approved on 5.6.2026 with condition(s) on a temporary basis for a renewal of planning approval for temporary Eating Place (Restaurant) for a Period of 3 Years. The current application is to propose for additional floor area to meet the operational needs of the Applicant.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, eating place, shop and services, and open storage yards.
- The nature of Restaurant use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage, fire safety, and traffic issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

行政摘要

申請人為現時新界元朗米埔丈量約份第 104 約地段第 3719 號 G 分段第 9 小分段餘段、第 3719 號 G 分段第 10 小分段餘段（部份）和毗連政府土地（「申請地點」）之土地擁有人，現向城市規劃委員會（「城規會」）申請於上述地點作為期三年的臨時「食肆（餐廳）」用途（「擬議發展」）。申請地點總面積約 1,228 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據南生圍分區計劃大綱核准圖編號 S/YL-NSW/12（「大綱核准圖」），申請地點劃定為「其他指定用途（綜合發展包括濕地修復區）」（「OU(CDWRA)」）地帶。當中「食肆」涵蓋「餐廳」用途，屬於第二欄用途，須取得城規會的規劃許可。

申請地點現持有有效規劃許可（申請編號 A/YL-NSW/369）。城規會已於 2026 年 6 月 5 日有條件批准申請地點以臨時形式繼續作食肆（餐廳）用途的規劃許可續期申請，許可期限為 3 年。本次申請旨在建議增加樓面面積，以配合申請人的營運需要。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以低矮住宅建築、食肆、商店及服務行業及露天貨倉為主的鄉郊發展相容；
- 擬議食肆的性質有助服務當地社區；
- 申請地點目前並無永久發展計劃，批出為期 3 年的臨時許可並不影響 OU(CDWRA)地帶的長遠規劃意向；及
- 擬議發展不會對周邊環境、排水、消防安全及交通造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

1. Introduction

DeSPACE (International) Limited, on behalf of Gala Growth Company Limited (the “Applicant”), submits this Section 16 Town Planning Application to the Town Planning Board (“TPB”) for a Proposed Temporary Eating Place (Restaurant) (the “Proposed Development”) for a Period of 3 Years at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D. 104 and adjoining Government Land (“GL”), Nam Sang Wai, Yuen Long, New Territories (the “Application Site”, see **Figure 1** – Location Plan).

The Application Site covers about 1,228m² (including about 360m² of GL) (see **Figure 2** – Site Plan) and is zoned “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) under the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (the “OZP”). The proposed Restaurant is subsumed in Eating Place, and falls under Column 2 use requiring TPB permission.

The Application Site currently holds a planning permission No. A/YL-NSW/369 (the “Approved Scheme”) granted on 5.6.2026 for a renewal of temporary Eating Place (Restaurant) for a Period of 3 Years. This application seeks approval to add additional floor area to support operational needs. This planning statement thus provides the project details and justifications for the TPB’s favourable consideration.

2. Site Context

2.1 Application Site and Its Surrounding Areas

The Application Site adjoins Yau Pok Road and a local track branching from Fairview Park Boulevard (see **Figure 1**). It currently has temporary structures for Eating Place (Restaurant) use that have maintained valid planning approvals since 1997. Meanwhile, a New Territories Exempted House (“NTEH”) was approved by TPB in 1991 (No. A/DPA/YL-NSW/4) and currently act as ancillary staff quarters for the Restaurant.

Surrounding areas include low-rise residential developments (e.g. Fairview Park, Yau Pok Road Light Public Housing), open storage yards, a school, plant nursery, vehicle parks, eating places, and nullahs. Nearby uses with valid permissions include a temporary shop and services sites to the north (No. A/YL-NSW/362; A/YL-NSW/401), creating synergies for local residents.

2.2 Land Administration

The Application Site comprises of Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. A valid Building License and Short Term Waiver (STW; No. STW2568) are held allowing structures on the private Lots for the NTEH and Restaurant uses, respectively. Upon approval, the Applicant will apply to the Lands Department to modify the STW. Moreover, a Short Term Tenancy (STT) shall also be submitted for the GL of the Application Site.

Table 1: Similar Planning Approvals

Case No. (Decision Date)	Applied Use	Planning Justifications
A/YL-MP/342 (14.07.2023)	Temporary Eating Place for a Period of 3 Years	• The proposed use could <u>serve nearby locals and workers</u>. • The proposed use <u>would not jeopardise the long-term planning intention</u> of the “R(D)” zone. • The proposed use is generally <u>not incompatible with the surrounding land uses</u>, which comprise residential developments and retail shops along Fairview Park Boulevard. • All other government departments consulted have <u>no objection to or no adverse comment</u> on the application.

4. Proposed Development

The proposed Restaurant and ancillary staff quarters (the “Proposed Development”) are accommodated within an existing New Territories Exempted House (“NTEH”) and a temporary structure (“TS”), **reflected in layout plans numbered as Figures 4 to 6**. Compared to the Approved Scheme, the site area and non-domestic gross floor area (“GFA”) have increased, domestic GFA, site coverage and number of blocks have decreased, while the proposed use and operating hours remain unchanged. **The change in layouts can also be observed in the comparison of layout plans of the Proposed Scheme to the Approved Scheme in Figures 7 to 9**. The Proposed Development will serve the needs of nearby residents and help meet local demand for Restaurants. **Key differences in major development parameters are summarised in Table 2**.

No car parking spaces are proposed within the Application Site. According to the past operational experience of the Applicant, light goods vehicle (“LGV”) is sufficient to accommodate the transportation needs of the Proposed Development. Therefore, the heavy goods vehicle (“HGV”) loading/unloading bay (“L/UL Bay”) is reprovisioned as a LGV L/UL bay situated on the included GL in the current proposed scheme, with sufficient maneuvering space provided. No medium or large goods vehicles, including container vehicles, will enter the Application Site. It is to be noted that the replenishment of goods for the Proposed Development will be carried out during non-peak hours in the daytime and no replenishment of goods will be carried out in the night-time.

Table 2: Major Development Parameters

Major Development Parameters	Approved Scheme (AYL-NSW/369) (a)	Proposed Scheme (b)	Difference (b) - (a)
Proposed Use	Temporary Eating Place (Restaurant)		/
Site Area (About)	840m ² ⁽¹⁾	1,228m ² (incl. about 360m ² of GL)	+388m ² (+46.2%)
No. of Blocks (Building Height)	1 existing NTEH (Not more than 8.23m) and 3 TS (Not more than 5.48m) ⁽¹⁾	1 existing NTEH (Not more than 8.23m) and 1 TS (Not more than 5.48m)	-2 TS
Covered Area (About)	602m ² ⁽¹⁾	854m ²	+252m ² (+41.8%)
Site Coverage (About)	71.7%	69.5%	-2.2%
GFA (About)	869m ² ⁽¹⁾	1,224m ²	+355m ² (+40.9%)
- Domestic - Non-domestic	267m ² ⁽¹⁾ 602m ² ⁽¹⁾	130m ² 1,094m ²	-137m ² (-51.3%) +492m ² (+81.7%)
Proposed Uses	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters/rest area 2/F: Staff quarters ⁽¹⁾	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters, rest area 2/F: Staff quarters	/
No. of Loading/Unloading Bays	1 HGV bay ⁽¹⁾	1 LGV bay	Changed type of L/UL bay
Operation Hours	7:30 a.m. to 10 p.m. (daily, incl. public holidays) ⁽¹⁾		/

(1) Parameters also held true in previous planning renewals such as AYL-NSW/279 and AYL-NSW/311.

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone

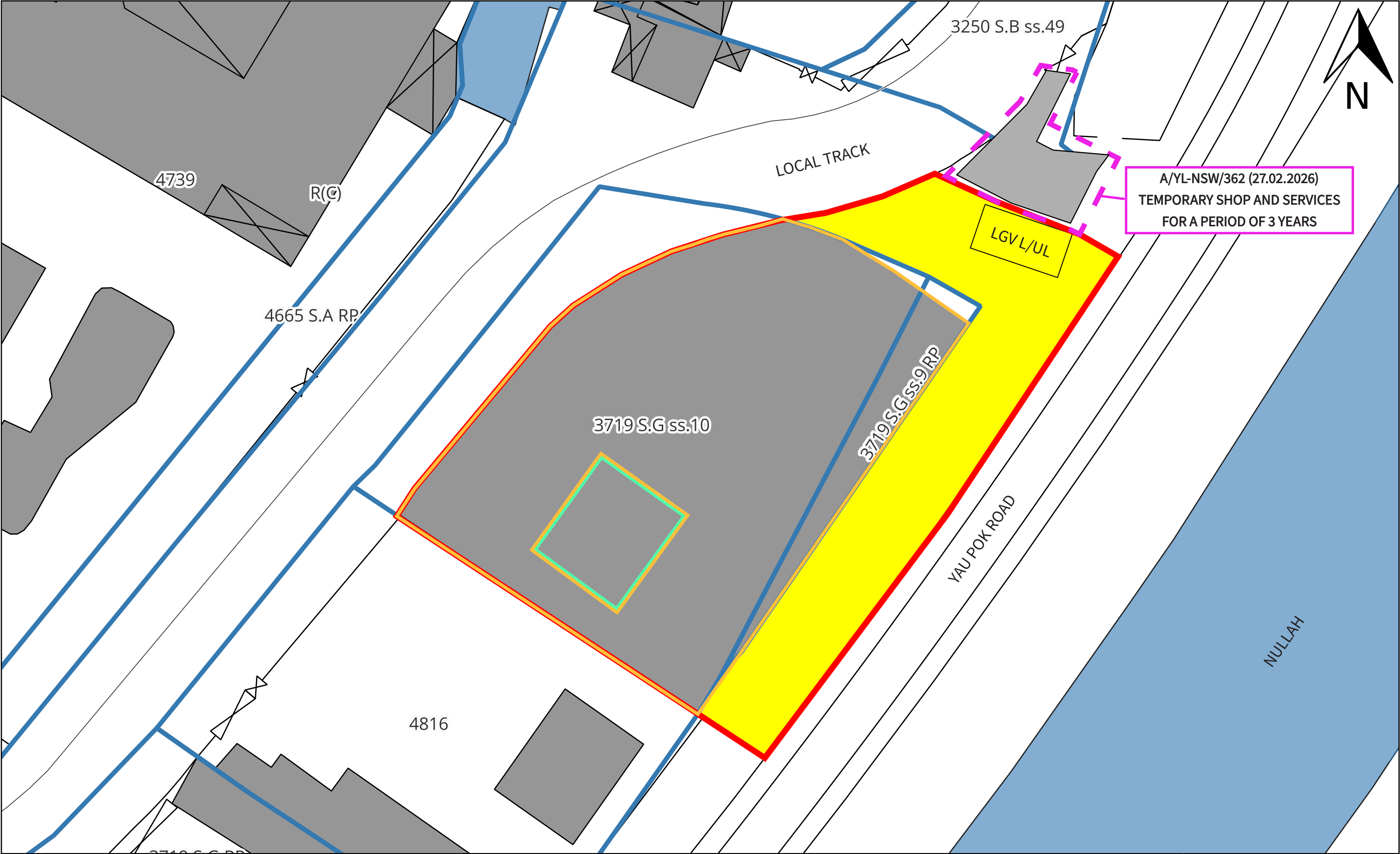
The Proposed Development use has operated under valid approvals since 1997. Although it does not fully align with the “OU(CDWRA)” zone’s long-term planning intention, it meets local demand and there are no known future development plans for the Application Site. Approval for 3 years will not jeopardise the zone’s planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilisation of scarce land resources on a temporary basis.

5.2 Compatible Land Use

Surrounded by low-rise residential areas, plant nurseries, storage yards, vehicle parks, eating places, and shop and services, the Proposed Development can meet the needs of residents and workers nearby. Approvals for the Shop and Services use near the

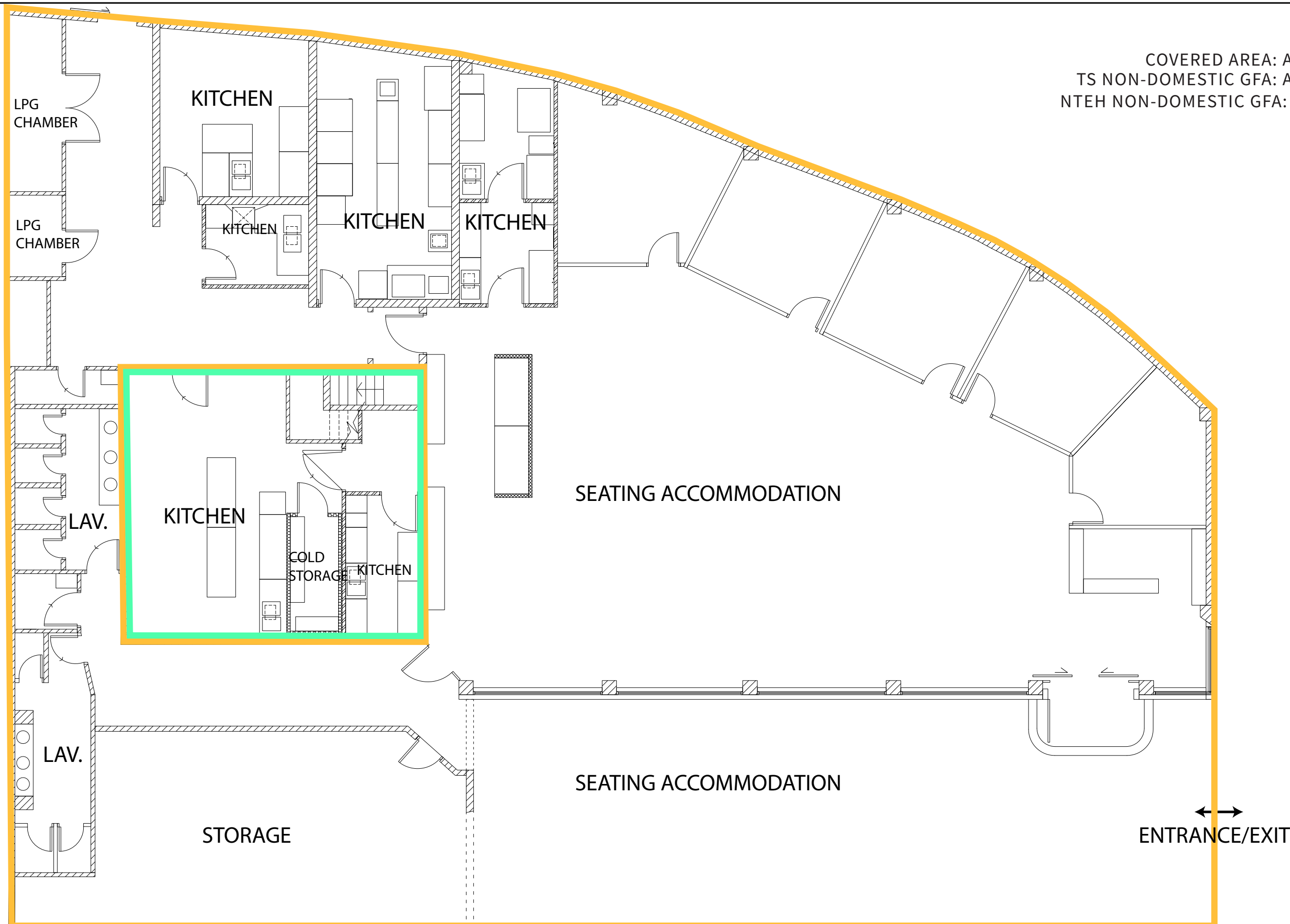
Appendix 3

Replacement Pages of Drawings/Figures



DRAWING TITLE: SITE PLAN	LEGEND: APPLICATION BOUNDARY NEW TERRITORIES EX-EMPTED HOUSE GOVERNMENT LAND TEMPORARY STRUCTURE LOT BOUNDARY PLANNING APPLICATIONS	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: JUNE 2026	

COVERED AREA: ABOUT 854m²
TS NON-DOMESTIC GFA: ABOUT 789m²
NTEH NON-DOMESTIC GFA: ABOUT 65m²



DRAWING TITLE:

G/F LAYOUT PLAN

DRAWING NO.:

FIGURE 4

LEGEND:



NEW TERRITORIES EXEMPTED HOUSE ("NTEH")
BUILDING HEIGHT: 8.23m
NUMBER OF STOREYS: 3
DOMESTIC GROSS FLOOR AREA: 130m²
NON-DOMESTIC GROSS FLOOR AREA: 65m²



TEMPORARY STRUCTURE ("TS")
BUILDING HEIGHT: 5.48m
NUMBER OF STOREYS: 2
NON-DOMESTIC GROSS FLOOR AREA: 1,029 m²

SCALE:

N.T.S

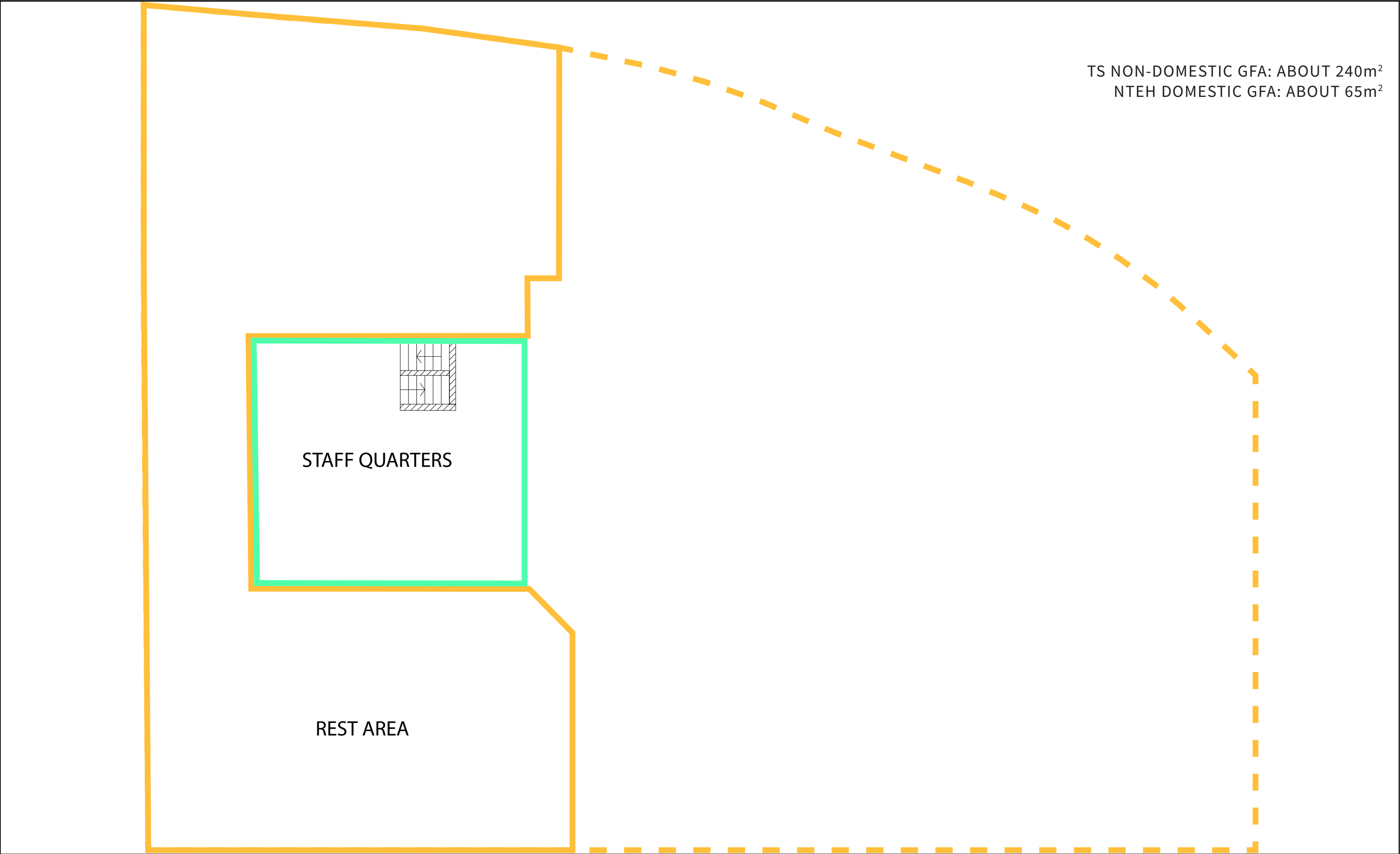
DATE:

JUNE 2026

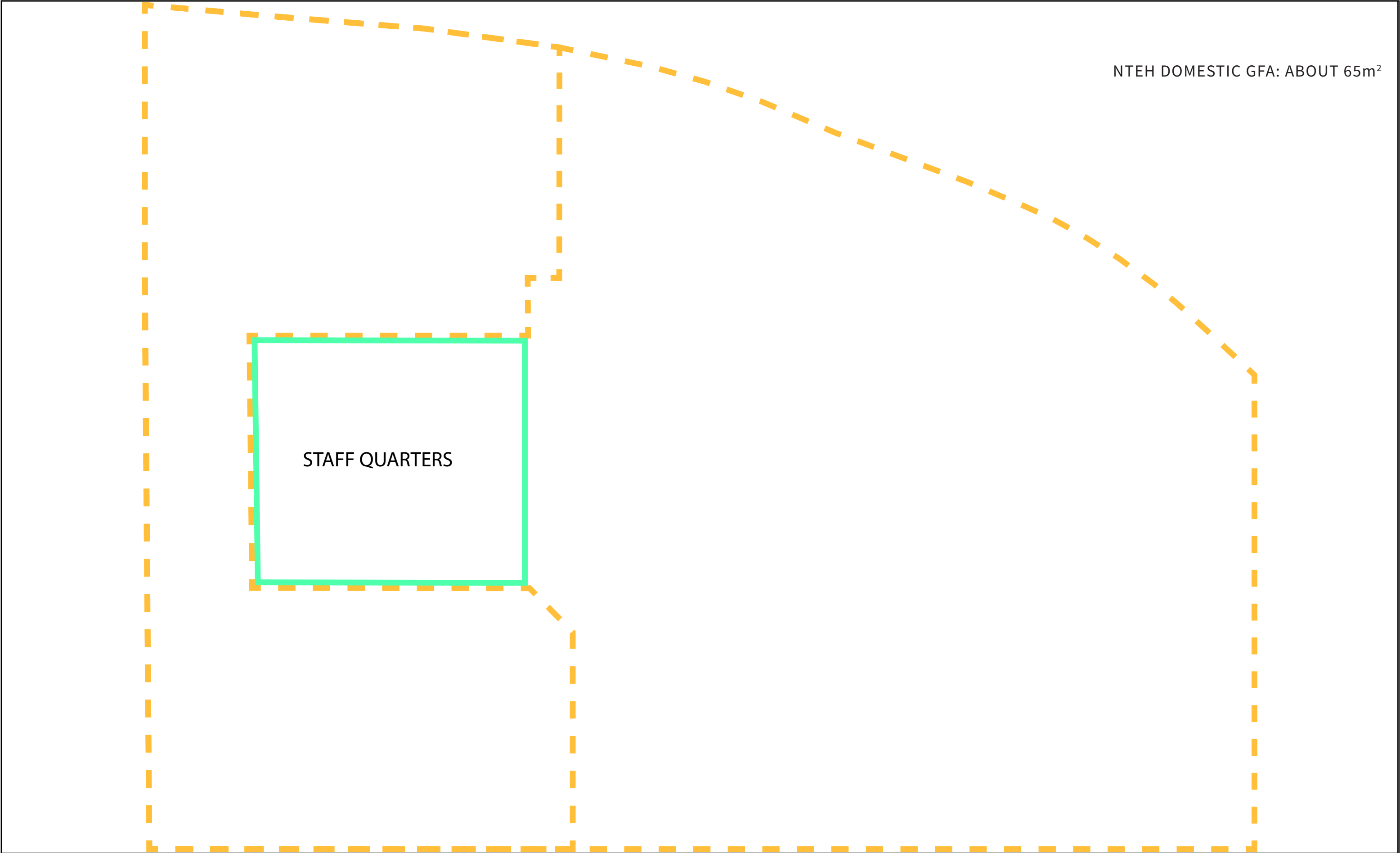
PREPARED BY:



DeSPACE (International) Limited

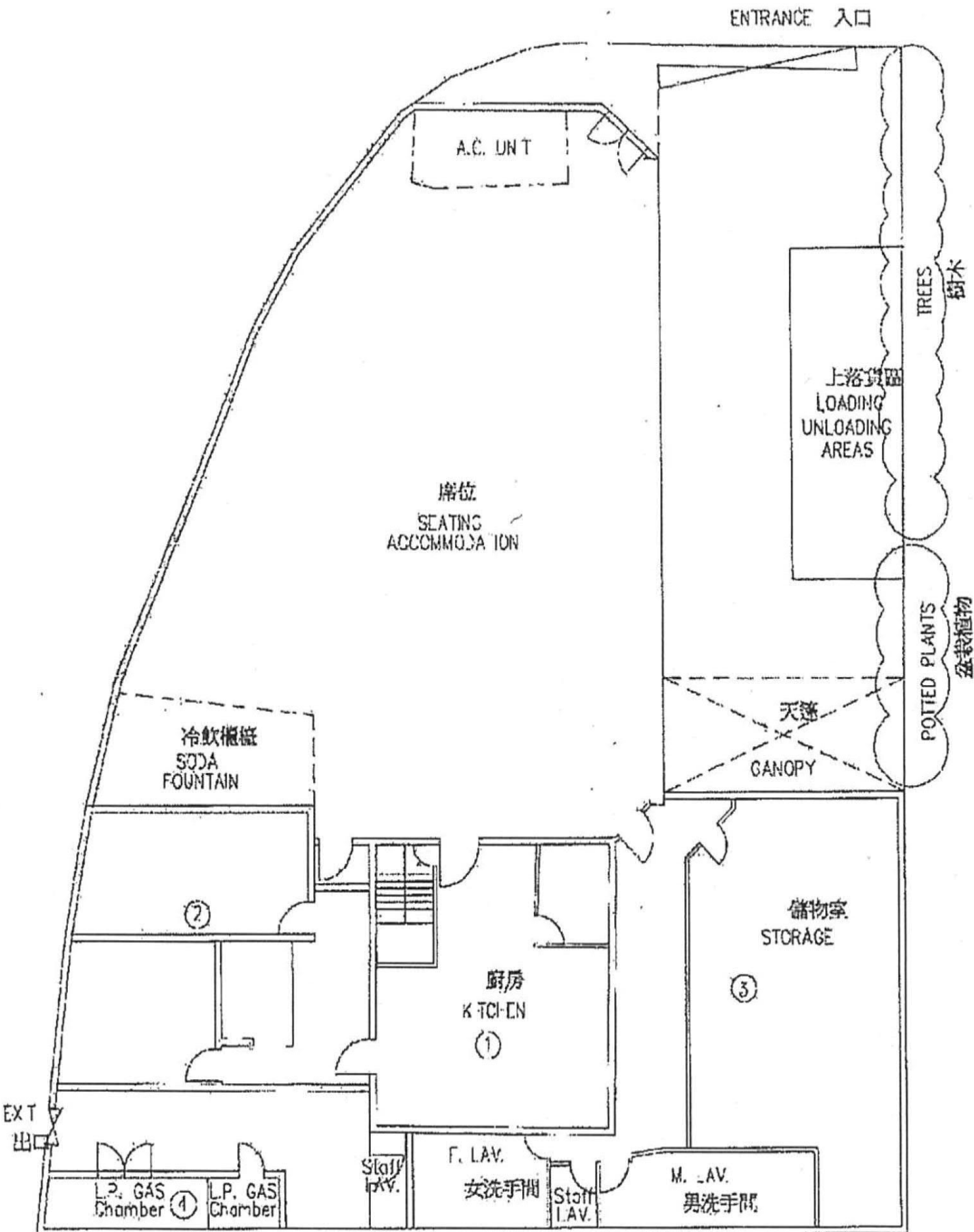


DRAWING TITLE: 1/F LAYOUT PLAN	LEGEND: NEW TERRITORIES EXEMPTED HOUSE (“NTEH”) BUILDING HEIGHT: 8.23m NUMBER OF STOREYS: 3 DOMESTIC GROSS FLOOR AREA: 130m² NON-DOMESTIC GROSS FLOOR AREA: 65m² TEMPORARY STRUCTURE (“TS”) BUILDING HEIGHT: 5.48m NUMBER OF STOREYS: 2 NON-DOMESTIC GROSS FLOOR AREA: 1,029 m²	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 5		DATE: JUNE 2026	

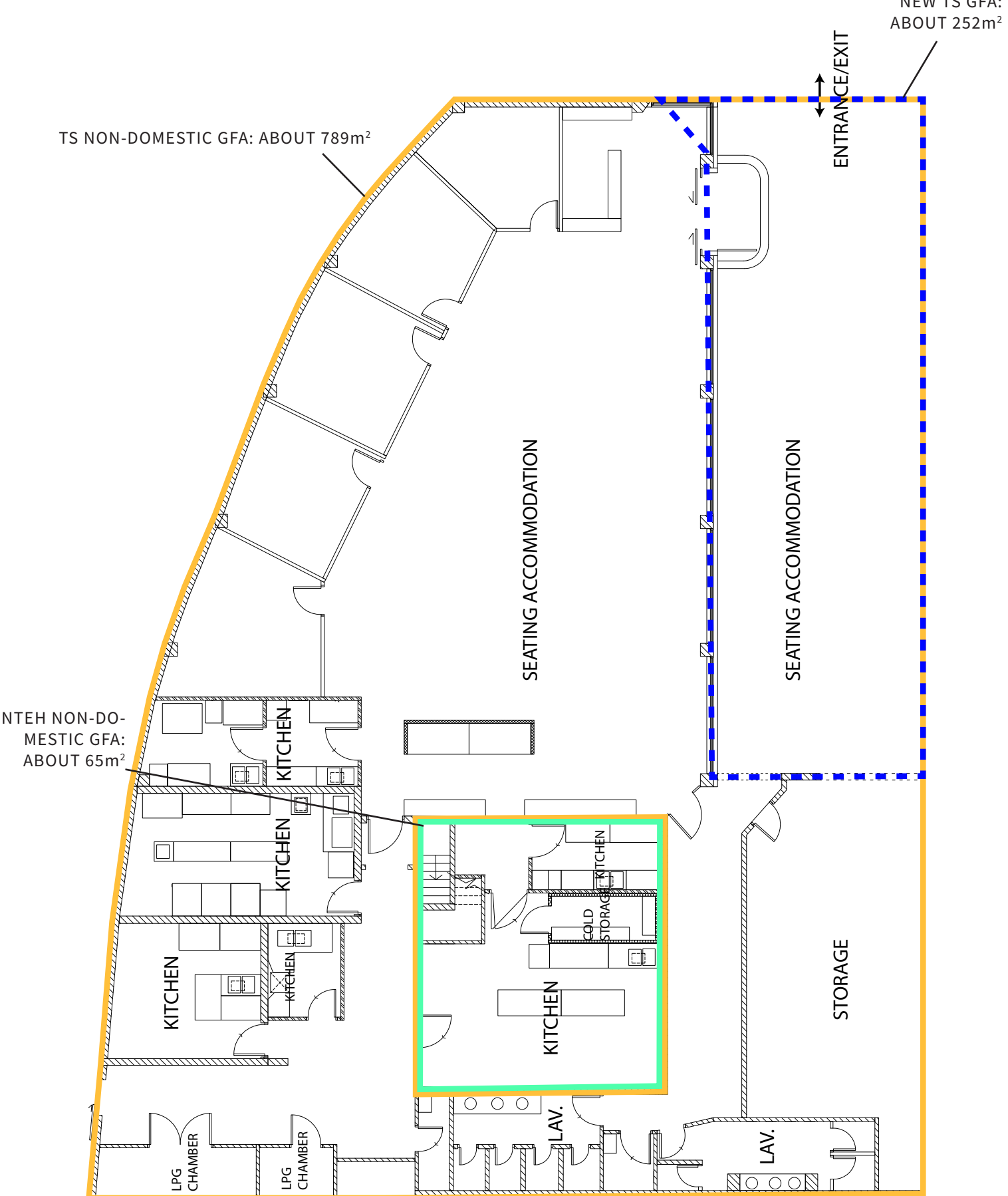


DRAWING TITLE: 2/F LAYOUT PLAN	LEGEND: NEW TERRITORIES EXEMPTED HOUSE (“NTEH”) BUILDING HEIGHT: 8.23m NUMBER OF STOREYS: 3 DOMESTIC GROSS FLOOR AREA: 130m² NON-DOMESTIC GROSS FLOOR AREA: 65m² TEMPORARY STRUCTURE (“TS”) BUILDING HEIGHT: 5.48m NUMBER OF STOREYS: 2 NON-DOMESTIC GROSS FLOOR AREA: 1,029 m²	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 6		DATE: JUNE 2026	

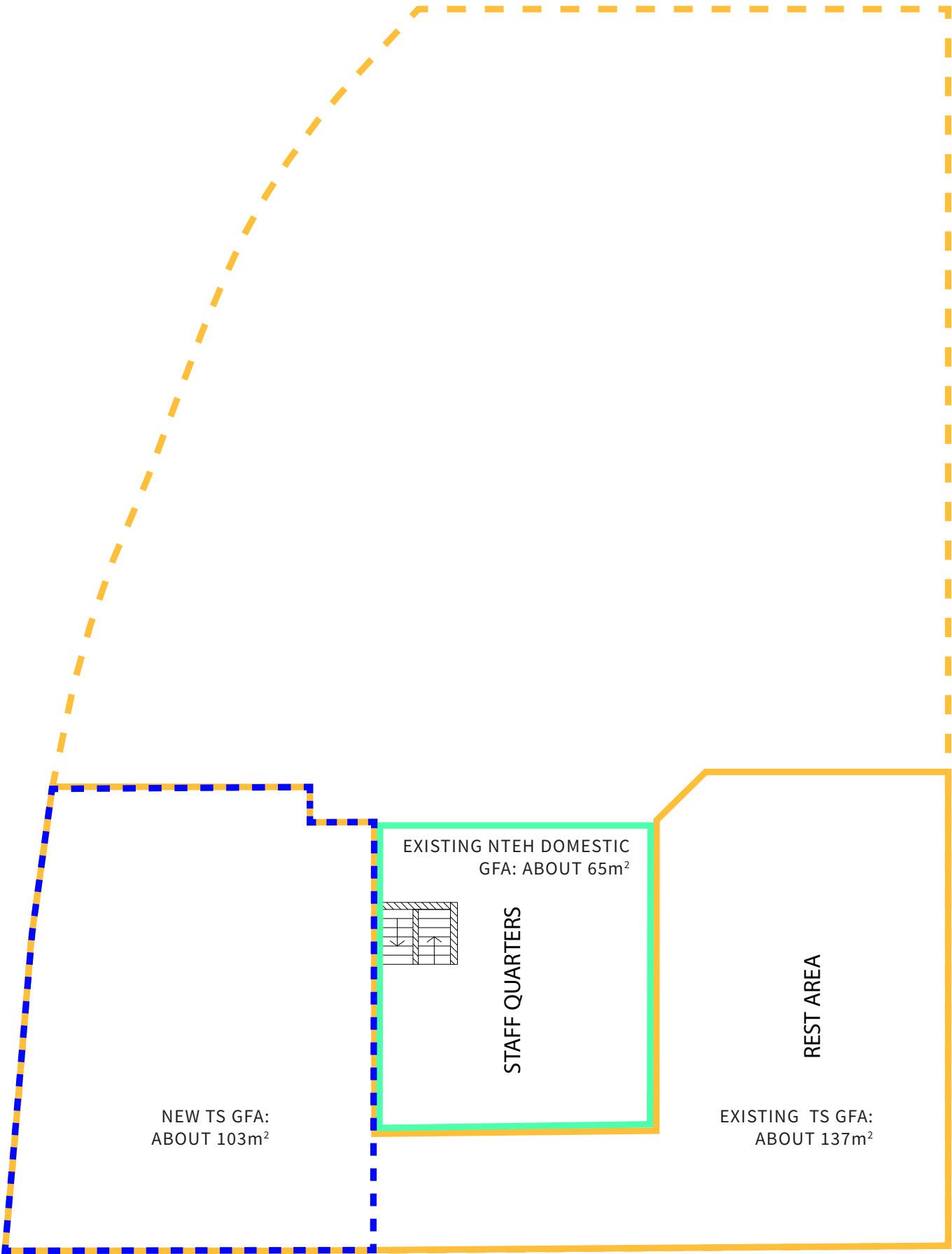
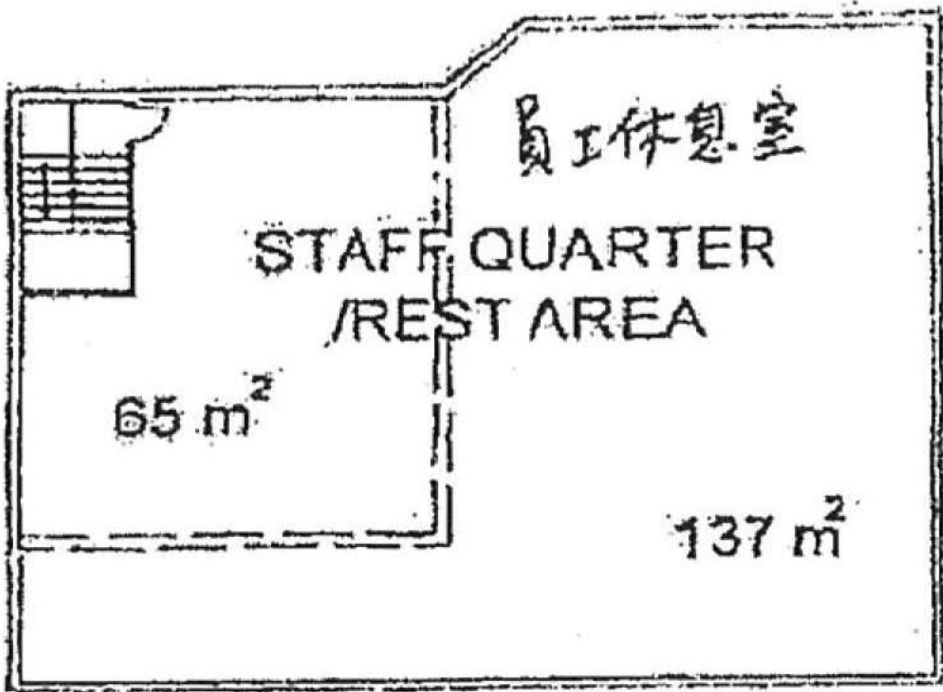
PREVIOUS TOWN PLANNING APPLICAITON NO. A/YL-NSW/369
COVERED AREA: ABOUT 602m²



CURRENT TOWN PLANNING APPLICAITON NO. A/YL-NSW/372
COVERED AREA: ABOUT 854m²



DRAWING TITLE: G/F LAYOUT COMPARISON PLAN	LEGEND: TEMPORARY STRUCTURE ("TS") NEW TERRITORIES EXEMPTED HOUSE ("NTEH") INCREASE TS NON-DOMESTIC GFA FROM 537m² TO 789m² (+252m²; +47%)	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 7		DATE: JUNE 2026	



DRAWING TITLE:
1/F LAYOUT COMPARISON PLAN

DRAWING NO.:
FIGURE 8

- LEGEND:**
- TS: INCREASE EXISTING TS NON-DOMESTIC GFA FROM 0m² TO 137m² TO RECTIFY REST AREA AS NON-DOMESTIC USE
 - NTEH: DECREASE EXISTING DOMESTIC GFA FROM 202m² TO 65m² (-137m², -68%)
 - INCREASE NEW TS NON-DOMESTIC GFA FROM 137m² TO 240m² (+103m², +75.2%)

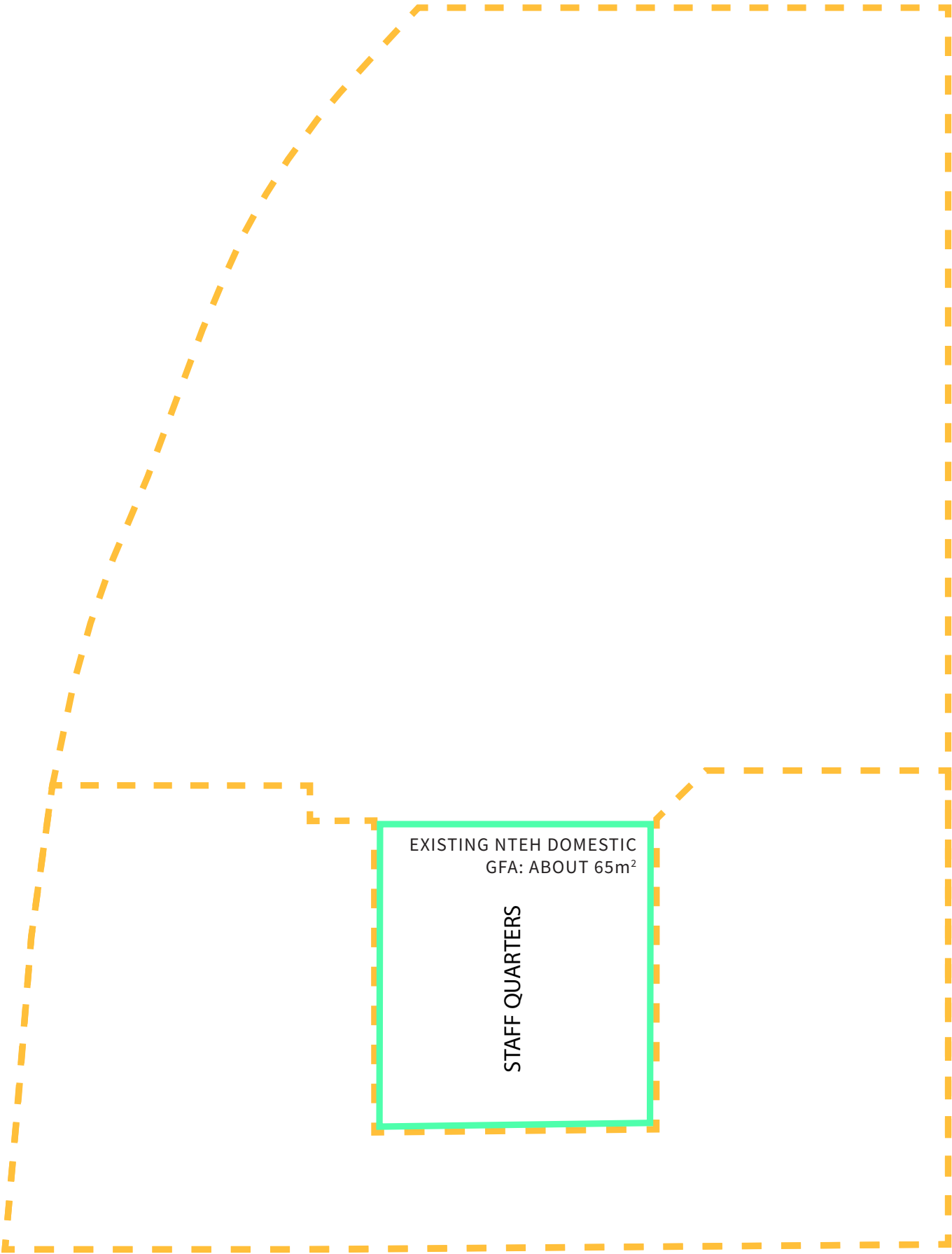
SCALE:
N.T.S

DATE:
JUNE 2026

PREPARED BY:



DeSPACE (International) Limited



DRAWING TITLE:
2/F LAYOUT COMPARISON PLAN

DRAWING NO.:
FIGURE 9

LEGEND:
 NEW TERRITORIES EXEMPTED HOUSE (“NTEH”) (NO CHANGE IN GFA)

SCALE:
N.T.S

DATE:
JUNE 2026

PREPARED BY:
 DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 8th July 2026

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

Pages: 1 + Attachments
BY HAND & BY EMAIL
(tpbpd@tpb.gov.hk)

Dear Sir/Madam,

**Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104
and Adjoining Government Land, Nam Sang Wai, Yuen Long
Section 16 Planning Application No. A/YL-NSW/372
Further Information (2)**

References are made to the emails dated 30th June 2026, 2nd July 2026 and 3rd July 2026 in relation to the comments from EPD and PlanD. In order to address the comments, please find the response-to-comment table below:

Departmental Comments	Responses
Environmental Protection Department (Emails dated 30th June 2026 and 2nd July 2026 refer):	
It is noted that the site was involved in an environmental complaint concerning noise from ventilation system. The owner of the ventilation system was advised to install sound insulation boards to control noise impact from the system. In this regard, grateful if the applicant could advise whether the noise mitigation measure will be implemented and maintained. Thanks.	Under the current planning application, the subject restaurant operator will be changed and renovation works will be undergone. The applicant will implement and maintain noise mitigation measure if the new ventilation system creates any noise impact.
According to the application documents for application No. A/YL-NSW/369, the proposed restaurant would be served by septic tank system. Grateful if the applicant could advise whether this is still the case for the proposed restaurant in the current application. Thanks.	The proposed restaurant in the current application would still be served by septic tank system.
Planning Department (Email dated 3rd July 2026 refers):	
It is noted that the proposed eating place (restaurant) is undergoing renovations. However, according to our recent site inspection, there are demarcations for more than 10 parking spaces along the southeastern boundary. Please confirm whether there will or will not be any parking spaces within the Site. If so, please provide the layout of the parking spaces and revise the application form, the planning statement and all associated layout plans accordingly. If otherwise, please state the use of the concerned area, and advise the measures to be taken which will refrain the concerned area from being used as parking spaces.	There will be 4 parking spaces provided within the Site. Please find the revised application form (Attachment 1), planning statement (Attachment 2), and Site Plan and Swept Path Plan (Attachment 3).

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

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

Greg Lam



Attachment 1

Replacement Pages of the
Application Form

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	Temporary Eating Place (Restaurant) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 374 .....sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積 854 .....sq.m ☒ About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 130 .....sq.m ☒ About 約 Proposed non-domestic floor area 擬議非住用樓面面積 1094 .....sq.m ☒ About 約 Proposed gross floor area 擬議總樓面面積 1224 .....sq.m ☒ About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) New Territories Exempted House (8.23m high): Restaurant (G/F), ancillary staff quarters (1/F & 2/F) Temporary structure (5.48m high): Restaurant and storage (G/F), rest area (1/F)	
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 4 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 1 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)	

(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	130 ☒ About 約 ☐ Not more than 不多於	0.11 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1094 ☒ About 約 ☐ Not more than 不多於	0.89 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 ☒ (Not more than 不多於)	
		3 Storeys(s) 層 ☒ (Not more than 不多於)	
	Non-domestic 非住用	5.48 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	69.5 % ☒ 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		4
	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) _____ _____		4
(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 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

Attachment 2

Replacement Pages of the
Supplementary Planning Statement

Table 1: Similar Planning Approvals

Case No. (Decision Date)	Applied Use	Planning Justifications
A/YL- MP/342 (14.07.2023)	Temporary Eating Place for a Period of 3 Years	• The proposed use could <u>serve nearby locals and workers</u>. • The proposed use <u>would not jeopardise the long-term planning intention</u> of the “R(D)” zone. • The proposed use is generally <u>not incompatible with the surrounding land uses</u>, which comprise residential developments and retail shops along Fairview Park Boulevard. • All other government departments consulted have <u>no objection to or no adverse comment</u> on the application.

4. Proposed Development

The proposed Restaurant and ancillary staff quarters (the “Proposed Development”) are accommodated within an existing New Territories Exempted House (“NTEH”) and a temporary structure (“TS”), reflected in layout plans numbered as **Figures 4 to 6**. Compared to the Approved Scheme, the site area and non-domestic gross floor area (“GFA”) have increased, domestic GFA, site coverage and number of blocks have decreased, while the proposed use and operating hours remain unchanged. The change in layouts can also be observed in the comparison of layout plans of the Proposed Scheme to the Approved Scheme in **Figures 7 to 9**. The Proposed Development will serve the needs of nearby residents and help meet local demand for Restaurants. Key differences in major development parameters are summarised in **Table 2**.

4 car parking spaces are proposed within the Application Site. According to the past operational experience of the Applicant, light goods vehicle (“LGV”) is sufficient to accommodate the transportation needs of the Proposed Development. Therefore, the heavy goods vehicle (“HGV”) loading/unloading bay (“L/UL Bay”) is reprovioned as a LGV L/UL bay situated on the included GL in the current proposed scheme, with sufficient maneuvering space provided. No medium or large goods vehicles, including container vehicles, will enter the Application Site. It is to be noted that the replenishment of goods for the Proposed Development will be carried out during non-peak hours in the daytime and no replenishment of goods will be carried out in the night-time.

Table 2: Major Development Parameters

Major Development Parameters	Approved Scheme (AYL-NSW/369) (a)	Proposed Scheme (b)	Difference (b) - (a)
Proposed Use	Temporary Eating Place (Restaurant)		/
Site Area (About)	840m ² ⁽¹⁾	1,228m ² (incl. about 360m ² of GL)	+388m ² (+46.2%)
No. of Blocks (Building Height)	1 existing NTEH (Not more than 8.23m) and 3 TS (Not more than 5.48m) ⁽¹⁾	1 existing NTEH (Not more than 8.23m) and 1 TS (Not more than 5.48m)	-2 TS
Covered Area (About)	602m ² ⁽¹⁾	854m ²	+252m ² (+41.8%)
Site Coverage (About)	71.7%	69.5%	-2.2%
GFA (About)	869m ² ⁽¹⁾	1,224m ²	+355m ² (+40.9%)
- Domestic - Non-domestic	267m ² ⁽¹⁾ 602m ² ⁽¹⁾	130m ² 1,094m ²	-137m ² (-51.3%) +492m ² (+81.7%)
Proposed Uses	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters/rest area 2/F: Staff quarters ⁽¹⁾	G/F: Restaurant, kitchen, lavatories, storage, loading/unloading bay 1/F: Staff quarters, rest area 2/F: Staff quarters	/
No. of Car Parking Spaces	0	4	+4
No. of Loading/Unloading Bays	1 HGV bay ⁽¹⁾	1 LGV bay	Changed type of L/UL bay
Operation Hours	7:30 a.m. to 10 p.m. (daily, incl. public holidays) ⁽¹⁾		/

(1) Parameters also held true in previous planning renewals such as AYL-NSW/279 and AYL-NSW/311.

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone

The Proposed Development use has operated under valid approvals since 1997. Although it does not fully align with the “OU(CDWRA)” zone’s long-term planning intention, it meets local demand and there are no known future development plans for the Application Site. Approval for 3 years will not jeopardise the zone’s planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilisation of scarce land resources on a temporary basis.

5.2 Compatible Land Use

Surrounded by low-rise residential areas, plant nurseries, storage yards, vehicle parks, eating places, and shop and services, the Proposed Development can meet the needs of residents and workers nearby. Approvals for the Shop and Services use near the Application Site (e.g., A/YL-NSW/362, A/YL-MP/401) and Eating Place use (A/YL-MP/342) also reflect growing community demand for such facilities, hence further justifying the approval of the Proposed Development.

5.3 No Insurmountable Environmental and Hygiene Impacts

The Application Site is currently seeking an application for relevant food license(s) issued by FEHD. The Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' to control oily fume and cooking odour emissions generated from the Proposed Development. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance. the Applicant would properly maintain the ventilation system to control noise impact. The operation of the Proposed Development therefore will not cause any environmental nuisance to the surroundings.

5.4 No Insurmountable Drainage Impacts

Since the extents of the Proposed Development remains similar, the drainage facilities provided in the Approved Scheme would still be valid. The change in the drainage provision under the current application compared to the previous application is therefore minimal with no significant change in the flow characteristics. The Applicant will be liable for the implementation and maintenance of the drainage facilities at their cost.

All wastewater collected from the kitchen, including that from basins, sinks and floor drains, will be discharged via a grease trap in accordance with ProPECC PN 1/23 "Drainage Plans subject to Comment by Environmental Protection Department" and effluent discharges from the Proposed Development are subject to control under the Water Pollution Control Ordinance. It is anticipated that drainage impacts from the Proposed Development are thus negligible.

5.5 No Insurmountable Fire Safety Impacts

Since the extents of the Proposed Development remains similar, the fire service installations provided in the Approved Scheme would still be valid. It is anticipated that fire safety impacts from the Proposed Development are negligible. The Applicant will be liable for the implementation and maintenance of the proposed FSI at their cost.

5.6 No Insurmountable Traffic Impacts

The Proposed Development is to serve the nearby locals and visitors are encouraged to access the Proposed Development by walking or public transport. Alas, 4 private car parking is provided at the Site. Since the staff of the proposed Restaurant will reside in the

ancillary staff quarters, no trip generation and attraction from staff to the proposed Restaurant are anticipated in this regard,

Moreover, as mentioned in section 4, goods to support the operation of the proposed Restaurant are transported to the Application Site by LGV once a day. No vehicle will be allowed to queue back to or reverse onto/from the Site at any time during the planning approval period, with a swept path analysis provided in **Figure 3** for demonstration. Hence, adverse traffic impact is not anticipated.

6. Conclusion

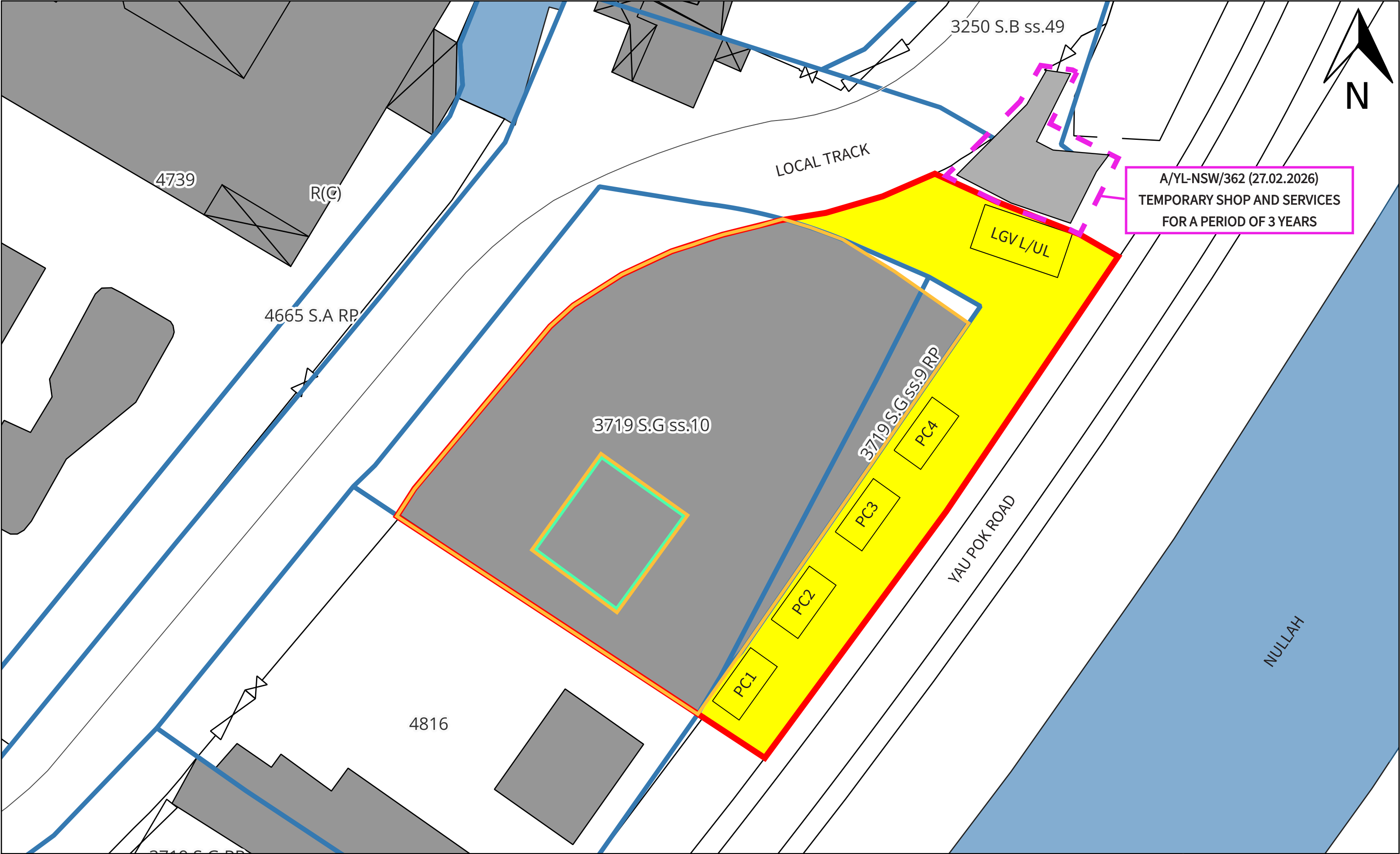
This supplementary planning statement seeks Section 16 planning permission for a 3-year Temporary Eating Place (Restaurant) for a Period of 3 Years at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long. The proposal is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, eating place, shop and services, and open storage yards.
- The nature of Restaurant use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage, fire safety, and traffic issues.

In view of the above, TPB members are respectfully requested to grant approval in support of the Proposed Development.

Attachment 3

Replacement Pages of
Drawings/Figures



DRAWING TITLE: SITE PLAN	LEGEND: APPLICATION BOUNDARY NEW TERRITORIES EX-EMPTED HOUSE GOVERNMENT LAND TEMPORARY STRUCTURE LOT BOUNDARY PLANNING APPLICATIONS	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: JULY 2026	



DRAWING TITLE: SWEPT PATH PLAN	LEGEND: APPLICATION BOUNDARY ENCLOSED STRUCTURE	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 3		DATE: JULY 2026	



DeSPACE (International) Limited

Date: 28th July 2026

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

Pages: 1 + Attachments

BY HAND & BY EMAIL

(tpbpd@tpb.gov.hk)

Dear Sir/Madam,

**Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104
and Adjoining Government Land, Nam Sang Wai, Yuen Long
Section 16 Planning Application No. A/YL-NSW/372
Further Information (3)**

References are made to the email dated 14th July 2026 in relation to the comments from TD. In order to address the comments, please find the response-to-comment table below, **Attachment 1** for the replacement pages of the Planning Statement, and **Attachment 2** for the replacement pages of Drawings/Figures.

Departmental Comments	Responses
Transport Department (Emails dated 14th July 2026 refers):	
The Site is connected to the public road network via a section of local access which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;	Noted with thanks.
As there is no information about the vehicular access at the private lot(s) to the subject site, the applicant should arrange by themselves if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access;	Noted with thanks.
Please provide details of the trip generation with breakdown for the proposed use to justify the sufficiency of 4 car parking spaces.	The trip generation for the Site is supplemented in Attachment 1 – Supplementary Planning Statement.
Dimension of the proposed car parking space and L/UL space shall follow HKPSG. Please provide a plan showing to-to-scale parking space and L/UL space.	Figures 3a and 3b in Attachment 2 are updated to demonstrate the dimensions of said spaces.
Swept path analysis should be conducted based on a to-scale drawing. Please update.	Figures 3a and 3b are replaced with 1:250 scale.
Please advise the width of site entrance and indicate it clearly on plan.	The width of the site entrance is supplemented in Figures 3a and 3b.

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

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

Greg Lam



Attachment 1

Replacement Pages of the
Supplementary Planning Statement

Table of Contents

1. Introduction	4
2. Site Context	4
2.1 Application Site and Its Surrounding Areas	4
2.2 Land Administration	4
3. Town Planning Context.....	5
3.1 Statutory Planning Requirements.....	5
3.2 Previous Planning Approvals	5
3.3 Similar Planning Approvals	5
4. Proposed Development	6
5. Planning and Development Justifications	7
5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone.....	7
5.2 Compatible Land Use.....	8
5.3 No Insurmountable Environmental and Hygiene Impacts	8
5.4 No Insurmountable Drainage Impacts.....	8
5.5 No Insurmountable Fire Safety Impacts.....	8
5.6 No Insurmountable Traffic Impacts	8
6. Conclusion	9

List of Figures

Figure 1	Location Plan
Figure 2	Site Plan
Figure 3a	Private Vehicle Swept Path Plan
Figure 3b	Light Goods Vehicle Swept Path Plan
Figure 4	G/F Layout Plan
Figure 5	1/F Layout Plan
Figure 6	2/F Layout Plan
Figure 7	G/F Layout Comparison Plan
Figure 8	1/F Layout Comparison Plan
Figure 9	2/F Layout Comparison Plan

5.2 Compatible Land Use

Surrounded by low-rise residential areas, plant nurseries, storage yards, vehicle parks, eating places, and shop and services, the Proposed Development can meet the needs of residents and workers nearby. Approvals for the Shop and Services use near the Application Site (e.g., A/YL-NSW/362, A/YL-MP/401) and Eating Place use (A/YL-MP/342) also reflect growing community demand for such facilities, hence further justifying the approval of the Proposed Development.

5.3 No Insurmountable Environmental and Hygiene Impacts

The Application Site is currently seeking an application for relevant food license(s) issued by FEHD. The Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' to control oily fume and cooking odour emissions generated from the Proposed Development. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance. The Applicant would properly maintain the ventilation system to control noise impact. The operation of the Proposed Development therefore will not cause any environmental nuisance to the surroundings.

5.4 No Insurmountable Drainage Impacts

Since the extents of the Proposed Development remains similar, the drainage facilities provided in the Approved Scheme would still be valid. The change in the drainage provision under the current application compared to the previous application is therefore minimal with no significant change in the flow characteristics. The Applicant will be liable for the implementation and maintenance of the drainage facilities at their cost.

All wastewater collected from the kitchen, including that from basins, sinks and floor drains, will be discharged via a grease trap in accordance with ProPECC PN 1/23 "Drainage Plans subject to Comment by Environmental Protection Department" and effluent discharges from the Proposed Development are subject to control under the Water Pollution Control Ordinance. It is anticipated that drainage impacts from the Proposed Development are thus negligible.

5.5 No Insurmountable Fire Safety Impacts

Since the extents of the Proposed Development remains similar, the fire service installations provided in the Approved Scheme would still be valid. It is anticipated that fire safety impacts from the Proposed Development are negligible. The Applicant will be liable for the implementation and maintenance of the proposed FSI at their cost.

5.6 No Insurmountable Traffic Impacts

The Proposed Development is to serve the nearby locals and visitors are encouraged to access the Proposed Development by walking or public transport. Alas, 4 private car parking spaces are provided at the Site. Since the staff of the proposed Restaurant will reside in the ancillary staff quarters, no trip generation and attraction from staff to the

proposed Restaurant are anticipated in this regard. Estimated trip generation data of visitors of the Restaurant are referenced in **Table 3** below.

Table 3: Estimated Traffic Attraction and Generation

Time Period	Private Car		Light Goods Vehicle		2-way Total
	In	Out	In	Out	
Trips at AM peak per hour (07:00-08:00)	0	0	1	1	2
Trips at PM peak per hour (18:00-19:00)	4	2	0	0	6
Traffic trip per hour (average; 09:00-18:00, 19:00-20:00)	3	3	0	0	6

No vehicle will be allowed to queue back to or reverse onto/from the Site at any time during the planning approval period, with a swept path analysis provided in **Figure 3a and 3b** for demonstration of sufficient manoeuvring space. Hence, adverse traffic impact is not anticipated.

6. Conclusion

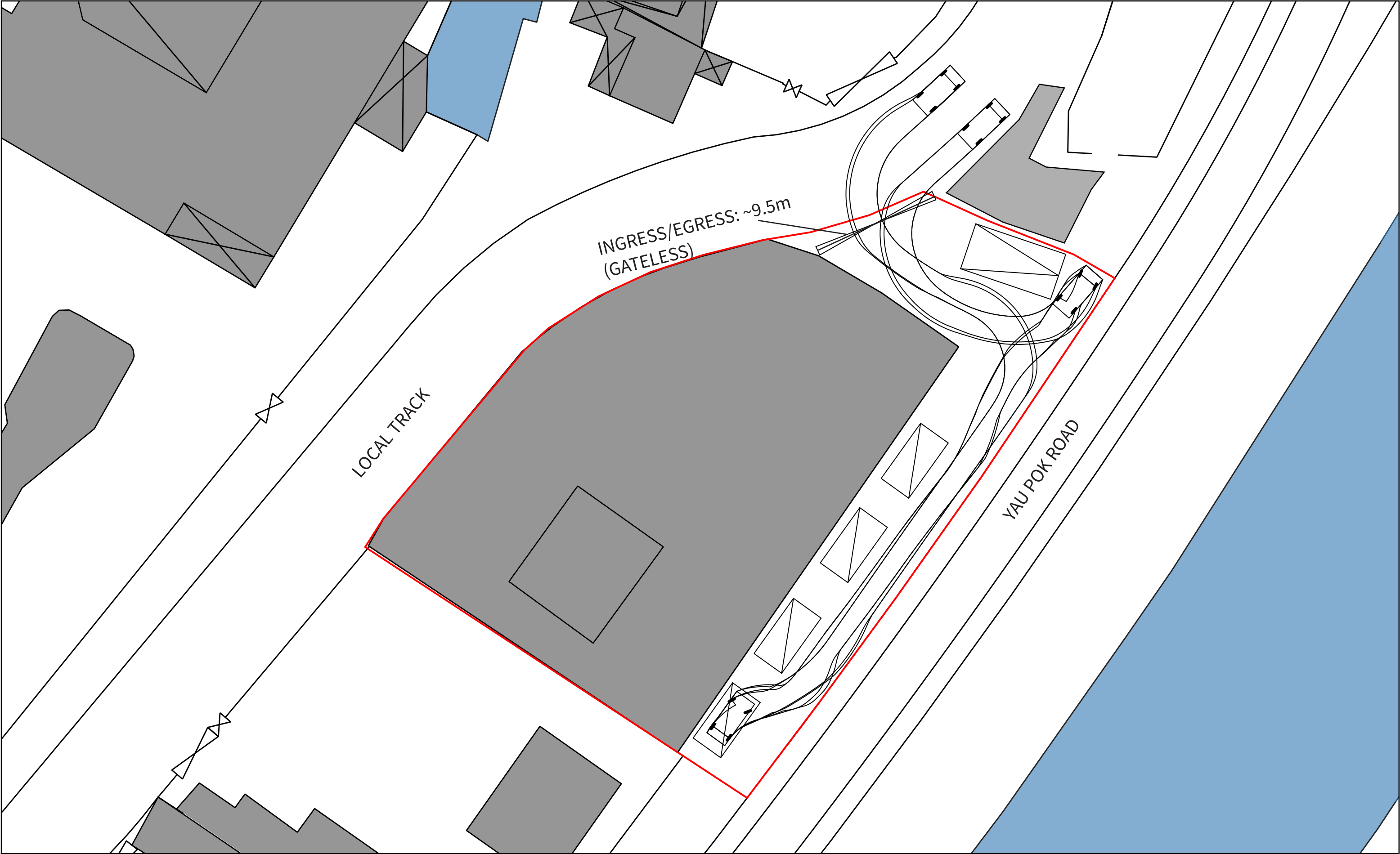
This supplementary planning statement seeks Section 16 planning permission for a 3-year Temporary Eating Place (Restaurant) for a Period of 3 Years at Lots 3719 S.G ss.9 RP, 3719 S.G ss.10 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long. The proposal is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, eating place, shop and services, and open storage yards.
- The nature of Restaurant use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage, fire safety, and traffic issues.

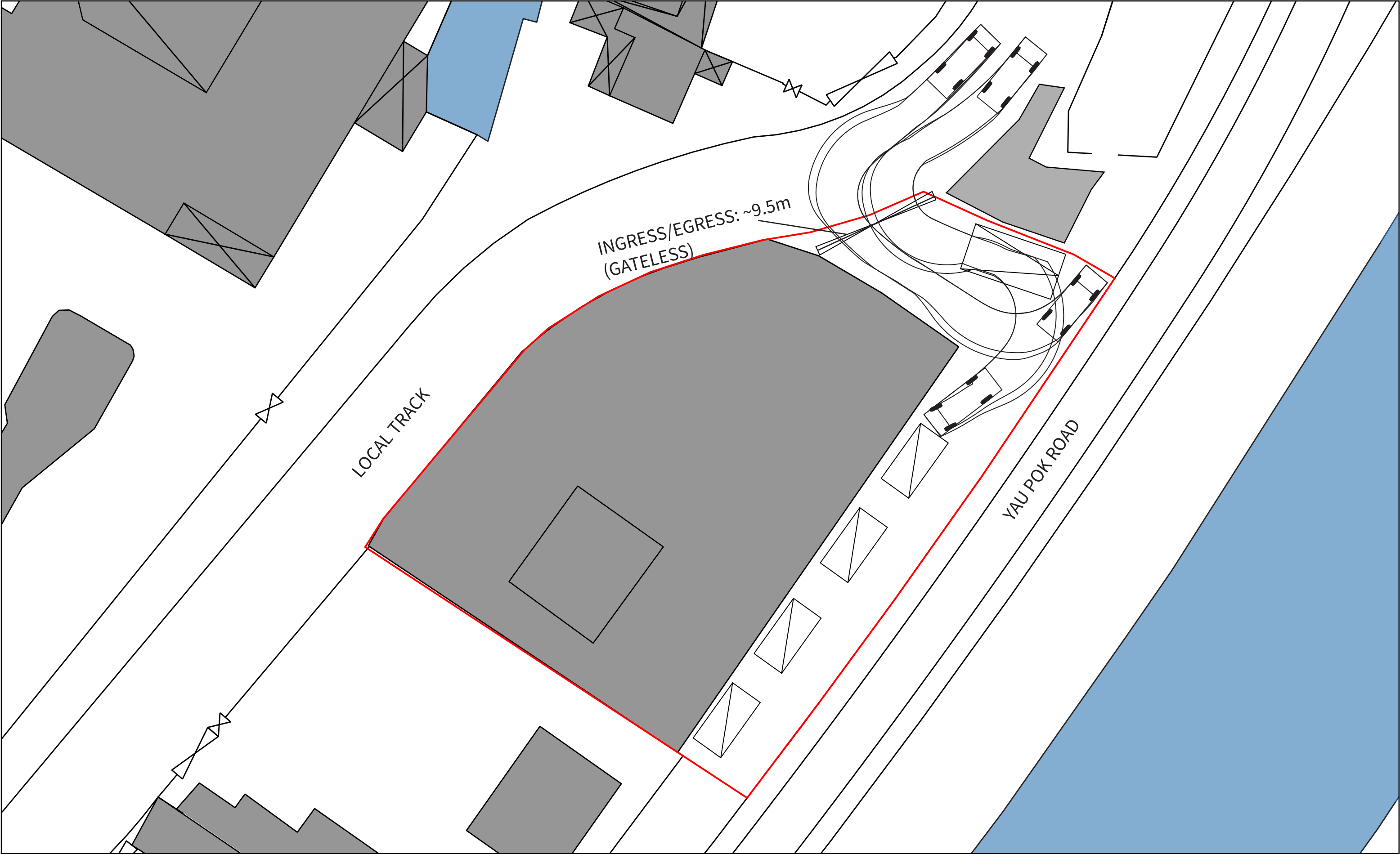
In view of the above, TPB members are respectfully requested to grant approval in support of the Proposed Development.

Attachment 2

Replacement Pages of
Drawings/Figures



DRAWING TITLE: PRIVATE VEHICLE SWEEP PATH PLAN	LEGEND: APPLICATION BOUNDARY PRIVATE CAR PARKING SPACE (5m x 2.5m) ENCLOSED STRUCTURE LIGHT GOODS VEHICLE LOADING/UNLOADING BAY (7m x 3.5m)	SCALE: 1:250	PREPARED BY: DeSPACE (International) Limited
DRAWING NO.: FIGURE 3a		DATE: JULY 2026	



DRAWING TITLE: LIGHT GOODS VEHICLE SWEEP PATH PLAN	LEGEND: APPLICATION BOUNDARY ENCLOSED STRUCTURE PRIVATE CAR PARKING SPACE (5m x 2.5m) LIGHT GOODS VEHICLE LOADING/UNLOADING BAY (7m x 3.5m)	SCALE: 1:250	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 3b		DATE: JULY 2026	

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria for the area are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/DPA/YL-NSW/4	Small House	15.11.1991 (Approved)
2.	A/YL-NSW/20	Restaurant for a Temporary Period of 3 Years	28.2.1997 (Approved for 1 year)
3.	A/YL-NSW/40	Restaurant on a Temporary Basis for a Period of 3 Years	3.4.1998 (Approved for 1 year)
4.	A/YL-NSW/66	Restaurant Use on a Temporary Basis for a Period of 3 Years	5.11.1999 (Approved for 2 years)
5.	A/YL-NSW/111	Restaurant Use	8.12.2000 (Approved for 3 years)
6.	A/YL-NSW/174	Temporary Eating Place (Restaurant) for a Period of 5 Years	5.1.2007 (Approved for 3 years)
7.	A/YL-NSW/193*	Renewal of Planning Approval for Temporary Eating Place for a Period of 3 Years	18.12.2009 [revoked on 18.2.2011]
8.	A/YL-NSW/208	Temporary 'Eating Place' (Restaurant) for a Period of 5 Years	22.7.2011 (Approved for 3 years)
9.	A/YL-NSW/228	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years	23.5.2014
10.	A/YL-NSW/256	Renewal of Planning Approval for Temporary "Eating Place (Restaurant)" for a Period of 3 Years	23.6.2017
11.	A/YL-NSW/279	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years	10.7.2020
12.	A/YL-NSW/311	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years	5.5.2023
13.	A/YL-NSW/369	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years	5.6.2026

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot Nos. 3719 S.G ss.9 RP and 3719 S.G ss.10 are covered by Short Term Waiver (STW) No. 2568 to permit structures for the purpose of "Restaurant";
- no permission is given for occupation of GL (about 393m² as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no in-principle objection to the application from traffic engineering perspective; and
- advisory comments are in **Appendix V**.

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

- no in-principle objection to the application from highway maintenance point of view
- the Site involves GL which is not under HyD's maintenance purview;
- the proposed access arrangement of the Site should be commented and approved by the Transport Department; and
- advisory comments are in **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from the drainage point of view;
- should the application be approved, approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the proposed drainage facilities to the Director of Drainage Services' or Town Planning Board's satisfaction; and
- advisory comments are at **Appendix V**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

5. **Environmental**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there are residential buildings within 100m from the boundary of the Site but based on the information provided by the applicant, the applied use would not cause traffic of heavy vehicle and dusty operation;
- there were no substantiated environmental complaints concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

6. **Landscape**

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

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photo (**Plan A-3**), the Site was situated in an area of miscellaneous rural fringe landscape character comprising village houses, low-rise residential developments, temporary structures, restaurants, a drainage channel and scattered tree clusters. The applied use is considered not incompatible with the surrounding environment;
- with reference to the aerial photo (**Plan A-3**) and site photos (**Plan A-4**), the Site was generally formed. A small house and some temporary structures were found on it. According to the Application Form (**Appendix I**), no tree felling will be involved. Significant adverse landscape impact arising from the application is not anticipated; and
- advisory comments are at **Appendix V**.

7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

8. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Project Manager/Major Works, HyD;
- Chief Engineer/Railway Development 1-1, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Building Department;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering, CEDD;
- Director of Food and Environmental Hygiene;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) holder(s) shall apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for Short Term Tenancy (STT) to permit the occupation of the Government Land. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the Site is connected via a local track to a section of Fairview Park Boulevard, which is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Fairview Park Boulevard and local tracks, if any; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the submission of drainage proposal; and
 - to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previously provided in preparing the drainage proposal and include the checklist in the submission. Otherwise, a longer processing time may be required;
- (e) to note the comments of the Director of Fire Services that:
- the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to the Fire Services Department (FSD) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of

occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. Licensing requirements, if any, would be formulated upon receipt of the referral from the relevant licensing authority; and

- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(f) to note the comments of the Director of Environmental Protection that:

- the applicant shall follow the 'Good Practices on the Control of Noise from Electrical & Mechanical Systems' issued by Environmental Protection Department (EPD) to avoid noise nuisance to nearby sensitive receivers;
- the applicant shall follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD;
- the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
- the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
- the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
- the applicant shall observe the statutory requirements under relevant environmental legislation, in particular the Water Pollution Control Ordinance (Cap. 358), and the relevant license shall be applied for/renewed;

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- if any existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any applied use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- if the applied use under the application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for

such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Head of Geotechnical Engineering, Civil Engineering and Development Department that the applicant shall submit the proposed building works to BD for approval as required under the provisions of the BO; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that the Site includes the LPG storage installation at Man Yuen Chuen, Fairview Park, Yuen Long, New Territories. From the LPG safety point of view, if there is any construction works in the vicinity of the above-mentioned LPG storage installation, the project proponent is reminded to coordinate with the Registered Gas Supply Company (IP&E GBA Limited) about the delivery route of their LPG cylinder wagon and maintain liaison with them about the construction works in the vicinity of the LPG storage installation;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the application does not imply approval of tree works such as crown and root pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of works;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the applicant;
 - in case that it is not feasible to divert the affected water mains, a waterworks reserve (WWR) within 1.5 metres from the centre line of the water mains shall be provided for WSD's access. No structure shall be built or materials stored within the WWR. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water mains; and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department's (FEHD's) facilities should be affected;

- proper licence/permit issued by FEHD is required if there is any food business/ catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (a) Under the Food Business Regulation, Cap. 132X, a food business licence (FBL) is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a FBL from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, FSD and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (b) depending on the mode of operation, generally there are several types of FBL/ permits that the operator may apply for under the Food Business Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- when choosing a premises, the applicant must ensure that the operation of food business at the premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;
- Proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.