

2026年 8月 28日

此文件在 收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2026-08-28
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-MP/422
	Date Received 收到日期	2026-08-28

- 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)

FU HOP YICK COMPANY LIMITED (富合益有限公司)

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)

LANBASE SURVEYORS LIMITED (宏基測量師行有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, 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 2,177 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 230 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)	Nil 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	Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space"
(f) Current use(s) 現時用途	Temporary 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 19 AUG 2026 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&] (請見夾附的通知副本)
- ☐ 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 19 AUG 2026 (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[&] (請見夾附由郵局發出的收條)

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

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

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

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

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

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

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

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

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

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

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

.....

.....

.....

.....

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
..... 			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	☐ 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 	
	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？	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 ☐

	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

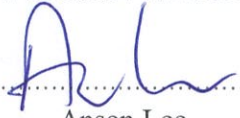
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-MP</u> / <u>353</u>
(b) Date of approval 獲批給許可的日期	<u>22/09/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>07/11/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years
(e) Approval conditions 附帶條件	☐ 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 <u>3</u> ☐ month(s) 個月

8. Declaration 聲明

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

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

Signature
簽署


.....
Anson Lee

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

Town Planner

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

Others 其他 PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED (宏基測量師行有限公司)



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

Date 日期

19 AUG 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 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories
Site area 地盤面積	2,177 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9
Zoning 地帶	"Open Space"
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 _____ ☐ 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 <u>3</u> ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil ☐ About 約 ☐ Not more than 不多於	Nil ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	230 ☐ About 約 ☒ Not more than 不多於	0.1056 ☐ About 約 ☒ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	☐ (Not more than 不多於) m 米
		Nil	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6	☒ (Not more than 不多於) m 米
		1	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	Not more than 10.56 % ☐ 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		20
	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) _____ _____		20 Nil Nil Nil Nil Nil
	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) Loading/unloading Bays _____ _____		Nil Nil Nil Nil Nil 1

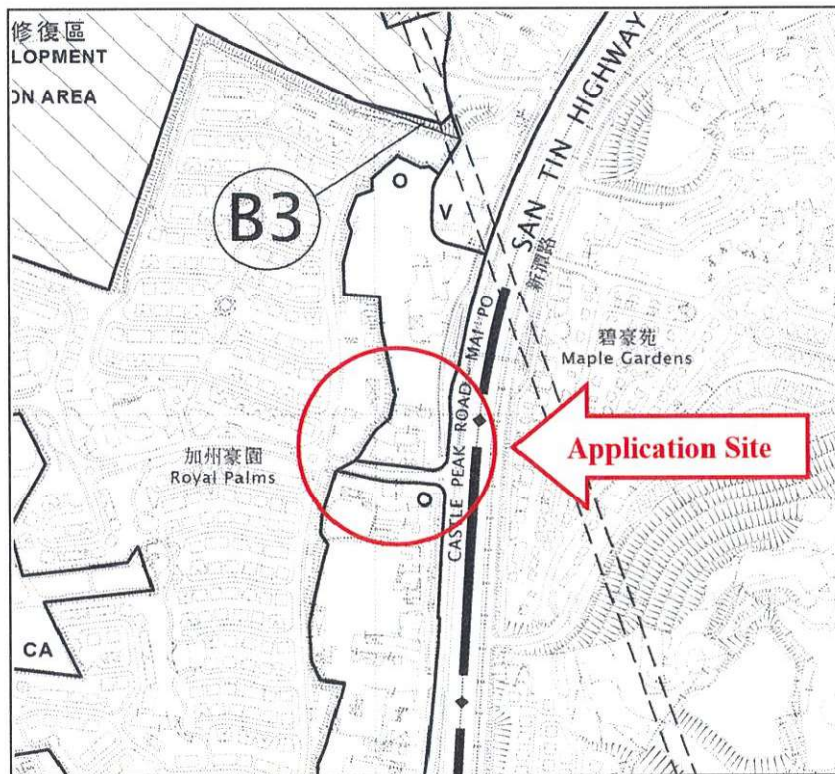
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☒
Photomontage(s) showing the proposed 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 (Lot index plan), Extract of OZP, Site photos		
Landscape and tree preservation proposal, Drainage proposal, Fire service installations proposal		
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。

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

**Renewal of Planning Approval for
Temporary Eating Place (Restaurant)
for a Period of Three Years
Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101
Mai Po, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

August 2026

EXECUTIVE SUMMARY

The Application Site (the Site) comprises Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories. It is located at the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po. The Site occupies a site area of about 2,177m². According to the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9, the Site falls within an area zoned “Open Space” (“O”) on the OZP. According to 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), the Site falls within the Wetland Buffer Area (WBA).

The applicant seeks renewal of planning approval for temporary eating place (restaurant) for a period of 3 years under Section 16 of the Town Planning Ordinance, which is the current use of the Site with a valid planning permission under planning application No. A/YL-MP/353 until 7.11.2026. The current application is submitted by the same applicant for the same use at the same site. The proposed site boundary, applied use, development parameters, implemented drainage facilities and fire service installations remain unchanged compared to the last application No. A/YL-MP/353.

The Site is the subject of 9 previous applications (No. A/YL-MP/22, 125, 153, 171, 194, 237, 265, 299 and 353) for the same use approved between 1997 and 2023. All the approval conditions of the last application No. A/YL-MP/353 have been complied with. Since the restaurant has been in existence for many years, no additional traffic, adverse drainage and environmental impacts are anticipated. The existing landscape works, drainage facilities and fire service installations implemented will be properly maintained.

The current application is justified on the following grounds: 1) Previous planning permissions for the same use; 2) Genuine efforts in compliance with planning approval conditions; 3) Compatible with the surrounding land uses; 4) Meeting the local demand for catering services; and 5) No Additional Traffic, Drainage and Environmental Impacts.

行政摘要

申請地點為新界元朗米埔丈量約份第101約地段第5號、第6號、第7號A段、第7號餘段、第8號餘段、第9號餘段及第10號。申請場地位於加州花園大道及青山公路米埔段的交匯處。申請地點佔地共2,177平方米。申請地點坐落在《米埔及錦繡花園分區計劃大綱草圖編號S/YL-MP/6》上劃為「休憩用地」地帶的地方。根據城市規劃委員會規劃指引編號12C擬於后海灣地區內進行發展擬於后海灣地區內進行發展，申請地點被指定為「濕地緩衝區」。

申請人根據《城市規劃條例》第16條申請規劃許可續期，擬把申請地點用作臨時食肆（餐廳）用途。該地點目前正用作此用途，並持有按規劃申請編號 A/YL-MP/353 核准的有效規劃許可，有效期至2026年11月7日。是次申請由同一申請人就同一場地及同一用途提出。與先請申請（編號 A/YL-MP/353）相比，擬議地點界線、申請用途、發展參數、已落實的排水設施及消防裝置均保持不變。

該地點先前曾涉及9宗同類申請（編號A/YL-MP/22、125、153、171、194、237、265、299及353），並於1997年至2023年間獲批。先前申請編號 A/YL-MP/299的所有附帶規劃條款均已妥善履行。鑑於現有的餐廳已運作多年，相信並不會引致額外的交通流量、不良的渠務及環境影響。現有的樹木、排水設施及消防裝置將繼續妥善維護。

是次申請的規劃理據如下：1) 跟以前獲批准的用途相同；2) 真心實意地履行規劃條款；3) 與周邊的土地用途兼容；4) 迎合地區的餐飲服務需求；及5) 沒有額外的交通、渠務及環境影響。

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Appendix 4	Copy of Town Planning Board's Approval Letter for Previous Application No. A/YL-MP/353 dated 13.10.2023
Appendix 5	Approved Layout Plans
Appendix 6	Updated Car Park Layout Plan and Planning Department's Letter dated 2.1.2024
Appendix 7	Approved Landscape and Tree Preservation Proposal and the Relevant Compliance Letters for Submission and Implementation of Landscape and Tree Preservation Proposal under Planning Application No. A/YL-MP/194
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Appendix 11	Site Photos

1. INTRODUCTION

- 1.1 The Application Site (the Site) comprises Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories. It is located at the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po. The Site falls within an area zoned “Open Space” (“O”) on the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 (the OZP). Please refer to an extract of the OZP and its relevant Notes at **Appendix 1**, the Location Plan at **Appendix 2** and the Site Plan at **Appendix 3**.
- 1.2 The Site is currently used as temporary eating place (restaurant) with a valid planning permission under planning application No. A/YL-MP/353 until 7.11.2026. The current application seeks planning permission from the Town Planning Board (the Board) to continue use the Site as temporary eating place (restaurant) to provide catering services to serve the local residents in the surrounding area.
- 1.3 The current application is submitted by the same applicant for the same use at the same site. The proposed site boundary, applied use, development parameters, implemented drainage facilities and fire service installations remain unchanged compared to the last application No. A/YL-MP/353.
- 1.4 The applicant, Fu Hop Yick Limited, has commissioned Lanbase Surveyors Limited to submit a planning application on his behalf for the said temporary use under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 This Planning Statement serves to describe the existing site condition and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site (the Site) comprises Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories. The Site occupies a site area of approximately 2,177m². The site boundary is identical to the last application No. A/YL-MP/353. Please refer to the Location Plan at **Appendix 2** and the Site Plan at **Appendix 3**.

2.1.2 The Site has been operated as a temporary restaurant for many years. Please refer to the site photos at **Appendix 11**.

2.2 Lease Particulars

The lots are held under Block Crown Lease and demised as agricultural land.

2.3 Surrounding Land Uses

2.3.1 It is located at the junction of Palm Springs Boulevard and Castle Peak Road – Mai Po;

2.3.2 To its immediate north is a real estate agency sales office and its further north is an open storage yard.

2.3.3 To its immediate east are Castle Peak Road – Mai Po, San Tin Highway and San Tam Road.

2.3.4 To its south across Palm Springs Boulevard is a real estate agency sales office, a metal retail shop, open storage yards, some residential dwellings and a pond.

2.3.5 To its immediate west are some residential dwellings and its further west is residential development of Royal Palms.

2.4 Accessibility

2.4.1 The Site is accessible from Palm Springs Boulevard, which is connected to Castle Peak Road–Mai Po Section.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Open Space” (“O”) on the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 (the OZP). An extract of the OZP and its relevant Notes are available at **Appendix 1**.
- 3.2 According to the Notes of the OZP for “O” zone, ‘Eating Place’ is a Column 2 use which requires planning permission from the Board.
- 3.3 The Site is the subject of 9 previous applications including:
- a) Application No. A/YL-MP/22 was approved on 8.8.1997 for “Restaurant” on a temporary basis for a period of 5 years;
 - b) Application No. A/YL-MP/125 was approved on 19.12.2003 for “Proposed Temporary Restaurant for a Period of 3 Years”;
 - c) Application No. A/YL-MP/153 was approved on 15.9.2006 for “Temporary Restaurant for a Period of 3 Years”;
 - d) Application No. A/YL-MP/171 was approved on 7.11.2008 for “Proposed Temporary Restaurant for a Period of 3 Years”;
 - e) Application No. A/YL-MP/194 was approved on 23.9.2011 for “Renewal of Planning Approval for Temporary Restaurant for a Period of 3 Years”;
 - f) Application No. A/YL-MP/237 was approved on 26.9.2014 for “Renewal of Planning Permission for Temporary Restaurant for a Period of 3 Years”;
 - g) Application No. A/YL-MP/265 was approved on 27.10.2017 for “Renewal of Planning Approval for Temporary Restaurant for a Period of 3 Years”; and
 - h) Application No. A/YL-MP/299 was approved on 23.10.2020 for “Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years”; and
 - i) Application No. A/YL-MP/353 was approved on 22.9.2023 for “Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years”. Please refer to approval letter from the Board dated 13.10.2023 at **Appendix 4**.
- 3.4 According to 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), the Site falls within the Wetland Buffer Area (WBA), which is intended to protect the ecological integrity of the fish ponds and wetland

within the Wetland Conservation Area (WCA) and prevent development that would have off-site disturbance impact on the ecological value of fish ponds. In view of the Site is located at a significant distance from the fish ponds and wetlands in the Deep Bay area and separated by the major residential developments at Royal Palms and Palm Springs, the envisaged off-site impacts on the wetlands and fish ponds would be insignificant.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

4.1.1 The applicant proposes to continue using the Site as temporary eating place (restaurant) for a period of 3 years, to provide catering services to serve the local residents in the surrounding area.

4.1.2 There is no change in applied use compared to the last application No. A/YL-MP/353 submitted by the same applicant.

4.2 Proposed Layout and Development Parameters

4.2.1 A single-storey concrete structure (6m in height) was erected for restaurant use. 20 private car parking spaces (including one for the disabled) and one Loading/Unloading (L/UL) bay were provided for operational purposes, which is identical to the last application No. A/YL-MP/353. Please refer to the Approved Layout Plans at **Appendix 5**.

4.2.2 Amendments have been made to the Approved Layout Plans of the last application No. A/YL-MP/353, which only involves changes in the internal layout of car park (i.e. relocation of one private car parking space and deletion of a ramp). Upon the Planning Department (PlanD)'s confirmation dated 2.1.2024, the amendments fall within Class A amendments under the Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No.36C). Please refer to the Updated Car Park Layout Plan and PlanD's letter dated 2.1.2024 at **Appendix 6**.

4.2.3 The development schedule is as follows:

Major Development Parameters	Proposed Scheme (Identical to previous application No. A/YL-MP/353)
Site Area	2,177m ²
Site Coverage	Not more than 10.56%
Total Floor Area	Not more than 230m ²
Plot Ratio	Not more than 0.1056
Building Height	1 storey (6m) (max.)
No. of Private Car Parking Spaces	20 (including 1 for the disabled)
No. of L/UL Bays	1

There is no change in development parameters compared to the last application No. A/YL-MP/353.

4.4 Operation Hours

Identical to the last application No. A/YL-MP/353, the restaurant will be operated from 7:00am to 12:00am from Mondays to Sundays including public holidays, to provide catering services to serve the surrounding area.

4.5 Traffic

Only 20 private car parking spaces and one L/UL bay were provided for operational purposes. Therefore, the applied use would not generate adverse traffic impact to the area.

4.6 Landscape

Landscape and tree plantings were provided at the Site in accordance to the previous application No. A/YL-MP/194, as shown in the approved proposal and the relevant compliance letters at **Appendix 7**. The applicant will continue to properly maintain the existing landscape and tree plantings to the satisfaction of the relevant government departments.

4.7 Drainage

The existing drainage facilities were implemented in accordance to the previous application No. A/YL-MP/265, as shown in the approved proposal and the relevant compliance letters at **Appendix 8**. The applicant will continue to provide proper maintenance on the drainage facilities to the satisfaction of the relevant government departments.

4.8 Fire Precaution Measures

The existing fire service installations were implemented in accordance to the previous application No. A/YL-MP/265, as shown in the approved proposal and the relevant compliance letters at **Appendix 9**. The fire precaution measures will continue to be provided on the Site to the satisfaction of the relevant government departments. Please refer to the updated Certificates of Fire Service Installations and Equipment (FS251) at **Appendix 10**.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for the Same Use

Temporary approvals for the same “Eating Place (Restaurant)” use were granted to the Site under 9 previous applications as mentioned in Paragraph 3.3 above. The site condition is more or less the same as the last application No. A/YL-MP/353. Without material change in planning circumstances, it is considered that the planning approval for the temporary eating place (restaurant) should be renewed to serve the neighbourhood.

5.2 Genuine Efforts in Compliance with Planning Approval Conditions

As the site condition remains satisfactory, approval conditions have not been imposed on the last application No. A/YL-MP/353. However, with reference to the previous application No. A/YL-MP/265, all the planning conditions imposed have been satisfactorily complied with to the satisfaction of relevant government departments within the specified time limits, as follows:

Item	Planning Condition	Compliance Date
(f)	The submission of drainage proposal.	24.4.2018 (Please refer to the approved proposal and the relevant compliance letter at Appendix 8)
(g)	The implementation of drainage proposal.	6.7.2018 (Please refer to the relevant compliance letter at Appendix 8)
(h)	The submission of the water supply for fire fighting and fire service installations proposal.	27.3.2018 (Please refer to the approved proposal and the relevant compliance letter at Appendix 9)
(i)	The implementation of the water supply for fire fighting and fire service installations proposal.	11.6.2018 (Please refer to the relevant compliance letter at Appendix 9)

It was demonstrated that the applicant had made genuine efforts to comply with the planning conditions under previous approvals, thus favourable consideration should be given to the application.

5.3 Compatible with the Surrounding Land Uses

In the past three years, there are a number of similar applications approved by the Board within the “O” zones on the OZP in the subject area, including :

- Application No. A/YL-MP/382 approved on 18.7.2025 for “Temporary Shop and Services and Eating Place with Ancillary Facilities” use;
- Application No. A/YL-MP/383 approved on 2.5.2025 for “Proposed Temporary Shop and Services” use;
- Application No. A/YL-MP/385 approved on 28.2.2025 for “Temporary Shop and Services (Wooden Ware Retail Shop)” use;
- Application No. A/YL-MP/388 approved on 2.5.2025 for “Proposed Temporary Shop and Services (Pet Salon, Pet Supplies and Gardening Goods)” use;
- Application No. A/YL-MP/389 approved on 20.6.2025 for “Temporary Shop and Services with Ancillary Facilities” use;
- Application No. A/YL-MP/391 approved on 18.7.2025 for “Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities” use;
- Application No. A/YL-MP/393 approved on 5.9.2025 for “Temporary Shop and Services with Ancillary Facilities” use; and
- Application No. A/YL-MP/411 approved on 5.6.2026 for “Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store)” use.

The above precedents show that planning permissions could be granted to temporary commercial uses in the subject area, which are of similar nature as the applied use. Therefore, the applied use is considered not incompatible with the surrounding uses.

5.4 Meeting the Local Demand for Catering Services

Due to a number of large-scale residential developments located in the district, there is a high demand for local catering services. The existing temporary restaurant would provide additional alternative for catering services in the area. The stylish design and decoration of the restaurant with a comfortable and relaxed environment in the existing landscaped open space environment would also meet the dining requirements and expectations of local residents. Therefore, as a long-established restaurant for many years, the applied use is able to meet local needs.

5.5 No Additional Traffic, Drainage and Environmental Impacts

The approval conditions under previous application No. A/YL-MP/299 have been fully complied with to the satisfaction of the government departments, no adverse

traffic, drainage and landscape impacts would be anticipated. As the applied use and development parameters remain unchanged as the last application No. A/YL-MP/353 despite slight change in internal layout of the car park, additional traffic, drainage and environmental impacts are not anticipated. Without major change in planning circumstances and site conditions, the Site should be allowed for the applied use to serve the neighbourhood.

6. CONCLUSION

6.1 The Site has been used as “Temporary Eating Place (Restaurant)” for many years. The applicant seeks planning permission to continue operating the applied use under Section 16 of the Town Planning Ordinance.

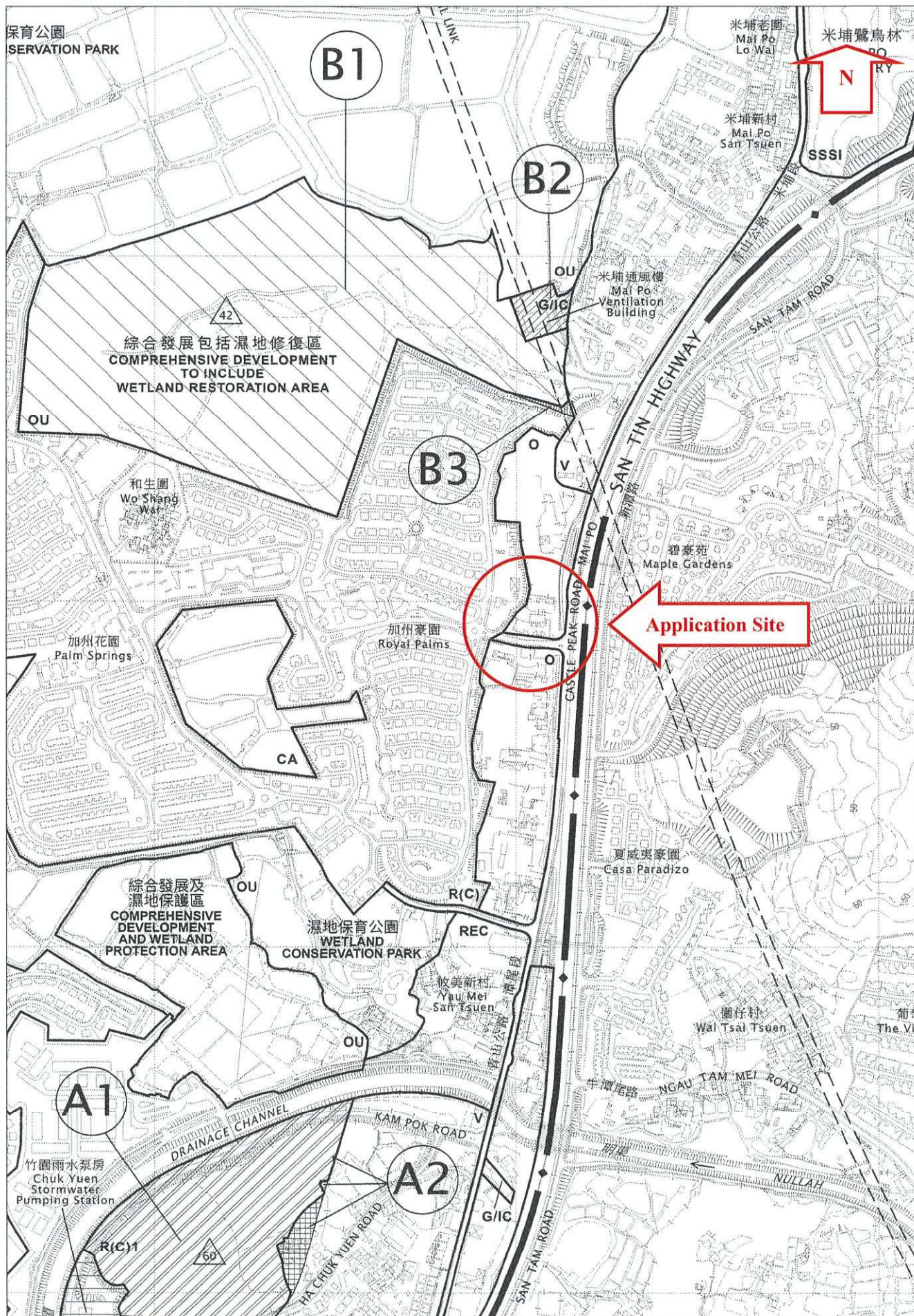
6.2 With regard to the following justifications:

- previous planning permission for the same use;
- genuine efforts in compliance with planning approval conditions;
- compatible with the surrounding land uses;
- meeting the local demand for catering services; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the current application for “Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years” at Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long, New Territories.

APPENDIX 1

**Extract of the Draft Mai Po and Fairview Park
Outline Zoning Plan No. S/YL-MP/9 dated 6.3.2026 and its
Relevant Notes**



For Identification Only

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	<u>Eating Place</u> Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

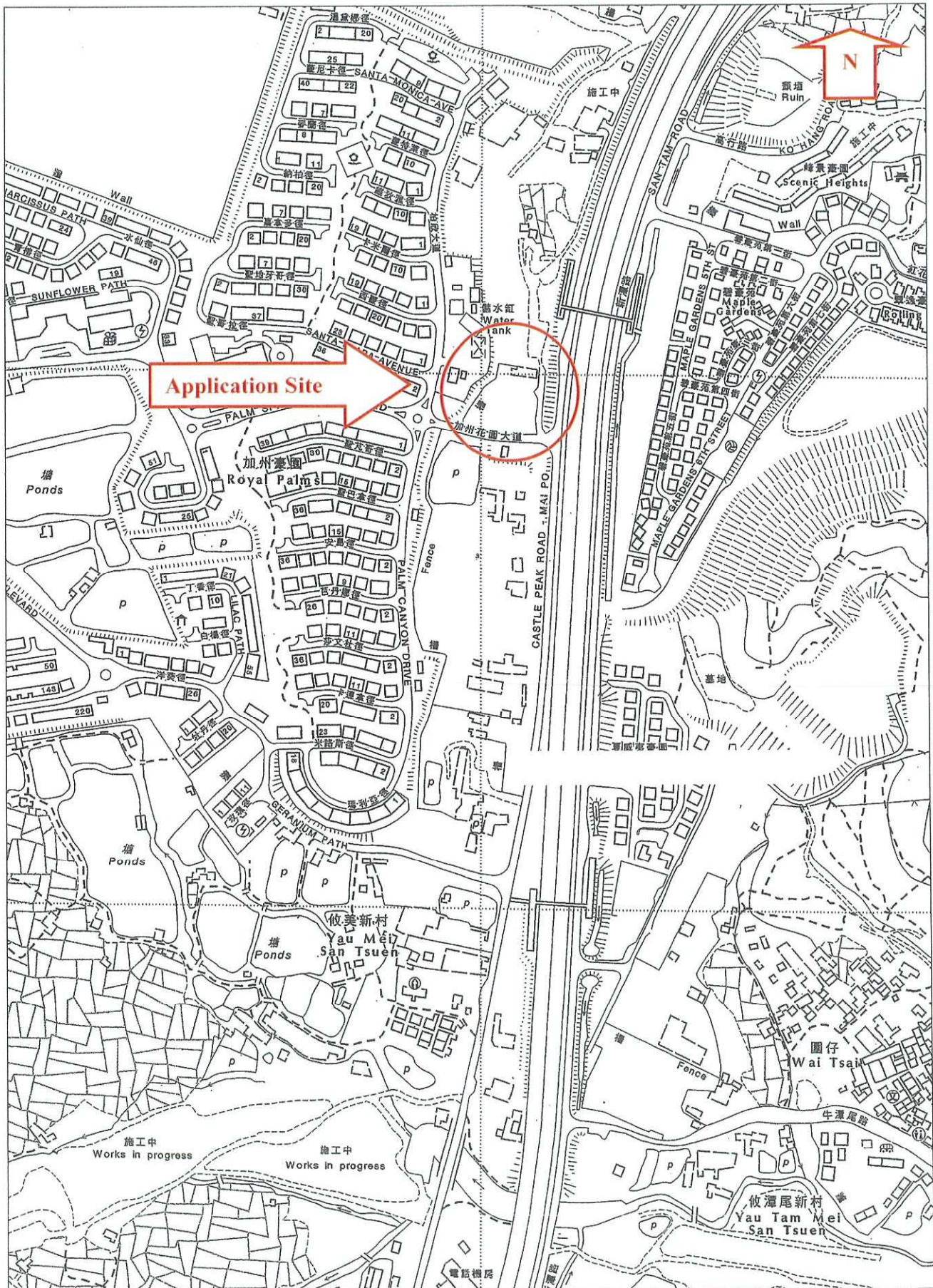
This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

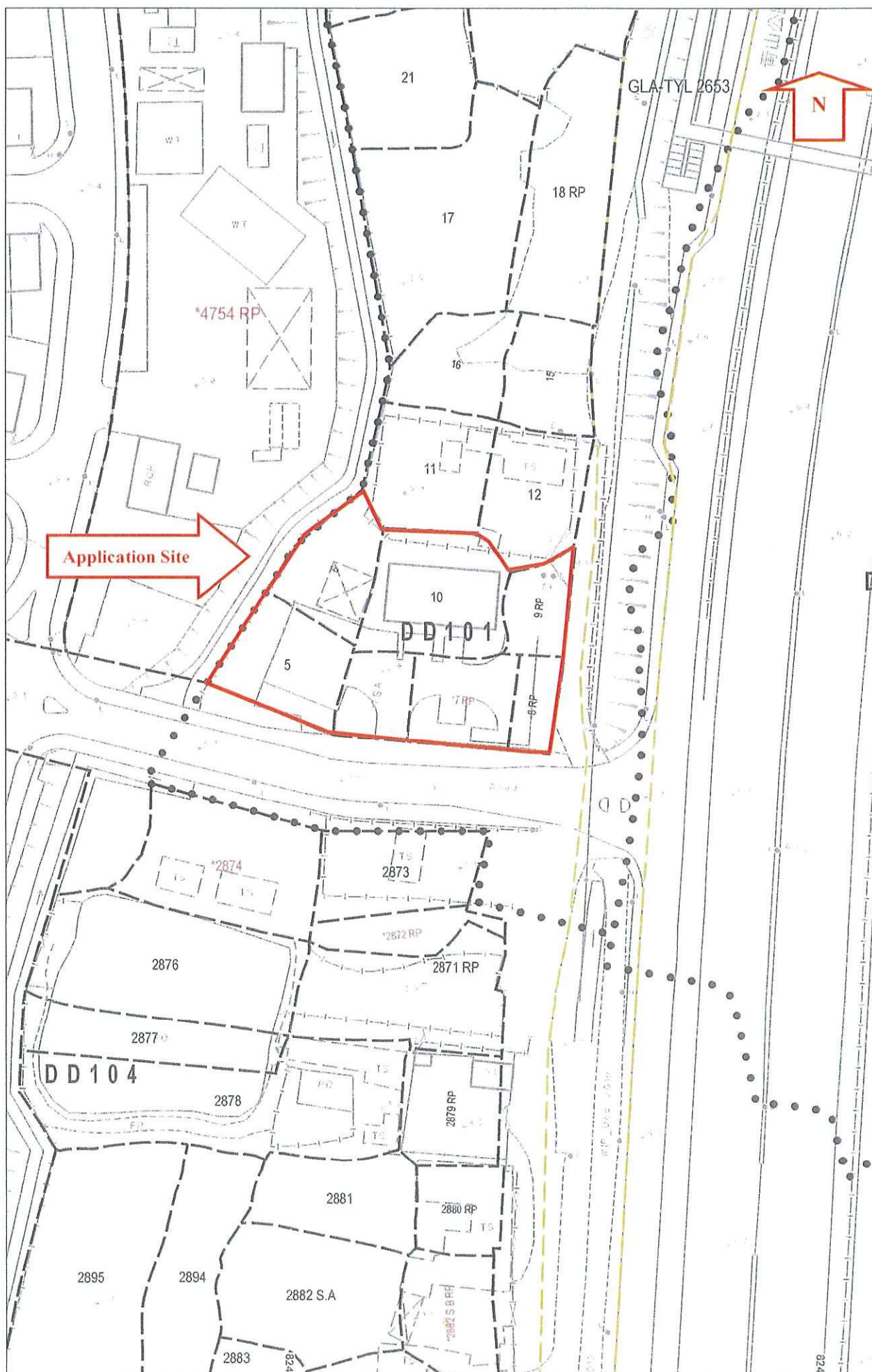
Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)



For Identification Only

APPENDIX 4

**Copy of Town Planning Board's Approval Letter for
Previous Application No. A/YL-MP/353 dated 13.10.2023**

RECEIVED 16 OCT 2023

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/353

By Post & Fax

13 October 2023

Lanbase Surveyors Ltd.

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Eating Place
(Restaurant) for a Period of 3 Years in "Open Space" Zone,
Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long**

I refer to my letter to you dated 19.9.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 8.11.2023 to 7.11.2026 and is subject to the following conditions:

- (a) no operation between 12:00 a.m. and 7:00 a.m., as proposed by you, is allowed on the Site during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;
- (c) no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailer/tractor as defined in the Road Traffic Ordinance is allowed to be parked /stored on the Site at anytime during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;

- (g) if any of the above planning condition (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 8.11.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 22.9.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 3.11.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review

application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kimson Chiu of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CN/cl

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Secretary reported that there were eight cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications, Members' declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied renewal periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

**Minutes of 727th Rural and New Town Planning Committee
(held on 22.9.2023)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
19	A/NE-TKL/739	Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) in "Agriculture" and "Government, Institution or Community" Zones, Lot 1267 in D.D. 84 and Adjoining Government Land, Tai Po Tin, Ta Kwu Ling	23.9.2023 – 22.9.2026
38	A/YL-KTN/950	Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) in "Village Type Development" Zone, Lots 232 S.B ss.9 and 232 S.B RP (Part) in D.D. 103, Ko Po Tsuen, Kam Tin, Yuen Long	23.9.2023 – 22.9.2026
41	A/YL-PH/965	Temporary Open Storage of Building Materials and Vehicles for Sale in "Residential (Group D)" Zone, Lots 100 RP, 101 S.A & B RP and 101 S.C RP in D.D. 111, A Kung Tin, Pat Heung, Yuen Long	15.11.2023 – 14.11.2026
45	A/YL-MP/353	Temporary Eating Place (Restaurant) in "Open Space" Zone, Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long	8.11.2023 – 7.11.2026
48	A/YL-NSW/321	Temporary Transitional Housing and Ancillary Uses in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and Adjoining Government Land in Tung Tau, Yuen Long	24.10.2023 – 23.10.2026
61	A/HSK/482	Temporary Shop and Services (Vehicle Decoration and Maintenance Materials) in "Open Space" Zone and area shown as 'Road', Lot 1169 RP in D.D. 124, Ha Tsuen, Yuen Long	21.11.2023 – 20.11.2026
62	A/HSK/483	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) in "Other Specified Uses" annotated "Enterprise and Technology Park" Zone, Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long	10.10.2023 – 9.10.2026

APPENDIX 5

Approved Layout Plans

APPENDIX 6

**Updated Car Park Layout Plan and Planning Department's
Letter dated 2.1.2024**

R. D. REF. NO. 2/9041/05 (TB)

F.S.D. REF. NO. 8/2289

NOTE

一切以圖則尺為準。一切開工前，必須先向有關部門申請，待批准後方可開工。如有任何更改，必須經有關部門批准。此圖則及圖則之所有權，歸有關部門所有。

NOTES

DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED PLANS, THE DRAWING IS TO BE USED AS A GUIDE ONLY. ANY DISCREPANCY FOUND THEREIN, THE DRAWING SHALL PREVAIL. COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.

NO.	DATE	REVISIONS
1	DEC. 08	1D RE-SUBMISSION
2	FEB. 09	2D RE-SUBMISSION
3	AUG. 09	3D RE-SUBMISSION
4	MAY. 10	4D AMENDMENT
5	DEC. 10	5D AMENDMENT
6	JUN. 11	6D RECORD PLAN
7	JUL. 17	7D LAY-OUT REVERSE
8	DEC. 23	8D PARKING C/S RELOCATED

PROJECT:

PROPOSED RESTAURANT at LOT Nos. 5, 6, 7, 8 RP, 9 RP and 10 in DS 101, MAT PO, YUEN LONG, NEW TERRITORIES

TITLE:

MASTER LAYOUT PLAN AND SECTIONS (GROUND FLOOR)

SCALE:	DATE:	CHECKED BY:	JOB NO.	DRAWING NO.
AS SHOWN	Dec. 2023	T.S. CHU	H.Y. HUNG	587-07

1. Area enclosed hatch mark to be indicated from the application site as required by planning department and N.T.S.

2. Formation of each Park area to be carried out by applicant.

NOTE: REFER HIGHWAYS DEPARTMENT TYPICAL DETAILS DRAWING NO. H 1135

NOTE: REFER HIGHWAYS DEPARTMENT TYPICAL DETAILS DRAWING NO. H 1140 (SECTION B)

RECEIVED 03 JAN 2024

By fax [REDACTED] and Post

規 劃 署

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

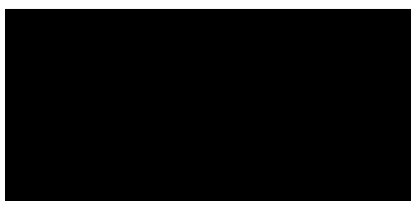


Planning Department

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

來函檔號	Your Reference :	YL/TPN/1025/L07
本署檔號	Our Reference :	() in TPB/A/YL-MP/353
電話號碼	Tel. No. :	3168 4043
傳真機號碼	Fax No. :	3168 4074

2 January 2024



Dear Sir/Madam,

**Renewal of Planning Approval for
Temporary Eating Place (Restaurant) for a Period of 3 Years in "Open Space" Zone,
Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/353)**

I refer to your letter and attached drawings dated 6.12.2023 on the proposed amendments to the layout plan for the subject planning application no. A/YL-MP/353 approved by the Town Planning Board (the Board) on 22.9.2023.

As shown in the attached Drawing No, 102I, the proposed amendments on relocation of one private car parking space and deletion of a ramp involves changes in the internal layout of car park. Subject to the agreement of the relevant government department, the proposed amendments fall within Class A amendments under the Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36C), which do not require further application to the Board. As such, please seek agreement from relevant department (i.e. Transport Department) on the proposed amendments.

Should you have any queries, please contact the undersigned.

Yours faithfully,

(Gary LAM)

for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

Internal
Site Record
KC/GL/ek

APPENDIX 7

**Approved Landscape and Tree Preservation Proposal
and the Relevant Compliance Letters for Submission and
Implementation of Landscape and Tree Preservation
Proposal under Planning Application No. A/YL-MP/194**

4

P. D. REF. NO. 2/2001/05 (70)
P.S.D. REF. NO. 8/20089

NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

REVISIONS

NO.	DATE	REMARKS
B	DEC. 03	20% PROVISIONAL
C	FEB. 03	20% PROVISIONAL
D	MAY. 03	20% PROVISIONAL
E	MAY. 03	20% PROVISIONAL
F	DEC. 03	20% PROVISIONAL
G	JUL. 04	20% PROVISIONAL
H	JUL. 04	20% PROVISIONAL

ARCHITECT

朱德輝建築師事務所
T.S. CHU ARCHITECTS LTD.

PROJECT:

PROPOSED RESTAURANT at
LOT Nos. 5, 6, 7, 8 RP,
9 RP and 10 in DD 101,
MAL PO, YUEN LONG,
NEW TERRITORIES

TITLE:

PROPOSED EMERGENCY
VEHICULAR ACCESS
PLAN AND DETAILS

DATE: 2003

SCALE: AS SHOWN

DRAWN BY: L.Y. WONG

CHECKED BY: L.Y. WONG

DATE: 2003

SCALE: AS SHOWN

DRAWN BY: L.Y. WONG

CHECKED BY: L.Y. WONG

DATE: 2003

SCALE: AS SHOWN

DRAWN BY: L.Y. WONG

CHECKED BY: L.Y. WONG



植物位置	樹名	學名
01	細葉欖仁	<i>Terminalia mantaly</i>
02	細葉欖仁	<i>Terminalia mantaly</i>
03	細葉欖仁	<i>Terminalia mantaly</i>
04	細葉欖仁	<i>Terminalia mantaly</i>
05	細葉欖仁	<i>Terminalia mantaly</i>
06	細葉欖仁	<i>Terminalia mantaly</i>
07	細葉欖仁	<i>Terminalia mantaly</i>
08	細葉欖仁	<i>Terminalia mantaly</i>
09	狐尾椰子	<i>Wodyetia bifurcata</i>
10	狐尾椰子	<i>Wodyetia bifurcata</i>
11	紅雞蛋花	<i>Plimeria rubre linn</i>
12	細葉欖仁	<i>Terminalia mantaly</i>
13	細葉欖仁	<i>Terminalia mantaly</i>
14	細葉欖仁	<i>Terminalia mantaly</i>
15	細葉欖仁	<i>Terminalia mantaly</i>
16	細葉欖仁	<i>Terminalia mantaly</i>
17	細葉欖仁	<i>Terminalia mantaly</i>
18	細葉欖仁	<i>Terminalia mantaly</i>
19	細葉欖仁	<i>Terminalia mantaly</i>

植物位置	樹名	學名
20	細葉欖仁	<i>Terminalia mantaly</i>
21	細葉欖仁	<i>Terminalia mantaly</i>
22	細葉欖仁	<i>Terminalia mantaly</i>
23	紅雞蛋花	<i>Plimeria rubre linn</i>
24	細葉欖仁	<i>Terminalia mantaly</i>
25	紅雞蛋花	<i>Plimeria rubre linn</i>
26	狐尾椰子	<i>Wodyetia bifurcata</i>
27	狐尾椰子	<i>Wodyetia bifurcata</i>


 灌木(橙紅龍船花 *Ixora coccinea*,
 鴨腳木 *Schefflera heptaphylla*)


 黃金串錢柳 *Melaleuca bracteata*


 竹 *Bamboo*

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



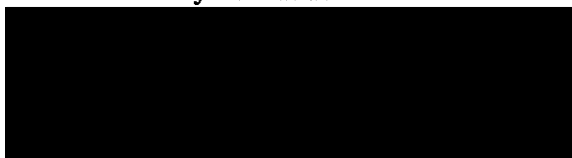
By Fax [redacted] and Post

Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices.
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函檔號 Your Reference: YL/TPN/1025D/L11
來署檔號 Our Reference: () in TPB/A/YL-MP/194
電話號碼 Tel. No.: 2158 6289
傳真機號碼 Fax No.: 2489 9711

13 August 2012

Lanbase Surveyors Limited



Dear Mr. Tsang,

RECEIVED 14 AUG 2012

**Compliance with Approval Conditions (f) and (g)
Renewal of Planning Approval for Temporary Restaurant for a Period of 3 Years
in "Open Space" ("O") zone,
Lots 5, 6, 7, 8 RP, 9 RP and 10 in D.D. 101
Mai Po, Yuen Long, New Territories
(Application No. A/YL-MP/194)**

I refer to your letter dated 1.6.2012 under reference, which was received by this Office on 5.6.2012, in relation to compliance with approval conditions (f) on the submission of landscape and tree preservation proposal and (g) on the implementation of landscape and tree preservation proposal.

The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) has the following comments on your submission through memo ref. (-) in UD A/YL-MP/194 of 6.8.2012 based on a site visit of 3.8.2012:

Planning Condition (f)

The submitted landscape plan and tree schedule do not match the existing conditions. You should amend the following:

- (i) *Acacia teniana* in the schedule should be *Melaleuca bracteata* instead.
- (ii) *Ficus microcarpa* are only found outside the site boundary and should not be shown.
- (iii) Tree locations on the landscape plan do not match the existing conditions. Further, the planter along the site boundary should also be shown.

The CTP/UD&L, PlanD has not stated that approval condition (f) is complied with.

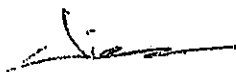
Planning Condition (g)

The landscape proposal is considered satisfactorily implemented on site.

The CTP/UD&L, PlanD has considered that approval condition (g) is complied with.

Should you have any queries on the above, please contact CTP/UD&L, PlanD (contact person: Mr. Perry TO on 2231 4854) or the undersigned on 2158 6289.

Yours faithfully,



(Ms Vienna TONG)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

Internal
CTP/UD&L
CTP/TPB(2)

(Attn: Mr. Perry TO)

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函編號 Your Reference YL/TPN/1025D/L20
本署檔號 Our Reference () in TPE/A/YL-MP/194
電話號碼 Tel. No.: 2158 6291
傳真機號碼 Fax No.: 2489 9711

By Fax

14 March 2013

Lanbase Surveyors Limited

Dear Sir,

**Renewal of Planning Approval for Temporary Restaurant under Application
No. A/YL-MP/171 for a Period of 3 Years in "Open Space" Zone,
at Lots 5, 6, 7, 8 RP, 9 RP and 10 in D.D. 101,
Mai Po, Yuen Long, New Territories**
(Application No. A/YL-MP/194)

Compliance with Approval Condition (f)

I refer to your letter dated 25.2.2013 under reference, which was received by this Office on 26.2.2013, in relation to compliance with approval condition (f) on the submission of landscape and tree preservation proposal

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) comments through memo ref. (-) in UD A/YL-MP/194 of 13.3.2013 that:

Based on the applicant's submission of 25.2.2013 for compliance with planning condition (f), the revised landscape and tree preservation proposal is considered acceptable from the landscape planning perspective.

Provided that all the landscape works are within the application site as indicated in your submission of 25.2.2013, the above condition is deemed to be complied with.

Should you have any queries on the above, please contact the CTP/UD&L, PlanD (contact person: Mr. Narelle HAMEY 2231 4854) or the undersigned on 2158 6291.

Yours faithfully,



(K.C. KAN)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

c.c. Internal

CTP/UD&L, PlanD
CTP/TPB(2)

Attn.

Mr. Narelle HAMEY

Fax No.

2116 0752

APPENDIX 8

**Approved Drainage Proposal and the Relevant Compliance
Letters for Submission and Implementation of Drainage
Proposal under Planning Application No. A/YL-MP/265**

PROJECT NO. 4964100

DATE: 14 JUL 78

ARCHITECT

STRUCTURAL ENGINEER

PAUL YONG & PARTNERS LTD.

CLIENT

PROPOSED RESTAURANT AT LOT Nos. 5, 6, 7, 8 RP, 9 RP and 10 in DD 101, MAI PO, YUEN LONG, NEW TERRITORIES

TITLE

MASTER LAYOUT PLAN DRAINAGE LAYOUT

SCALE

1:100

DATE

14 JUL 78

DESIGNED BY

4.10

CHECKED BY

P.H.

JOB NO.

0914

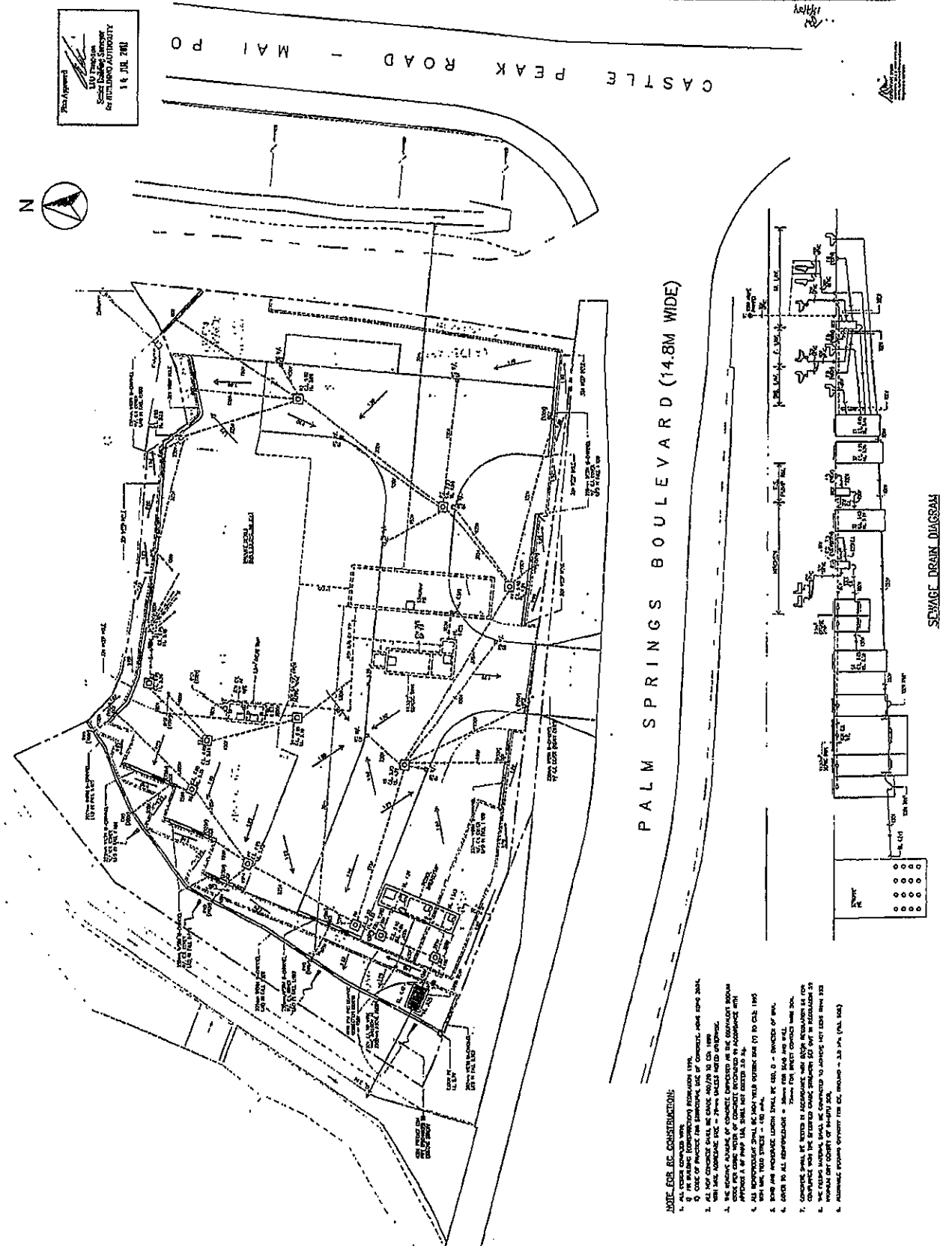
DRAWING NO.

D-20

B. D.

REVISIONS

NO.	DATE	REMARKS
1	14 JUL 78	ISSUED FOR CONSTRUCTION



- NOTE FOR THE CONSTRUCTION:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND DRAINAGE WORKS.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路 1 號
沙田政府合署 12 樓



By Fax [redacted] and Post
Planning Department

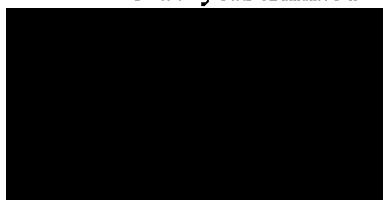
Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/265
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

RECEIVED 26 APR 2018

24 April 2018

Lanbase Surveyors Limited



Dear Sir,

Planning Application No. A/YL-MP/265

Compliance with Approval Condition (f)

I refer to your submission dated 27.3.2018 regarding the submission of a drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detailed comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Lai Kun MA (Tel: 2300 1545) direct.

Yours sincerely,

(Ms. Maggie CHIN)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CE/MN, DSD
CTP/TPB(2)

(Attn: Mr. Lai Kun MA)

Detailed Comments of CE/MN, DSD:

Please note that other comments given previously on 25.9.2017 are still valid.

Comments dated 25.9.2017:

- (i) I note that the applicant implemented the drainage facilities on site under previous planning application no. A/YL-MP/237. The relevant drainage proposal & implementation works were considered satisfactory at that time. For the current application, the applicant is required to review and resubmit the drainage proposal to comply with the latest drainage requirements. The proposal should include supporting design calculations to demonstrate that rain water falling onto or flowing to his site can be collected, conveyed and discharged properly. A drainage plan showing details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits and ground levels justifying waterflow etc.) should also be included. Should additional drainage works be required, the applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.

- (ii) After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.
- (iii) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
- (iv) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
- (v) The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.
- (vi) The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the application site in future.
- (vii) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the site.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax [redacted] and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/265
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 10 JUL 2018

6 July 2018

Lanbase Surveyors Limited

Dear Sir,

Planning Application No. A/YL-MP/265
Compliance with Approval Condition (g)

I refer to your submission dated 13.6.2018 regarding the implementation of drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the comments, please contact Mr. Lai Kun MA (Tel: 2300 1545) direct.

Yours sincerely,


(Ms. Maggie CHIN)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD
CTP/TPB(2)

(Attn: Mr. Lai Kun MA)

APPENDIX 9

**Approved Fire Service Installations Proposal
and the Relevant Compliance Letters for Submission and
Implementation of Water Supply for Fire Fighting and Fire
Service Installations Proposal under Planning Application
No. A/YL-MP/265**

NATURE OF OCCUPANCY:

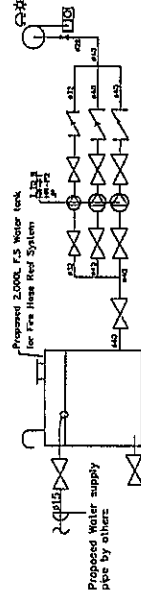
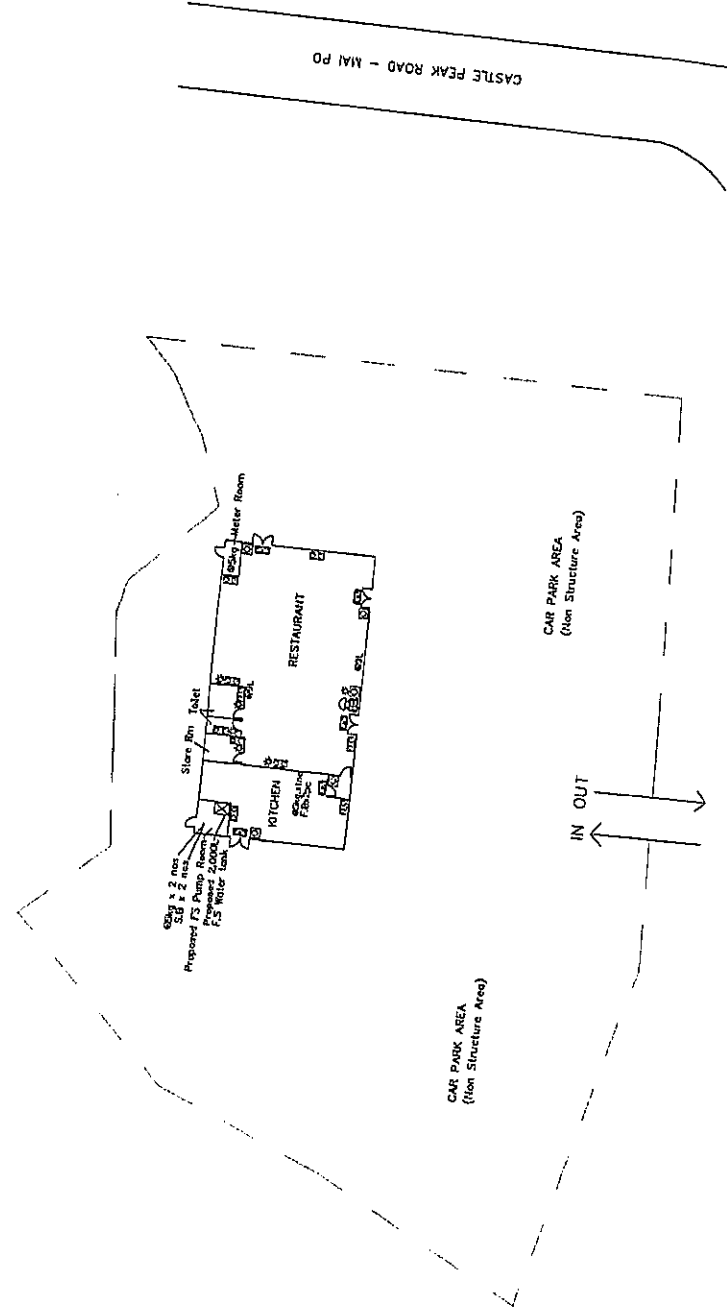
Single storey structure(21m x10.85m) for Restaurant
(Total Floor Area approx:228 sq.m)

Legend:

- 9L 9 litre water co2 type fire extinguisher
- 5kg 5kg co2 type fire extinguisher
- F.B Fire Blanket
- S.B Sand Bucket
- HR Hose Reel Set
- 150mm Fire Alarm Bell
- Break Glass Call Point
- Visual Alarm Signal
- emergency Lighting
- Exit Signs
- Pump
- Gate Valve
- Non-Return Valve
- Lot Boundary
- New Installations

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838, as marked on plans.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008, as marked on plans.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- 4.An hose reel system should be supplied by a 2.0m³ F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S. water tank, F.S. pump room and hose reel shall be clearly marked on plans.
- 5.Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1; 2002 +A2 : 2008 and FSD Circular Letter No.1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- 6.Hose Reel pump(HR-P1,HR-P2&P) shall be provided at F.S. Pump Room.



Schematic Piping Diagram of Modified Hose Reel System
(n.t.s)

Pumps Schedule:

Designation	Flow Rate (Litres/min)	Discharge Head (Kpa)	Motor Rating (kw)
HR-P1,HR-P2	100	600	2.2
JP	75	500	1.5

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Project:
Temporary Restaurant for a Period
of 3 years in "Open Space" Zone,
Lots 5,6,7,8 RP& 10 in D.D.101,Mai Po,
Yuen Long.

Title:

Proposed Fire Service Installation
Layout Plan

Drawn by: W.C. WONG

Date: 2018-02-21

Scale: 1: 250 @ A2

Ref No: TPB/A/YL-MP/265

Drawing No: 2018/FS/003

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

35

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/YL-MP/265
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

郵寄及傳真

李小姐/林小姐:

履行規劃許可附帶條件(h)項
(規劃申請編號: A/YL-MP/265)

本處於 2018 年 2 月 26 日收到你提交的資料以履行上述規劃許可附帶條件。

就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件仍被視作尚未履行

有關消防處處長的詳細意見請見附件。很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡消防處周諺禧先生(電話: 2733 7758)。

規劃署粉嶺、上水及元朗東規劃專員

(錢敏儀女士



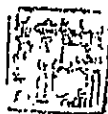
)

2018 年 3 月 27 日

副本送呈
消防處處長

(經辦人：周諺禧先生)
(經辦人：陳銘沖先生)

總城市規劃師/城市規劃委員會(2)



附件

消防處處長的詳細意見

Please advise the applicant that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax [redacted] and Post
Planning Department

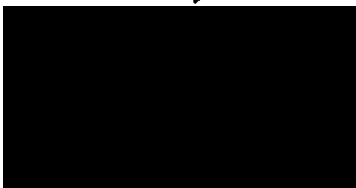
Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/265
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

RECEIVED 13 JUN 2018

11 June 2018

Lanbase Surveyors Limited



Dear Sir,

Planning Application No. A/YL-MP/265
Compliance with Approval Condition (i)

I refer to your submission dated 7.5.2018 regarding the implementation of water supply for fire fighting and fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the comments, please contact Mr. CHOW Yin-hei (Tel: 2733 7758) or Mr. CHAN Ming-chung (Tel: 2733 7737) direct.

Yours sincerely,

(Ms. Maggie CHIN)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

D of FS

(Attn: Mr. CHOW Yin-hei)

(Attn: Mr. CHAN Ming-chung)

CTP/TPB(2)

APPENDIX 10

Updated Certificates of Fire Service Installations and Equipment (FS251)

消防處檔號: NTN6-86119
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number

A 9950021

顧客姓名
Name of Client

YEUNG KAI FONG

樓宇地址
Address of Building

座
Block

樓宇名稱
Name of Building

屋邨/鄉村名稱
Name of Estate/Village

MAI PO

門牌號數及街道/地段
Number and Name of Street/Lot

6A PALM SPRINGS BOULEVARI

地區
District

YUEN LONG

☐ 香港
HK

☐ 九龍
K

☒ 新界
NT

持牌/註冊處所類型
(如適用)
Type of Licensed/
Registered Premises
(If applicable)

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物業處所 Food Premises

☐ 校舍 School Premises

請在合適空格內填
上“號”
Please tick the
appropriate "box"

☒ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☐ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處置 E-waste Disposal

☐ 改建校舍 Non-designed School

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Good Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Home for the Elderly

☐ 殘疾院舍 Residential Care Home for Persons with Disabilities

☐ 卡拉 OK 場所 Karaoke Establishment

第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
25	2 x SAND BUCKET	G/F	Conforms with FSD requirements	5-6-2026	4-6-2027
"	2 x FIRE BLANKET	"	Conforms with FSD requirements	5-6-2026	4-6-2027

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
24	2 x 9L WATER TYPE F.E.	G/F	To supply and install	Conforms with FSD requirements	5-6-2026	
"	5 x 5 KG CO2 GAS TYPE F.E.	"	To supply and install	"	"	

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以 * 註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項(如有)外，
I/We hereby declare that the above installations/equipment have been tested and inspected, with its/their working conditions, certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defects(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building
or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

Cheung Wai Keung

註冊編號
Registration No.

RC 3/456

註冊消防裝置承辦商名稱
Name of Registered Fire
Service Installation Contractor

Intercept Fire & Security
Tech Ltd

聯絡電話
Telephone

電郵地址
Email address

日期
Date

11-6-2026

備註
Remark

第一部 只適用於年檢事項 Part I Annual Inspection ONLY			根據《消防（裝置及設備）規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每 12 個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。 In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months		
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
12	出口指示牌x5 ("a & b")	G/F	符合消防處規定	05/06/2026	04/06/2027
11	應急照明燈x10 ("Zebra" Model : Z12) x6 ("Narsc" Model : MT-1011)x1 ("a & b" Model : TS-EL. 2053) x3	G/F	符合消防處規定	05/06/2026	04/06/2027

消防處檔號: NTNB-86159
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number

006001630000 000014

顧客姓名
Name of Client

YEUNG KAI FONG

樓宇地址
Address of Building

座

樓宇名稱
Name of Building

屋邨/鄉村名稱
Name of Estate/Village

MEI PO

門牌號數及街道/地段
Number and Name of Street/Lot

6A PALM SPRINGS BOULEVARD

地區
District

YUEN LONG

☐ 香港
HK

☐ 九龍
K

☒ 新界
NT

持牌/註冊處所類型
(如適用)
Type of Licensed/
Registered Premises
(If applicable)

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物業處所 Food Premises

☐ 校舍 School Premises

☐ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☐ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處置 E-waste Disposal

☐ 改建校舍 Non-designed School

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Good Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Home for the Elderly

☐ 殘疾院舍 Residential Care Home for Persons with

☐ 卡拉 OK 場所 Karaoke Establishment

請在合適空格內填
上「✓」號
Please tick the
appropriate "box"

第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
23	消防喉轆	G/F	符合消防處規定	05/06/2026	04/06/2027
13	火警警報系統	G/F	符合消防處規定	05/06/2026	04/06/2027
			See Appendix		

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption

本人/我們特此聲明,上述之消防裝置/設備經測試及/或檢查,其運作狀況符合消防處處長訂明適用於該建築物的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好,除在第三部分中詳列的裝置/設備欠妥事項(如有)。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

LI SAU PING

註冊編號
Registration No.

RC1/0060;RC2/0163

註冊消防裝置承辦商名稱
Name of Registered Fire
Service Installation Contractor

Intercept Fire & Security Technicians Ltd.

聯絡電話
Telephone

電郵地址
Email address

日期
Date

11/06/2026

備註
Remark

R. D. REF. NO. 2/9941/05 (TS)

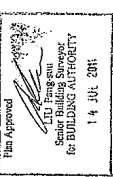
K.S.D. REF. NO. 8726289

NOTES
1. 此圖乃根據申請人所提供之資料繪製，一切尺寸均以圖面所註為準，如有任何錯誤，概與申請人無關。
2. 此圖乃根據申請人所提供之資料繪製，一切尺寸均以圖面所註為準，如有任何錯誤，概與申請人無關。

NOTES
DO NOT SCALE DRAWING FIGURED DIMENSIONS
READ THIS DRAWING IN CONNECTION WITH
THE ARCHITECT'S EXPLANATORY NOTES AND
PLANS AND OTHER RELATED DRAWINGS. THE
ARCHITECT SHALL BE RESPONSIBLE FOR THE
COMPLETION OF THIS DRAWING ASSENTED BY
THE ARCHITECT.

REVISIONS

NO.	DATE	REVISIONS
A	DEC. 08	1ST RE SUBMISSION
B	JAN. 09	2ND RE SUBMISSION
C	AUG. 09	3RD RE SUBMISSION
D	MAY. 10	4TH RE SUBMISSION
E	MAY. 10	5TH RE SUBMISSION
F	DEC. 10	6TH RE SUBMISSION
G	JUN. 11	7TH RE SUBMISSION
H	JUN. 11	8TH RE SUBMISSION



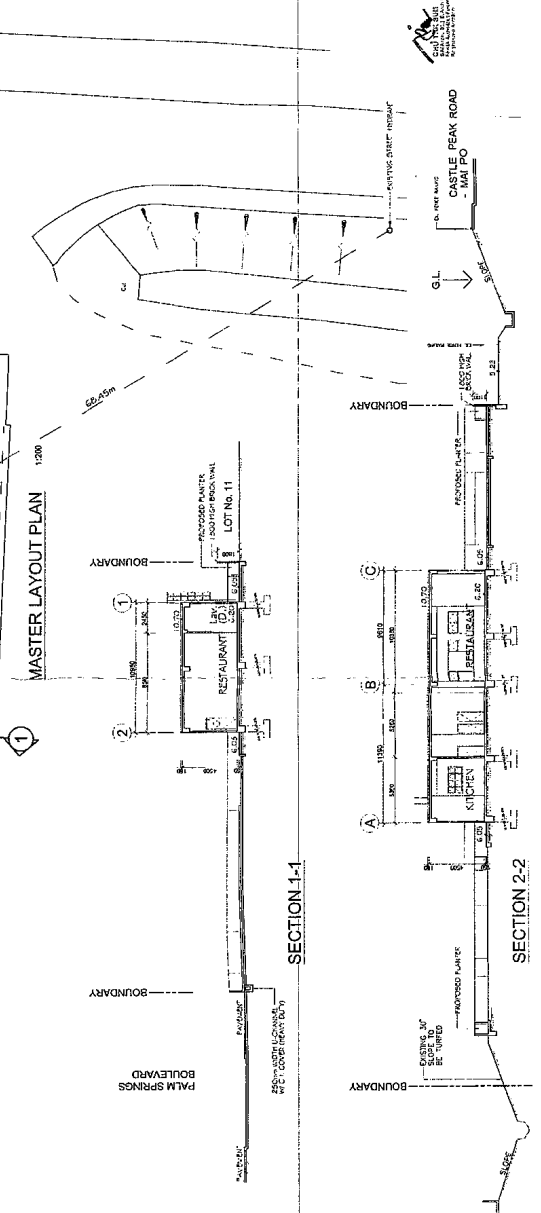
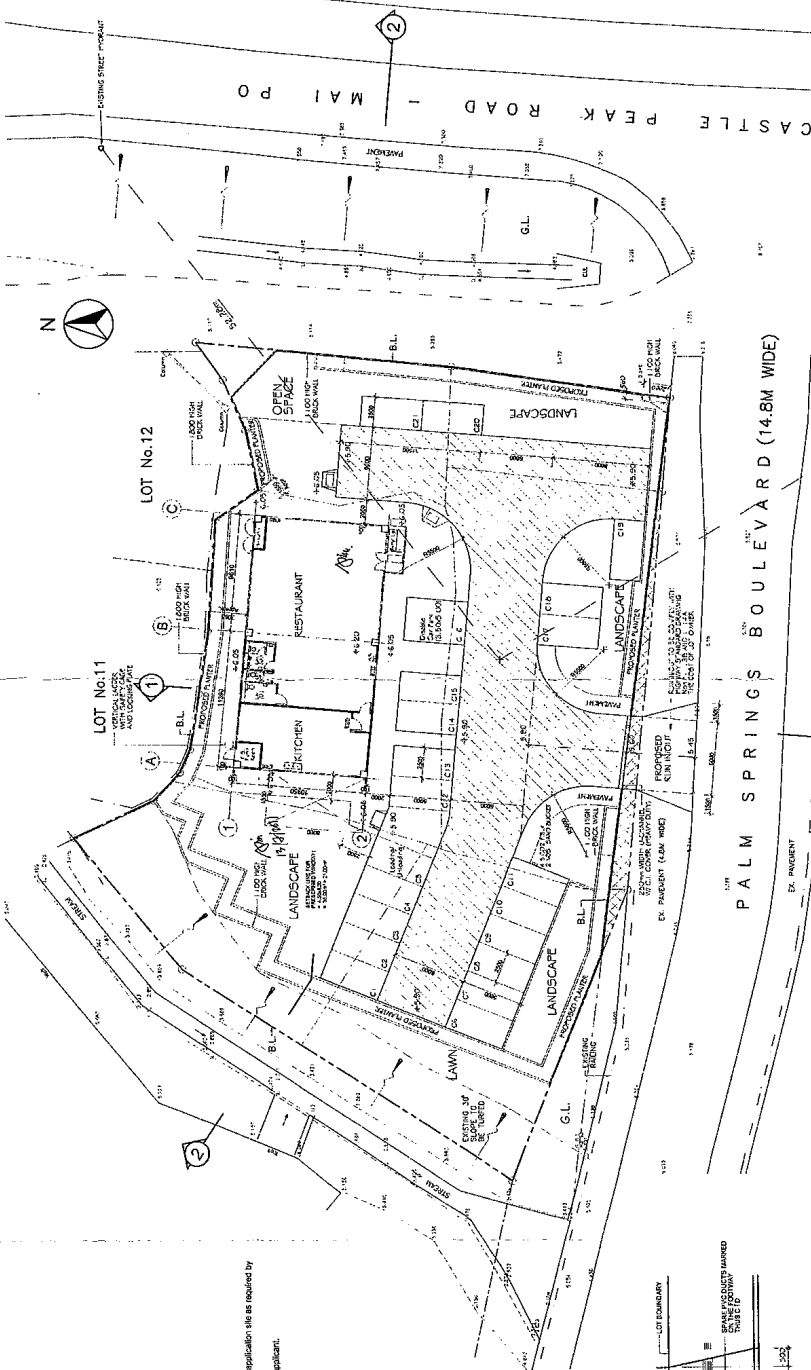
ARCHITECT
朱德輝建築師事務所
T.S. CHU ARCHITECTS LTD.
14 JUNE 2011

PROJECT
PROPOSED RESTAURANT at
LOT Nos. 5, 6, 7, 8 RP,
9 RP and 10 in DO LOT,
MAI PO YUEN LONG,
NEW TERRITORIES

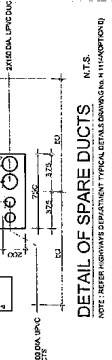
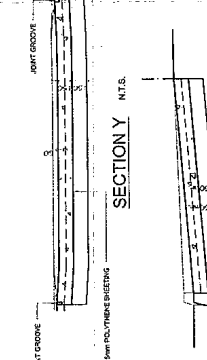
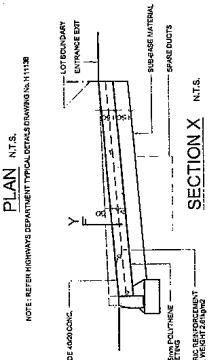
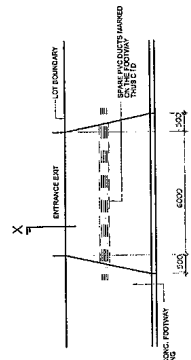
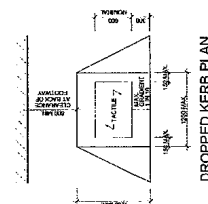
TITLE
MASTER LAYOUT
PLAN AND SECTIONS
(GROUND FLOOR)

B. D.

DATE:	Dec. 2008	SCALE:	AS SHOWN
DRAWN BY:	C.M. Pong	CHECKED BY:	L.W. Wong
JOB NO.	587-07	DRAWING NO.	102H



- Note:
- Area coloured light pink to be excluded from the application site as required by Planning Department under AYI-MP125
 - Formation of future Park area to be carried out by applicant.



APPENDIX 11

Site Photos

Site Photos

Application Site

