

2022年 7月 11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。

This document is received on 11 JUL 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/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/NE-LCW/5
	Date Received 收到日期	11 JUL 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

The Hong Kong Countryside Foundation 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)

KC Surveyors 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)	G/F, Portion of House Nos 153 & 155, Taxlord Lot 232 (Part) and Lot 233 (Part) in DD145, Lai Chi Wo Village, Sha Tau Kok
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 66.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Not Applicable sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Occupied residential house (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
15/06/2022 (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 16/06/2022 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	66.4 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Eating Place (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1 storey	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 66.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 66.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Residential	Eating Place

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 . (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

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

.....

.....

.....

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

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

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

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

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7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

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

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

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

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

February 2027

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

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

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

10. Justifications 理由

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

Please refer to Annex 1

11. Declaration 聲明

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

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

Signature
簽署

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

.....
KWOK Pak Wai Jeffrey

.....
Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KC Surveyors Limited



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

Date 日期

06/07/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will 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	G/F, Portion of House Nos. 153 & 155, Taxlord Lot 232 (part) and Lot 233 (Part) in DD145, Lai Chi Wo Village, Sha Tau Kok		
Site area 地盤面積	<div style="text-align: right;">sq. m 平方米 <input type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</div>		
Plan 圖則	Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/ 2 荔枝窩、小灘及三桠村分區計劃大綱圖		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Applied use/ development 申請用途/發展	Eating Place 食肆		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	66.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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。

Background and Purpose of Submission

According to the Chief Executive Policy Address 2015 paragraph 182 and Policy Address 2017 paragraph 114, the Government will proactively work with NGOs to adopt a flexible approach to support and promote the revitalization of remote rural areas and conserve biodiversity in rural areas according to sustainability development principle and adopts innovative approaches. This project is a response to the CE's call and will serve as a showcase to the rural community how food business licensing could be achieved.

Following the announcement of 2017 Policy Address, the Countryside Conservation Office (CCO) was established under the Environmental Protection Department in 2018. The establishment of CCO will enhance the countryside revitalization, ecological conservation, and support collaboration of local NGOs based on an interactive and co-operative approach under the Countryside Conservation Funding Scheme (CCFS). This project, as part of village revival model, is funded under the CCFS to conduct the feasibility of licensed food business in remote old village in Lai Chi Wo.

This planning statement is prepared to substantiate a s.16 planning application for "Eating Place" at G/F, portion of house nos 153 & 155, Taxlord Lot 232 (Part) and Lot 233 (Part) in D.D.145 at Lai Chi Wo Village on "Village Type Development" (V) zone of Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2 (OZP No. S/NE-LCW/2).

Justification and Planning Merits

As part of village revival model and promotion of the traditional rural village in Hong Kong, "eating place" use is required to serve the guests of the recently licensed guesthouses, local community and visitors.

The proposed shop would provide catering services without seating accommodation and mainly focus on serving target groups such as the visitors and villagers. Traditional Hakka style cooked food could be provided under food factory licence and sell as take-away. The operation hour of the proposed shop will be from 11 a.m. to 3 p.m. on Saturday, Sunday and public holiday.

The proposal wishes to provide licensed food service in the village. It will be a part of the village life learning experience.

Premises Background

The premises is situated in Lai Chi Wo village, which is a well-preserved Hakka walled village having high cultural and historical value and is illustrative of the development of the rural Hong Kong.

In accordance to the reply letter from Lands Department, the occupations on Taxlot Lot 232 (Part) and Lot 233 (Part) in D.D.145 had existed before 1 January 1961. The premises in application lot is a double-storey block wall traditional residential house. There is no any related planning enforcement case or any previous planning application in respect of the premises.

The Premises and its Surrounding Area

The premises is currently used as living room toilet and kitchen at G/F and bedroom at 1/F. The food business is to be run by the Lai Chi Wo villagers who are living in the same premises at 1/F with consent from landowner(s).

The surrounding areas are mainly rural and natural in character and rich of cultural heritage and recreation/tourism-related resources, such as Hip Tin Temple, Hok Shan Monastery and the Lai Chi Wo Nature Trail, which develop Lai Chi Wo area into a popular destination for hikers and tourists. There are also agricultural and tourism activities available for visitors. In support of the operation of guesthouse to be launched in coming March 2022, the proposal will complement each other to benefit the revitalization of the village.

Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Selected commercial and community uses serving the needs of the Lai Chi Wo villagers and in support other revitalization initiatives in Lai Chi Wo revival model may be permitted on application to the Board.

Planning Considerations

The proposed food business would be operated under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation. Subject to detailed design,

the premises could be applied for food factory license upon granting of planning permission. In view of the small scale of area and business nature, the proposal would not create environmental nuisance or inconvenience to residents nearby.

Since septic tank and the drainage system would be upgraded (if required) to meet licensing requirement, it is believed that the proposal would not result in adverse impacts on drainage, sewage disposal facilities. Fire safety aspects would be upgraded (if required) to meet licensing requirement as well.

In case there is local objections, forum with Q&A session is proposed to be held within the village to explain the importance of licensed and qualified food services in the progress of revitalization of remote rural area.

Comments from Relevant Government Departments

As stated in OZP No. S/NE-LCW/2, the planning intention of Village Type Development allows for the provision of selected commercial and community uses serving the needs of the villagers and in support of the village development, use including 'eating place' is always permitted on the ground floor of a New Territories Exempted House. By referring to the reply on enquiry from Lands Department dated 26 October 2021 (see attachment), the houses on Taxlord Lot 232 (Part) and Lot 233 (Part) in D.D.145 had existed before 1 January 1961 and the mentioned lot is Old Schedule lots which have no user restrictions.

Public Comment Received

Local villagers' engagement activities were conducted to collect views and opinions before the preparation of this application. Positive feedback and strong support were received from the attendants.

A master layout plan and proposed layout plan of the houses are provided for your consideration. With justifications and merits presented above, the members of the Town Planning Board are sincerely requested to give favorable consideration to this planning application.



PLAN OF TAXLORD LOT No. 232 & LOT No. 233 IN D.D. 145
(FOR REFERENCE ONLY)
SCALE: N.T.S.

TABLE OF AREA	
LOT	GFA ①
233 & 232	66.4 sq.m

2022年 7月 1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。

11 JUL 2022

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

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

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

2200548 28/2 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LCW/6
	Date Received 收到日期	11 JUL 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

The Hong Kong Countryside Foundation 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)

KC Surveyors 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)

G/F, House 93, Lot 282 (Part) in DD145, Lai Chi Wo Village, Sha Tau Kok

(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 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 36.2 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)Not Applicable 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 Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Occupied residential house (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
15/06/2022 (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 16/06/2022 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	36.2 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Eating Place (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1 storey	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 36.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 36.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Residential	Eating Place

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="534 1395 1477 1899"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

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

.....
.....
.....☐ other(s) 其他

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

.....
.....
.....☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

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

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

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

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

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

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

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

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

February 2027

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

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

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

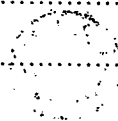
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

10. Justifications 理由

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

Please refer to Annex 1



11. Declaration 聲明

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

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

Signature
簽署

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

.....
KWOK Pak Wai Jeffrey

.....
Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKJS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KC Surveyors Limited



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

Date 日期

06/07/2022

..... (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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	G/F, House No. 93, Lot 282 (Part) in DD145, Lai Chi Wo Village, Sha Tau Kok		
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/ 2 荔枝窩、小灘及三桠村分區計劃大綱圖		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Applied use/ development 申請用途／發展	Eating Place 食肆		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	36.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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。

Background and Purpose of Submission

According to the Chief Executive Policy Address 2015 paragraph 182 and Policy Address 2017 paragraph 114, the Government will proactively work with NGOs to adopt a flexible approach to support and promote the revitalization of remote rural areas and conserve biodiversity in rural areas according to sustainability development principle and adopts innovative approaches. This project is a response to the CE's call and will serve as a showcase to the rural community how food business licensing could be achieved.

Following the announcement of 2017 Policy Address, the Countryside Conservation Office (CCO) was established under the Environmental Protection Department in 2018. The establishment of CCO will enhance the countryside revitalization, ecological conservation, and support collaboration of local NGOs based on an interactive and co-operative approach under the Countryside Conservation Funding Scheme (CCFS). This project, as part of village revival model, is funded under the CCFS to conduct the feasibility of licensed food business in remote old village in Lai Chi Wo.

This planning statement is prepared to substantiate a s.16 planning application for "Eating Place" at ground floor of houses at Lot 282 in D.D.145 at Lai Chi Wo Village on "Village Type Development" (V) zone of Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2 (OZP No. S/NE-LCW/2).

Justification and Planning Merits

As part of village revival model and promotion of the traditional rural village in Hong Kong, "eating place" use is required to serve the guests of the recently licensed guesthouses, local community and visitors.

The proposed shop would provide catering services without seating accommodation and mainly focus on serving target groups such as the visitors and villagers. Traditional Hakka style cooked food could be provided under food factory licence and sell as take-away. The operation hour of the proposed shop will be from 11a.m. to 3p.m. on Saturday, Sunday and public holiday.

The proposal wishes to provide licensed food service in the village. It will be a part of the village life learning experience.

Premises Background

The premises is situated in Lai Chi Wo village, which is a well-preserved Hakka walled village having high cultural and historical value and is illustrative of the development of the rural Hong Kong.

In accordance to the reply letter from Lands Department, the occupations on Lot 282 in D.D. 145 had existed before 1 January 1961. The premises in application lot is a double-storey block wall traditional residential house. There is no any related planning enforcement case or any previous planning application in respect of the premises.

The Premises and its Surrounding Area

The premises is currently used as living room toilet and kitchen at G/F and bedroom at 1/F. The food business is to be run by the Lai Chi Wo villagers who are living in the same premises at 1/F with consent from landowner(s).

The surrounding areas are mainly rural and natural in character and rich of cultural heritage and recreation/tourism-related resources, such as Hip Tin Temple, Hok Shan Monastery and the Lai Chi Wo Nature Trail, which develop Lai Chi Wo area into a popular destination for hikers and tourists. There are also agricultural and tourism activities available for visitors. In support of the operation of guesthouse to be launched in coming March 2022, the proposal will complement each other to benefit the revitalization of the village.

Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Selected commercial and community uses serving the needs of the Lai Chi Wo villagers and in support other revitalization initiatives in Lai Chi Wo revival model may be permitted on application to the Board.

Planning Considerations

The proposed food business would be operated under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation. Subject to detailed design, the premises could be applied for food factory license upon granting of planning

permission. In view of the small scale of area and business nature, the proposal would not create environmental nuisance or inconvenience to residents nearby.

Since septic tank and the drainage system would be upgraded (if required) to meet licensing requirement, it is believed that the proposal would not result in adverse impacts on drainage, sewage disposal facilities. Fire safety aspects would be upgraded (if required) to meet licensing requirement as well.

In case there is local objections, forum with Q&A session is proposed to be held within the village to explain the importance of licensed and qualified food services in the progress of revitalization of remote rural area.

Comments from Relevant Government Departments

As stated in OZP No. S/NE-LCW/2, the planning intention of Village Type Development allows for the provision of selected commercial and community uses serving the needs of the villagers and in support of the village development, use including 'eating place' is always permitted on the ground floor of a New Territories Exempted House. By referring to the reply on enquiry from Lands Department dated 26 October 2021 (see attachment), the houses on Lot 282 in D.D.145 had existed before 1 January 1961 and the mentioned lot is Old Schedule lots which have no user restrictions.

Public Comment Received

Local villagers' engagement activities were conducted to collect views and opinions before the preparation of this application. Positive feedback and strong support were received from the attendants.

A master layout plan and proposed layout plan of the houses are provided for your consideration. With justifications and merits presented above, the members of the Town Planning Board are sincerely requested to give favorable consideration to this planning application.



PLAN OF LOT No. 282 IN D.D. 145 (FOR REFERENCE ONLY)
SCALE: N.T.S.

TABLE OF AREA

LOT	GFA ①
282	36.2 sq.m

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



RE: A/NE-LCW/5 & A/NE-LCW/6 - Revised documents
15/07/2022 16:37

From: "Chelsea" <chelseayeng@kcsprj.com>
To: <tpbpd@pland.gov.hk>, <shychan@pland.gov.hk>
Cc: "'David Au \\\(HKCFV)'" <david.au@hkcountryside.org>, "'Eva Ho'" <evaho@kcsprj.com>, <jeffrey@kcsprj.com>, <kate.ho@hkcountryside.org>, "'lauren yang'" <lauren.yang@hkcountryside.org>, <ronald.yam@kcsprj.com>

File Ref:

2 attachments



A_NE-LCW_5_Justification for Taxlord Lot232(Part)&233(Part)&revised layout plan.pdf



A_NE-LCW-6_Justifications for Lot 282(Part)&revised layout plan.pdf

Dear Town Planning Board Secretariat,

Please find the following supplementary documents (2 PDF files) as attached for your perusal:

1. Justification for Taxlord Lot 232(Part)&233(Part) + revised layout plan for Planning Application No. A/NE-LCW/5
2. Justification for Lot 282(Part) in DD145 + revised layout plan for Planning Application No. A/NE-LCW/6

Dear Sharon,

In reply to your comments 2(a), the means of cooking (with or without flame cooking) is not decided yet at this stage. However, we will comply building regulations and licensing requirements no matter which means of cooking is chosen eventually.

Thank you.

Best Regards,
Chelsea YENG
KC Surveyors Limited
Tel: 2782 2211
Fax: 2836 0221

Background and Purpose of Submission

According to the Chief Executive Policy Address 2015 paragraph 182 and Policy Address 2017 paragraph 114, the Government will proactively work with NGOs to adopt a flexible approach to support and promote the revitalization of remote rural areas and conserve biodiversity in rural areas according to sustainability development principle and adopts innovative approaches. This project is a response to the CE's call and will serve as a showcase to the rural community how food business licensing could be achieved.

Following the announcement of 2017 Policy Address, the Countryside Conservation Office (CCO) was established under the Environmental Protection Department in 2018. The establishment of CCO will enhance the countryside revitalization, ecological conservation, and support collaboration of local NGOs based on an interactive and co-operative approach under the Countryside Conservation Funding Scheme (CCFS). This project, as part of village revival model, is funded under the CCFS to conduct the feasibility of licensed food business in remote old village in Lai Chi Wo.

This planning statement is prepared to substantiate a s.16 planning application for "Eating Place" at G/F, portion of house nos 153 & 155, Taxlord Lot 232 (Part) and Lot 233 (Part) in D.D.145 at Lai Chi Wo Village on "Village Type Development" (V) zone of Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2 (OZP No. S/NE-LCW/2).

Justification and Planning Merits

As part of village revival model and promotion of the traditional rural village in Hong Kong, "eating place" use is required to serve the guests of the recently licensed guesthouses, local community and visitors.

The proposed shop would provide catering services without seating accommodation and mainly focus on serving target groups such as the visitors and villagers. Traditional Hakka style cooked food would be prepared at the food room under food factory license (where the food room is designed to comply with licensing requirements) and sell as take-away. The operation hour of the proposed shop will be from 11a.m. to 3p.m. on Saturday, Sunday and public holiday.

The proposal wishes to provide licensed food service in the village. It will be a part of the village life learning experience.

Premises Background

The premises is situated in Lai Chi Wo village, which is a well-preserved Hakka walled village having high cultural and historical value and is illustrative of the development of the rural Hong Kong.

In accordance to the reply letter from Lands Department, the occupations on Taxlot Lot 232 (Part) and Lot 233 (Part) in D.D.145 had existed before 1 January 1961. The premises in application lot is a double-storey block wall traditional residential house. There is no any related planning enforcement case or any previous planning application in respect of the premises.

The Premises and its Surrounding Area

The premises is currently used as living room toilet and kitchen at G/F and bedroom at 1/F. The food business is to be run by the Lai Chi Wo villagers who are living in the same premises at 1/F with consent from landowner(s).

The surrounding areas are mainly rural and natural in character and rich of cultural heritage and recreation/tourism-related resources, such as Hip Tin Temple, Hok Shan Monastery and the Lai Chi Wo Nature Trail, which develop Lai Chi Wo area into a popular destination for hikers and tourists. There are also agricultural and tourism activities available for visitors. In support of the operation of guesthouse to be launched in coming July 2022, the proposal will complement each other to benefit the revitalization of the village.

Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Selected commercial and community uses serving the needs of the Lai Chi Wo villagers and in support other revitalization initiatives in Lai Chi Wo revival model may be permitted on application to the Board.

Planning Considerations

The proposed food business would be operated under the Public Health and Municipal

Services Ordinance (Cap. 132) and other relevant legislation. Subject to detailed design, the premises could be applied for food factory license upon granting of planning permission. In view of the small scale of area and business nature, the proposal would not create environmental nuisance or inconvenience to residents nearby.

Septic tank and soakaway pit system was installed in front of the house and currently in function for existing drainage and sewage from the house. Since septic tank and the drainage system would be upgraded (if required) to meet licensing requirement, it is believed that the proposal would not result in adverse impacts on drainage, sewage disposal facilities. Fire safety aspects would be upgraded (if required) to meet licensing requirement as well.

In case there is local objections, forum with Q&A session is proposed to be held within the village to explain the importance of licensed and qualified food services in the progress of revitalization of remote rural area.

Comments from Relevant Government Departments

As stated in OZP No. S/NE-LCW/2, the planning intention of Village Type Development allows for the provision of selected commercial and community uses serving the needs of the villagers and in support of the village development, use including ‘eating place’ is always permitted on the ground floor of a New Territories Exempted House. By referring to the reply on enquiry from Lands Department dated 26 October 2021 (see attachment), the houses on Taxlord Lot 232 (Part) and Lot 233 (Part) in D.D.145 had existed before 1 January 1961 and the mentioned lot is Old Schedule lots which have no user restrictions.

Public Comment Received

Local villagers’ engagement activities were conducted to collect views and opinions before the preparation of this application. Positive feedback and strong support were received from the attendants.

A master layout plan and proposed layout plan of the houses are provided for your consideration. With justifications and merits presented above, the members of the Town Planning Board are sincerely requested to give favorable consideration to this planning application.



PLAN OF TAXLORD LOT No. 232 (PART) & LOT No. 233 (PART)
IN D.D. 145 (FOR REFERENCE ONLY)
SCALE: N.T.S.

TABLE OF AREA

LOT	GFA ①
233 & 232	66.4 sq.m

* DIGITAL LAND BOUNDARY MAP IC1000 (3-NE-25B) FROM HKMS2.0

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



RE: A/NE-LCW/5 & A/NE-LCW/6 - Revised documents
15/07/2022 16:37

From: "Chelsea" <chelseayeng@kcsprj.com>
To: <tpbpd@pland.gov.hk>, <shychan@pland.gov.hk>
Cc: "'David Au \\\(HKCFV)'" <david.au@hkcountryside.org>, "'Eva Ho'" <evaho@kcsprj.com>, <jeffrey@kcsprj.com>, <kate.ho@hkcountryside.org>, "'lauren yang'" <lauren.yang@hkcountryside.org>, <ronald.yam@kcsprj.com>

File Ref:

2 attachments



A_NE-LCW_5_Justification for Taxlord Lot232(Part)&233(Part)&revised layout plan.pdf



A_NE-LCW-6_Justifications for Lot 282(Part)&revised layout plan.pdf

Dear Town Planning Board Secretariat,

Please find the following supplementary documents (2 PDF files) as attached for your perusal:

1. Justification for Taxlord Lot 232(Part)&233(Part) + revised layout plan for Planning Application No. A/NE-LCW/5
2. Justification for Lot 282(Part) in DD145 + revised layout plan for Planning Application No. A/NE-LCW/6

Dear Sharon,

In reply to your comments 2(a), the means of cooking (with or without flame cooking) is not decided yet at this stage. However, we will comply building regulations and licensing requirements no matter which means of cooking is chosen eventually.

Thank you.

Best Regards,
Chelsea YENG
KC Surveyors Limited
Tel: 2782 2211
Fax: 2836 0221

Background and Purpose of Submission

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This planning statement is prepared to substantiate a s.16 planning application for "Eating Place" at ground floor of houses at Lot 282 in D.D.145 at Lai Chi Wo Village on "Village Type Development" (V) zone of Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2 (OZP No. S/NE-LCW/2).

Justification and Planning Merits

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The proposed shop would provide catering services without seating accommodation and mainly focus on serving target groups such as the visitors and villagers. Traditional Hakka style cooked food would be prepared at the food room under food factory license (where the food room is designed to comply with licensing requirements) and sell as take-away. The operation hour of the proposed shop will be from 11a.m. to 3p.m. on Saturday, Sunday and public holiday.

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Premises Background

The premises is situated in Lai Chi Wo village, which is a well-preserved Hakka walled village having high cultural and historical value and is illustrative of the development of the rural Hong Kong.

In accordance to the reply letter from Lands Department, the occupations on Lot 282 in D.D. 145 had existed before 1 January 1961. The premises in application lot is a double-storey block wall traditional residential house. There is no any related planning enforcement case or any previous planning application in respect of the premises.

The Premises and its Surrounding Area

The premises is currently used as living room toilet and kitchen at G/F and bedroom at 1/F. The food business is to be run by the Lai Chi Wo villagers who are living in the same premises at 1/F with consent from landowner(s).

The surrounding areas are mainly rural and natural in character and rich of cultural heritage and recreation/tourism-related resources, such as Hip Tin Temple, Hok Shan Monastery and the Lai Chi Wo Nature Trail, which develop Lai Chi Wo area into a popular destination for hikers and tourists. There are also agricultural and tourism activities available for visitors. In support of the operation of guesthouse to be launched in July 2022, the proposal will complement each other to benefit the revitalization of the village.

Planning Intention

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Planning Considerations

The proposed food business would be operated under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation. Subject to detailed design,

the premises could be applied for food factory license upon granting of planning permission. In view of the small scale of area and business nature, the proposal would not create environmental nuisance or inconvenience to residents nearby.

Septic tank and soakaway pit system was installed in front of the house and currently in function for existing drainage from the house. Since septic tank and the drainage system would be upgraded (if required) to meet licensing requirement, it is believed that the proposal would not result in adverse impacts on drainage, sewage disposal facilities. Fire safety aspects would be upgraded (if required) to meet licensing requirement as well.

In case there is local objections, forum with Q&A session is proposed to be held within the village to explain the importance of licensed and qualified food services in the progress of revitalization of remote rural area.

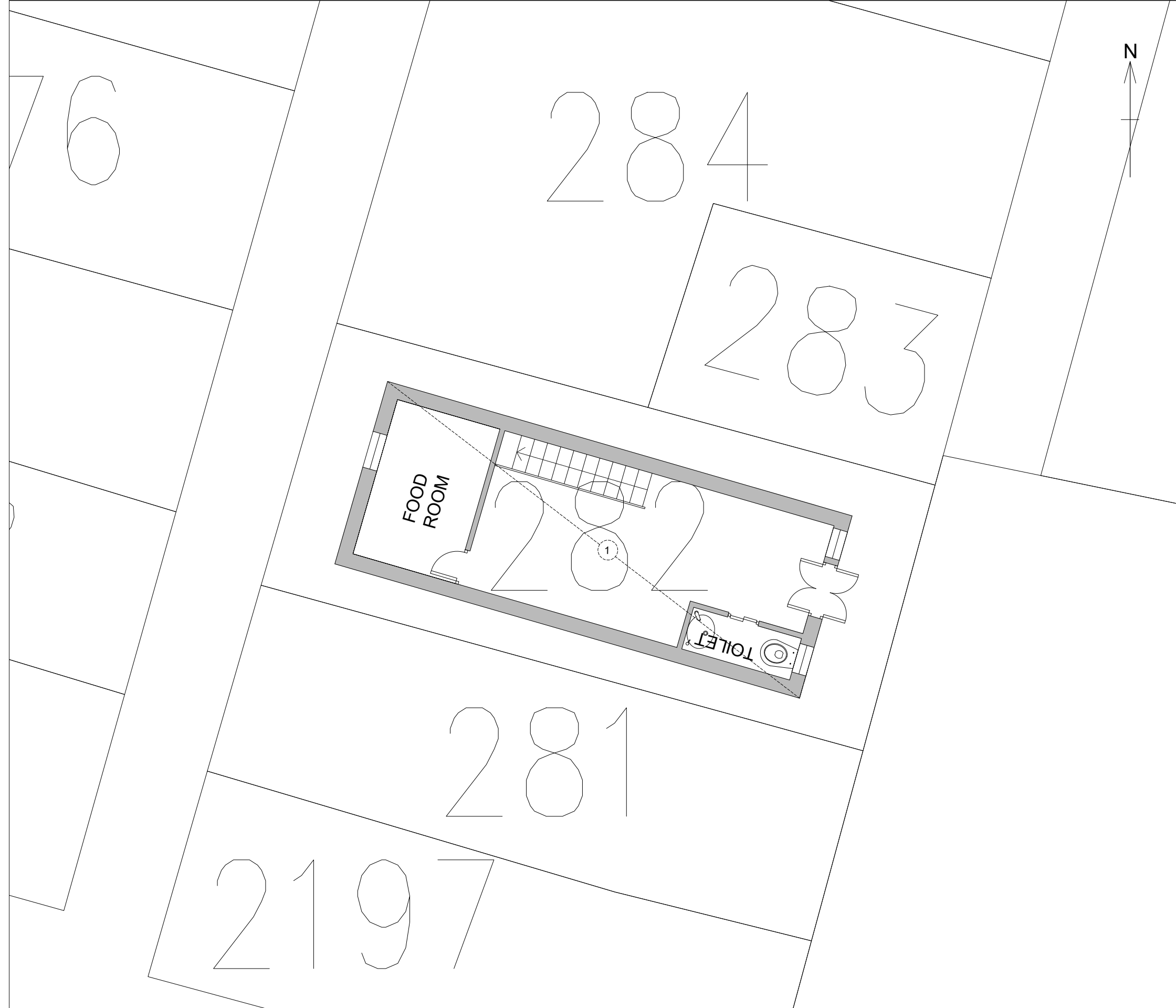
Comments from Relevant Government Departments

As stated in OZP No. S/NE-LCW/2, the planning intention of Village Type Development allows for the provision of selected commercial and community uses serving the needs of the villagers and in support of the village development, use including 'eating place' is always permitted on the ground floor of a New Territories Exempted House. By referring to the reply on enquiry from Lands Department dated 26 October 2021 (see attachment), the houses on Lot 282 in D.D.145 had existed before 1 January 1961 and the mentioned lot is Old Schedule lots which have no user restrictions.

Public Comment Received

Local villagers' engagement activities were conducted to collect views and opinions before the preparation of this application. Positive feedback and strong support were received from the attendants.

A master layout plan and proposed layout plan of the houses are provided for your consideration. With justifications and merits presented above, the members of the Town Planning Board are sincerely requested to give favorable consideration to this planning application.



PLAN OF LOT No. 282 (PART) IN D.D. 145
(FOR REFERENCE ONLY)
SCALE: N.T.S.

TABLE OF AREA

LOT	GFA ①
282	36.2 sq.m

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



A/NE-LCW/5 & A/NE-LCW/6 - Response to public comments

29/08/2022 14:36

From: "Chelsea" <chelseayeng@kcsprj.com>
To: <tpbpd@pland.gov.hk>
Cc: <shychan@pland.gov.hk>, <jeffrey@kcsprj.com>, <evaho@kcsprj.com>, <kate.ho@hkcountryside.org>, "'David Au \\\(HKCF\)'<david.au@hkcountryside.org>, "'lauren yang'" <lauren.yang@hkcountryside.org>

History: This message has been forwarded.

2 attachments



29082022101044.pdf 29082022101035.pdf

Dear Town Planning Board Secretariat,

Please find the response to public comments regarding A/NE-LCW/5 & A/NE-LCW/6 as attached for your consideration.

Should you have any enquiry, please feel free to contact the undersigned at 2782 2211.
Thank you.

Best Regards,
Chelsea YENG
KC Surveyors Limited
Tel: 2782 2211
Fax: 2836 0221



Your Ref.: A/NE-LCW/5
Our Ref.: KCS/J3842/22/1912L

25 August 2022

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

(By Hand)

Attention: Ms. CHAN Hiu Yan, Sharon
TP/CPE3

Dear Sir/Madam,

Response to Public Comments of Application No. A/NE-LCW/5

We, KC Surveyors Limited, the authorised agent for the applicant – The Hong Kong Countryside Foundation Limited, would like to write in respond to the objection public comments received by Town Planning Board regarding the s.16 application (Application No.: A/NE-LCW/5) for the application site – G/F, Portion of House Nos. 153 & 155, Taxlord Lot 232 (Part) and Lot 233(Part) in DD 145, Lai Chi Wo Village.

We would like to clarify that the application site is referred to G/F, portion of House Nos. 153 & 155 which is currently a residential house and the applied lot is part of Taxlord Lot 232 and part of Lot 233 in DD145. The application site is an independent site which is separated from the Tsz Tong of the Wong family and does not form part of the application site. A reference plan of the application site is attached herewith for your perusal.

Notwithstanding that the applicant is not a "current land owner", reasonable steps had been taken to give notification to owner(s), of which a notice was posted in a prominent position on the application site on 16 June 2022 and a notice was sent to rural committee on 16 June 2022. Relevant photo records and documents can be referred in the submitted application with Application No.: A/NE-LCW/5.

In the event of approval for said application, formal application for food business licence will be submitted to Food and Environmental Hygiene Department where the submission shall fulfil the licence and related regulations requirement in respect of fire safety, ventilation, waste disposal, drainage etc.

Should you have any queries, please feel free to contact the undersigned or our Ms. Chelsea YENG at 2782 2211.

Yours faithfully
For and on behalf of
KC Surveyors Limited

KWOK Pak Wai Jeffrey
Deputy Managing Director

JK/cy

KC Surveyors Limited
6/F Sitoy Tower, 164 Wai Yip Street, Kwun Tong, Kowloon
T: 2782 2211 F: 2836 0221 E: admin@kcsprj.com W: www.kcsprj.com
陳佐堅測量師行有限公司



ISO 9001:2015
Certificate No. 131246-H

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



A/NE-LCW/5 & A/NE-LCW/6 - Response to public comments

29/08/2022 14:36

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History: This message has been forwarded.

2 attachments



29082022101044.pdf 29082022101035.pdf

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Should you have any enquiry, please feel free to contact the undersigned at 2782 2211.
Thank you.

Best Regards,
Chelsea YENG
KC Surveyors Limited
Tel: 2782 2211
Fax: 2836 0221



Your Ref.: A/NE-LCW/6
Our Ref.: KCS/J3842/22/1914L

25 August 2022

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

(By Hand)

Attention: Ms. CHAN Hiu Yan, Sharon
TP/CPE3

Dear Sir/Madam,

Response to Public Comments of Application No. A/NE-LCW/6

We, KC Surveyors Limited, the authorised agent for the applicant – The Hong Kong Countryside Foundation Limited, would like to write in respond to the objection public comments received by Town Planning Board regarding the s.16 application (Application No.: A/NE-LCW/6) for the application site – G/F, House No 93, Lot 282(Part) in DD 145, Lai Chi Wo Village.

Notwithstanding that the applicant is not a "current land owner", reasonable steps had been taken to give notification to owner(s), of which a notice was posted in a prominent position on the application site on 16 June 2022 and a notice was sent to rural committee on 16 June 2022. Relevant photo records and documents can be referred in the submitted application with Application No.: A/NE-LCW/6.

In the event of approval for said application, formal application for food business licence will be submitted to Food and Environmental Hygiene Department where the submission shall fulfil the licence and related regulations requirement in respect of fire safety, ventilation, waste disposal, drainage etc.

Should you have any queries, please feel free to contact the undersigned or our Ms. Chelsea YENG at 2782 2211.

Yours faithfully
For and on behalf of
KC Surveyors Limited

KWOK Pak Wai Jeffrey
Deputy Managing Director

JK/cy

KC Surveyors Limited
6/F Sitoy Tower, 164 Wai Yip Street, Kwun Tong, Kowloon
T: 2782 2211 F: 2836 0221 E: admin@kcsprj.com W: www.kcsprj.com
陳佐堅測量師行有限公司



ISO 9001:2015
Certificate No. 131245-H

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



A/NE-LCW/5 & A/NE-LCW/6 - Application nature

01/09/2022 18:18

From: "Chelsea" <chelseayeng@kcsprj.com>
To: <tpbpd@pland.gov.hk>
Cc: <shychan@pland.gov.hk>, ""David Au \\\(HKCF\\)"" <david.au@hkcountryside.org>, <kate.ho@hkcountryside.org>, ""lauren yang"" <lauren.yang@hkcountryside.org>,

Dear Town Planning Board Secretariat,

We write to express our understanding that the applied use of applications no. A/NE-LCW/5 & A/NE-LCW/6 would be 'Shop & Service'.

Thank you.

Best Regards,
Chelsea YENG
KC Surveyors Limited

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



鄉議局支持「偏遠鄉郊舊村持牌食肆可行性研究」就有關村屋作食肆用途申請有關
的規劃申請編號：A/NE-LCW/5 及 A/NE-LCW/6
05/08/2022 12:37

From:

To:  tpbpd@pland.gov.hk

File Ref:

1 attachment



2022-08-04偏遠鄉郊舊村持牌食肆可行性研究_城市規劃委員會.pdf

敬啟者,

附上本局「支持偏遠鄉郊舊村持牌食肆可行性研究就有關村屋作食肆用途申請有關的
規劃申請編號：A/NE-LCW/5 及 A/NE-LCW/6」的信函。

如有問題請隨時聯絡本人, 謝謝。

--

林靄雲 (Berry Lam)

新界鄉議局副秘書長

電話：2336-1151

傳真：2338-3125



新界鄉議局 HEUNG YEE KUK NEW TERRITORIES

新界沙田石門安睦街 30 號
30 On Muk Street, Shek Mun, Shatin, N.T., Hong Kong.
Tel: 2336 1151-2, 2338 8818, 2336 8659 Fax: 2338 3125
Website: www.hyknt.org Email: nthyk@netvigator.com

檔案編號：三十五／六／九四一號
日期：二〇二二年八月四日

電郵(tpbpd@pland.gov.hk)

城市規劃委員會秘書處：

支持「偏遠鄉郊舊村持牌食肆可行性研究」就有關村屋作食肆用途申請 有關規劃申請編號：A/NE-LCW/5 及 A/NE-LCW/6

荔枝窩擁有豐富生態環境及三百多年客家圍村文化，近年亦吸納不同團體進村與荔枝窩村民合作，共同保育及活化荔枝窩的自然生態和建築文化。欣聞香港鄉郊基金在鄉郊保育資助計劃的資助下，展開「偏遠鄉郊舊村持牌食肆可行性研究」項目，以荔枝窩為試點，展開持牌食肆可行性研究，推廣偏遠鄉郊可持續發展，並向城市規劃委員會申請將研究計劃的村屋擬作食肆用途。

新界鄉議局秉持保育香港鄉郊地區的自然、生態、觀賞及傳統價值的宗旨，本局樂見及支持該研究計劃推廣偏遠鄉郊村落的可持續發展，透過協調在地村民和有意經營者，用現有村屋作為案例，研究鄉郊食肆牌照申請的可行性，同時作為一個先導計劃，為其他偏遠鄉郊提供一個持牌食肆的可行性方案，保證食物的衛生質素和達到相應的準則，保障訪客的衛生安全。

為此，本局希望城市規劃委員會能夠正面及積極考慮通過這項規劃申請。肅此奉達，敬祈亮察。如有任何查詢請致電 2336-1151 聯絡本局秘書處。

新界鄉議局主席：劉業強

副主席：林偉強

莫錦貴

(秘書處代行)



城市規劃委員會秘書處

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者：

支持「偏遠鄉郊舊村持牌食肆可行性研究」就有關村屋作食肆用途申請

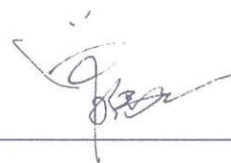
有關的規劃申請編號：A/NE-LCW/5 及 A/NE-LCW/6

我們是沙頭角荔枝窩村原居民代表，荔枝窩是一條擁有三百多年客家圍村文化的村落，擁有豐富的生態價值；然而由於戰後農耕活動式微，荔枝窩常住人口銳減，屋宇失修，至村落瀕於荒蕪，寶貴的生態環境和人文資源流失。近年，有幸荔枝窩吸納不同團體進村與村民合作，共同保育及活化荔枝窩的自然生態和建築文化，村中從而重現生氣。我們欣聞香港鄉郊基金在鄉郊保育資助計劃的資助下，展開「偏遠鄉郊舊村持牌食肆可行性研究」項目，以荔枝窩為試點，展開持牌食肆可行性研究，持續推廣偏遠鄉郊可持續發展，並向城市規劃委員會申請將研究計劃的村屋擬作食肆用途。

我們衆多村民均願意大力支持該研究計劃，為偏遠鄉郊帶來經濟機會和為村民提供可持續發展的機會，藉此為荔枝窩迎來耳目一新的變化，吸引移居海外村民尋根及重拾鄉土情懷。我們希望城市規劃委員會能夠正面及積極考慮通過這項規劃申請。

此致

城市規劃委員會



荔枝窩村原居民村代表 曾偉業

2022 年 8 月 8 日



城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓



敬啟者：

支持「偏遠鄉郊舊村持牌食肆可行性研究」就有關村屋作食肆用途申請

有關的規劃申請編號：A/NE-LCW/5 及 A/NE-LCW/6

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此致

城市規劃委員會

荔枝窩村原居民村代表 曾亞七

2022 年 8 月 8 日

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓



敬啟者：

支持「偏遠鄉郊舊村持牌食肆可行性研究」就有關村屋作食肆用途申請
有關的規劃申請編號：A/NE-LCW/5 及 A/NE-LCW/6

荔枝窩擁有豐富生態環境及三百多年客家圍村文化，近年亦吸納不同團體進村與荔枝窩村民合作，共同保育及活化荔枝窩的自然生態和建築文化。我們欣聞香港鄉郊基金在鄉郊保育資助計劃的資助下，展開「偏遠鄉郊舊村持牌食肆可行性研究」項目，以荔枝窩為試點，展開持牌食肆可行性研究，推廣偏遠鄉郊可持續發展，並向城市規劃委員會申請將研究計劃的村屋擬作食肆用途。

我們秉持保育香港鄉郊地區的自然、生態、觀賞及傳統價值的宗旨，我們樂見及支持該研究計劃推廣偏遠鄉郊村落的可持續發展，透過協調在地村民和有意經營者，用現有村屋作為案例，研究鄉郊食肆牌照申請的可行性，同時作為一個先導計劃，為其他偏遠鄉郊提供一個持牌食肆的可行性方案，保證食物的衛生質素和達到相應的準則，保障訪客的衛生安全。為此，我們希望城市規劃委員會能夠正面及積極考慮通過這項規劃申請。

此致

城市規劃委員會


梅子林村村代表 曾玉安

2022 年 8 月 4 日

城市規劃委員會秘書處

香港北角渣華道 333 號

北角政府合署 15 樓



敬啟者：

申請編號：

A/NE-LCW/5 及 A/NE-LCW/6

「提意見人」姓名 / 名稱：

黃群英

(先生 / 夫人 / 小姐 / 女士 / 其他：_____)

這部分不會公開予公眾查閱。

(為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。)

聯絡人：

黃群英

通訊地址：

電話號碼：

傳真號碼：

電郵地址：

意見詳情：

本人支持有關村屋作食肆用途申請，因為能為偏遠鄉郊提供一個持牌食肆的可行性方案，保障訪客的衛生安全。

黃群英

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓



敬啟者：

申請編號： A/NE-LCW/5 及 A/NE-LCW/6

「提意見人」姓名 / 名稱：

馮志康

(先生 / 夫人 / 小姐 / 女士 / 其他： _____)

這部分不會公開予公眾查閱。

(為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。)

聯絡人：

馮志康

通訊地址：

電話號碼：

傳真號碼：

電郵地址：

意見詳情：

本人支持有關村屋作食肆用途申請，因為計劃為偏遠鄉郊迎來耳目一新的變化，吸引移居海外村民尋根及重拾鄉土情懷。

支持.

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓



敬啟者：

申請編號：

A/NE-LCW/5 及 A/NE-LCW/6

「提意見人」姓名／名稱：

吳海斌

(先生)／夫人／小姐／女士／其他：_____

這部分不會公開予公眾查閱。

(為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。)

聯絡人：

吳海斌

通訊地址：

電話號碼：

傳真號碼：

電郵地址：

意見詳情：

本人支持有關村屋作食肆用途申請，因為計劃為偏遠鄉郊迎來耳目一新的變化，吸引移居海外村民尋根及重拾鄉土情懷。

其它意見 → 本人支持。

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓



敬啟者：

申請編號： A/NE-LCW/5 及 A/NE-LCW/6

「提意見人」姓名 / 名稱：

李財
(先生 / 夫人 / 小姐 / 女士 / 其他： _____)

這部分不會公開予公眾查閱。

(為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。)

聯絡人：

肥

通訊地址：

電話號碼：

傳真號碼：

電郵地址：

意見詳情：

本人支持有關村屋作食肆用途申請，因為計劃能推廣偏遠鄉郊村落的可持續發展。

支持

其它意見

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓



敬啟者：

申請編號： A/NE-LCW/5 及 A/NE-LCW/6

「提意見人」姓名 / 名稱：

高灼然

(先生) 夫人 / 小姐 / 女士 / 其他： _____

這部分不會公開予公眾查閱。

(為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。)

聯絡人：

高灼然

通訊地址：

電話號碼：

傳真號碼：

電郵地址：

意見詳情：

本人支持有關村屋作食肆用途申請，因為計劃為偏遠鄉郊迎來耳目一新的變化，吸引移居海外村民尋根及重拾鄉土情懷。

其它意見

→ 方便旅遊人仕

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

220806-054429-07258

Reference Number:

提交限期

09/08/2022

Deadline for submission:

提交日期及時間

06/08/2022 05:44:29

Date and time of submission:

有關的規劃申請編號

A/NE-LCW/5

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. TUNG HOI WONG

Name of person making this comment:

意見詳情

Details of the Comment :

城規檔案編號：RH/1/29992/22/WW

申請編號 A/NE-LCW/5

反對有關地段申請改變土地用途

我們是DD145 - Lot 233 荔枝窩祠堂（下稱「祠堂」）業主黃喜鳳祖的持份者。我們得悉有人擬改變土地用途，利用祠堂隔離連牆祖屋申請食肆牌照，我們對此表示反對。以下為反對原因：

1. 申請地段屬有二百多年歷史的客家圍村，不適宜改變用途破壞原有古建築物風格，違背保育古建築物原則，並且滋擾居民及污染周邊環境，包括連牆的祠堂；
2. 祠堂供奉先祖靈位乃是莊嚴的地方，要保持清潔寧靜及不容許任何時間擺放任何物件，以及不容許沒有同宗血緣關係的任何人士內進或門前集結。

若然獲批牌照，將引來人群聚集，污染周邊環境，並嚴重影響祠堂風水。因此，我們對以上申請表示強烈反對。

一眾黃氏子孫 黃祥煥 黃東海 黃國光 黃國泰 黃國豐 黃國騰
黃舜銘 黃舜謙 黃家慶 黃家健 黃瑞龍

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220728-113856-23490

提交限期

Deadline for submission:

09/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 11:38:56

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LCW/5

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Wai yip

意見詳情

Details of the Comment :

本人是荔枝窩村黃姓村民，155號是我們的祠堂，我們反對A/NE-LCW/5申請，上址地段為本族人祠堂，地段亦屬於本族人的，所以本族人經商議後堅決反對

227360



吳靜江律師事務所

香港新界大埔寶湖道同秀坊七號地下

G/F., No.7 Tung Sau Square, Plover Cove Road, Tai Po,
New Territories, Hong Kong.

電話 Tel: (852) 2650 4111 (5 lines)

圖文傳真 Fax: (852) 2650 4188 (Conveyancing)

(852) 2656 4207 (Litigation)

Document Exchange No.: DX009218 Central 1

E-mail: houtrene@yahoo.com

**SOLICITORS
& NOTARIES**

Partners

*^ RENE HOUT 吳靜江律師

^ M.P. FU 符懋炳律師

* Notary Public 國際法律公証人

^ Civil Celebrant of Marriages 婚姻監禮人

Our Ref: RH/1/29992/22/WW

Your Ref: Application No.A/NE-LCW/5

Date: 28th July 2022

Planning Department,
17/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

By Fax 2877 0389
and By Post _____

Dear Sirs,

Re : Location/address : Ground Floor, 153-155 Lai Chi Wo Village (portion),
Taxlord Lot 232 (part) and Lot 233 (part) in D.D. 145,
Sha Tau Kok, New Territories

We act for Messrs. Wong Ching Lim, Wong King Fei, William Wong, Wong Kai Nam, Wong Ching Lun and Wong Cheung Yee, the beneficiaries of Wong Hi Fung Tso ("the Tso").

It has come to our clients' notice that an application has been made to your Department for development of the captioned land.

We are instructed to object to the proposed development and use of the captioned land (in particular Lot 233 in D.D. 145) ("Lot 233") as an Eating Place, on the following grounds :-

1. Lot 233 is the Tsz Tong (祠堂) of the Wong family, wherein our clients perform periodic worshipping ceremonies of their ancestors;
2. Neither the Tso, being the registered owner of Lot 233 nor any of its beneficiaries have ever made any application to change the use of Lot 233 and they have never been informed or notified of any such application.

For your attention and reference, we enclose herewith a photograph of the said Tsz Tong, a copy of land search record and a Lot Index Plan showing the location of Lot 233.

Should you have any queries, please contact our Ms. Winnie Wong on 2650 4111.

Yours faithfully,

RENE HOUT & CO.
RH/WW/sw
Encl.

黃氏宗祠

江夏家聲

陸鏡世澤



荔枝窩
LAI CHI WO

DD 145

荔枝窩自然步徑

- 2199, 2200, 2177A, 227 RP, 237 S.C, 237 S.B, 237 S.A, 239, 238, 240 & Ext Thereof, 2201, 242 S.A, 242 RP, 244, 243, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220802-174355-16213

提交限期**Deadline for submission:**

09/08/2022

提交日期及時間**Date and time of submission:**

02/08/2022 17:43:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/NE-LCW/5

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 黃皓駿

意見詳情**Details of the Comment :**

本人乃被申請地址的業權人之一，本人嚴正反對申請人未經準許，擅自改動及佔用本人之土地，在此本人作出反對是次申請，如有需要協助請聯絡本人，謝謝。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對申請編號： A/NE-LCW/5
08/08/2022 00:27

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

致：城市規劃委員會秘書處：

反對申請編號： A/NE-LCW/5

敬啟者：

本人黃天寶乃是新界上水松柏塱村客家圍村民，也是D.D145 Lot no 233物業業主黃喜鳳祖祠持份者，現向貴會反對有人利用祖先祠堂申請食肆圖利，反對理由如下：

- 1) D.D 145 Lot no 233 兩位司理人黃祥禎和黃明已去世多年，由於疫情關係，準司理人之一又居住外國，未能回港配合辦理司理補選，物業業權人懸空至今。
- 2) 黃喜鳳祖先是我們客家圍黃氏族人在荔枝窩村開基祖先，約有400年歷史，祖先祠堂是莊嚴之地，豈能容許他人申請食肆騷擾祖先靈位。
- 3) D.D.145 Lot no. 233由於司理人有缺口，在文件手續還未辦妥補選前，任何人都不能凌駕法律之上去任何部門申請或簽任何文件，是否有人違規違法作虛假陳述，希望貴會嚴查處理，以免被人有機可乘。
- 4) D.D145 Lot no 232 (門號153號) 本來也是我們客家圍隆福堂物業，兩名司理人於1979年將153號轉名給與我們客家圍黃氏族人沒有血緣關係的黃強英等人名下，祖堂有好多持份者包括本人都不知轉名事情，同時黃強英沒有得到我們持份者同意之下強行將155號擅自改動結構，與相連153號一起申請食肆，其實位置也是不合適做食肆，因為荔枝窩民居有好多相連建築物，每間屋都有很多木材結構搭建而成，一環扣一環，容易着火，荔枝窩村又沒有消防署，遇着火警事故發生，會連累我們祖先祠堂，可能將我們祖先祠堂400年歷史毀於一旦。
- 5) 因為荔枝窩村鄉郊地方欠缺排污設施，在這簡陋的鄉村裏，排污衛生也是一個重大問題需要得到解決，因為香港現時病毒病菌多樣性，變化無常，日後若成為食肆工場後，如何將食肆油污排放？可能污染大自然環境，而且村內民居巷頭巷尾又狹窄，鄉村地方不宜聚集太多人群，有事故發生，肯定會危害村民生命。

上述反對理據充分合情合理，希望城市規劃委員會各委員否決此項食肆申請。

此致：城市規劃委員會負責人收。

通訊地址：

反對者：黃天寶



日期：2022年8月8日

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: Fw: 申請編號A/NE-LCW/5

08/08/2022 10:36

From: enquire1/PLAND/HKSARG
To: [REDACTED] tpbpd@pland.gov.hk
File Ref:

黃祥煥：

本署於2022年8月7日收到閣下的電郵，內容備悉。我們現把你對規劃申請編號 A/NE-LCW/5 的意見轉交至城市規劃委員會秘書處跟進。

規劃署

(勞國文 代行)

tspd ----- Forwarded by tspd/PLAND/HKSARG on 08/0... 08/08/2022 10:16:15

From: tspd/PLAND/HKSARG
To: enquire@pland.gov.hk
Date: 08/08/2022 10:16
Subject: Fw: 申請編號A/NE-LCW/5

----- Forwarded by tspd/PLAND/HKSARG on 08/08/2022 10:16 -----

From: [REDACTED]
To: "tspd@pland.gov.hk" <tspd@pland.gov.hk>
Date: 07/08/2022 03:23
Subject: 申請編號A/NE-LCW/5

我已經联名反對，城規檔案編號 RH/I/29992/22/WW 申請編號 A/NE-LCW/5的申請。現在 充一點意見。就復耕,活化荔枝窩的計劃，必然會改變原始鄉村風格和生活節奏，有關部門必須考慮規劃發展，務求保留原有的風格。

建議

1 協天宮前面廣場側邊，以及公廁附近的地皮規劃搭建可容數量小型商店，包括食肆。

2， 村內古式房屋或可以用來做遊客宿舍(民宿)，內設廚房。

黃祥煥

敬啟

6/8/2022

取得 Android 版 Outlook



日期: 2022 年 8 月 1 日
致: 城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓

檔案編號: A/NE – LCW / 5

敬啟者:

本人曾紀福已然去信給貴會提出貴會檔案編號 A/NE – LCW / 6, 已很清楚申述反對理據及擔憂. 然而上列標題檔案號的申請情況與本人另一信函反對的情況如出一轍.

檔案編號: A/NE – LCW / 5 提出申請的地段及屋號, 其中 DD145Lot233 及屋號 155, 業權人是 WONG HI FUNG TSO, 司理人按地政總署的查冊仍然是 WONG TSEUNG CHING 及 HECTOR WONG MING, 兩位司理同時於 1975 被委任. 但要知會貴會該兩位司理已然已過身, 但至今仍未有在地政總署更改重點新委任新司理. 貴會有明文規則對所有向貴會作出任何申請, 均要有土地業權人或屋舍業權人簽署同意信. 試問 [檔案編號: A/NE – LCW / 5] 的土地業權人或及屋舍業權人簽署同意信是由誰人簽署, 簽署人是否具有合法簽署權, 若沒有明確合法証明, 該簽署是否可合法使用, 若然是不合法使用, 這是否又可引申到有某些人使用虛假文件, 若真涉及到使用虛假設文件, 這是刑事案件, 是一件好嚴重的事件. 望貴會認真查看上列檔案申請文件.

誠如本另一信件反對[檔案編號 A/NE – LCW / 6]申請理據和憂慮, 現[檔案編號: A/NE – LCW / 5] 的申請一如本人的憂慮已然再現, 即是申請人公然侵佔他人資產, 難保稍後這同類型的申請陸續有來, 有可能申請的土地及屋舍會覆蓋全村包括本人的屋舍及土地. 假若貴會一一通過該等申請, 十二年後, 該些申請人

便可以使用超過 12 年且未找出物業業權人作出逆權侵佔技倆張該等土地及物業
合法地轉到他們名下. 試問城市規劃委員會是否容許某些人如此做法將侵佔他
人財產合法化.

對此, 本人是絕對反對上列檔案的申請.

此致

荔枝窩原居民

曾紀福



日期: 2022 年 7 月 19 日
致: 城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓
檔案編號: A/NE – LCW / 6



敬啟者:

近日本人 (荔枝窩原居民曾紀福) 返在本村(沙頭角荔枝窩)見到一張通告張貼 (附上通告映印刷本) 在本村 93 號屋. 經閱讀了解後, 通告是香港鄉郊基金會有限公司發出.

通告大致是說按城市規劃條例第 16 條, 申請該 93 號屋底層作食肆用途. 查該 93 號屋地政查冊業權人是兩位曾姓人士於 1935 年註冊. 估計現在已經身故. 該兩位曾姓人士身故後並沒有更改業權人. 變相令 93 號屋成為一間沒有業權人屋舍. 雖則沒有更改業權人, 但不代表原兩位曾姓業權人沒有後代.

香港鄉郊基金會有限公司與本村合作人士明知本村村民基本上全部都不在本村居住, 皆因全部都要出外工作, 並因交通困難以至長期在外區居住, 只偶爾返回本村視察祖屋及農地. 本人便是一個活生生例子. 而香港鄉郊基金會有限公司與本村合作人士利用城市規劃條例第 16 條法則, 鑽空子張貼通告在想要侵佔的屋舍, 以張貼後 3 個星期時間搏取想要侵佔的屋舍的業權人或後人沒有見到通告以至做不到提出反對. 或遲於 3 星期後才提出反對, 但這正好是香港鄉郊基金會有限公司與本村合作人士想要看到的情況. 因按城市規劃條例第 16 條法則, 所有在張貼限期屆滿後提出反對聲音, 則城市規劃委員會視該反對意見須視為不曾提出. 這代表什麼, 這是說明就該項申請便是說城市規劃委員會無收到任何村民反對意見, 任由申請者隨意申請. 城市規劃委員會審批是項申請時沒有任何村民持反對障礙. 致使審批會較容易.

對此, 本人非常擔心本人在村中的房舍. 因本人并非經常在村, 只會相隔一段時間才返回村中查看屋舍. 若個別有心人士或機構看中本人在村中房舍而運

用此等卑劣手法去城市規劃委員會作出某些申請，再利用本人不在村中期間張貼此等通告，到本人回村中才發現有此等申請時已然過 3 個星期期限時，遞交反對意見時城市規劃委員會又因過了期限而視而不見，這豈不是本人在村中的財產眼白白睇住俾人強搶。

本人是担心本村某些人士為了個人利益而聯同其他機構進而侵吞本村其他村民的私有財產，所以本人堅決反對上述檔案號碼的申請。

此致

荔枝窩原居民

曾紀福

曾紀福



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

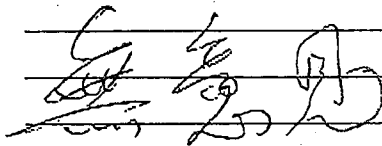
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LCW/5

意見詳情 (如有需要，請另頁說明)

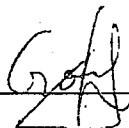
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

21 JUL 2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates

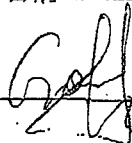
A/NE-LCW/6

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date 21 JUL 2022

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application sites;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the applicant should note that any sewage works should meet the current health requirement if the existing septic tank and soakage pit system would be upgraded;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is reminded that design, construction and operation of the septic tank and soakaway system in accordance with the relevant requirements of Professional Persons Environmental Consultative Committee Practice Notes no. 5/93 and Guidance Notes on Discharge from Village house issued by EPD available at: https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/water/guide_ref/files/guide_wpc_dv.pdf
 - (ii) the applicant is advised to control the oily fume and cooking odour emissions from the shop. The applicant should follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” issued by EPD available at: https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf; and (b) meet the statutory requirements under relevant pollution control ordinances.
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant should follow the general requirements in the drainage proposal:
 - (i) surface channel with grating covers should be provided along the site boundaries;
 - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned sites. The applicant should also ensure that the flow from the sites will not overload the existing drainage system;

- (vii) the applicant is reminded that where walls are erected or herbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/ kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;
 - (viii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
 - (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
 - (xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
 - (xiv) photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no

objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and

- (ii) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Please also remind the applicant that the operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.
- (f) to note the comments of the Director of Fire Services that detailed fire safety requirements would be formulated and issued to the licence applicant upon receiving formal referral of licence application from Licensing Authority; and
- (g) to note the comments of the Chief Building Surveyor/North Territories West, Buildings Department that:
- (i) the proposed use shall comply with the requirements under the Buildings Ordinance (BO). For instance, the proposed use shall be separated from the adjoining uses by fire barriers with Fire Resistance Rating of 60 minutes. Building safety requirements will be formulated upon receipt of formal submission under BO, where appropriate and the means of escape of the existing adjoining premises shall not be adversely affected.
 - (ii) adequate access facilities for persons with disability should be provided. Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008 are relevant.
 - (iii) the applicant is also advised to engage an authorized person to co-ordinate the building works, if any.