

2023年 12月 29日

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

This document is received on 29 DEC 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-TIC/791 |
| | Date Received 收到日期 | 29 DEC 2023 |

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

| |
|--|
| 1. Name of Applicant 申請人姓名/名稱 |
| (<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| WONG Kwok Kuen 黃國權 |

| |
|--|
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| Land Chartering 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) | Ground Floor, Lot No. 1429 (Part) in Demarcation District No. 29 Ting Kok, Tai Po, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input type="checkbox"/> Site area 地盤面積 27.32 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 27.32 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | NIL sq.m 平方米 <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 | Ting Kok Outline Zoning Plan Plan No. S/NE - TK/19 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Agriculture |
| (f) Current use(s) 現時用途 | Eating Place at Ground Floor (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 at07/12/2023..... (DD/MM/YYYY), this application involves a total of ...one..... "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」[#]遞交要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

| | |
|--|---|
| (a) Proposed use(s)/development 擬議用途/發展 | <p>Proposed Temporary use for Eating Place for a Period of Three Years</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p> |
|--|---|

| | |
|--|--|
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 Three..... <input type="checkbox"/> month(s) 個月 |
|--|--|

(c) Development Schedule 發展細節表Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積27.32...sq.m ☐ About 約

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

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 27.32.....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 27.32sq.m ☐ About 約

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

.....Height of the 3-storey house = 8.23m.....

.....Ground Floor : Eating Place under proposed Light Refreshment Restaurant Licence.....

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

No parking space

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

No parking space

| | | | |
|--|---|--|--|
| Proposed operating hours 擬議營運時間 | | | |
| Monday to Friday: From 10 a.m. to 8 p.m; | | | |
| Saturdays, Sundays and Public Holidays: 9 a.m. to 9 p.m..... | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物? | Yes 是 | <input checked="" 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))There is no proper access but a dirt track leading to the site from Ting Kok Road..... 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) | |
| | No 否 | <input type="checkbox"/> | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 Yes 會 <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 checked="" type="checkbox"/> | | |
| | | | |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....No tree felling is involved.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

| | |
|--|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

7. Justifications 理由

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

..Please refer to the enclosed Executive Statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.

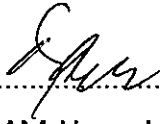
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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



LAM Hung-kwan

Name in Block Letters

姓名（請以正楷填寫）

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

.....General Manager

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他HK Institute of Land Administration.....

on behalf of

代表

.....Land Chartering Limited.....

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

Date 日期

- 9 NOV 2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

| | |
|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | Ground Floor, Lot No. 1429 (Part) in Demarcation District No. 29Ting Kok, Tai Po, New Territories |
| Site area 地盤面積 | 27.32 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約) |
| Plan 圖則 | Plan No. S/NE - TK/19 Ting Kok |
| Zoning 地帶 | Agriculture |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 □ Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 □ Month(s) 月 |
| Applied use/ development 申請用途/發展 | Proposed Temporary Use for Eating Place for a Period of Three Years |

| | | | |
|--|---|---|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <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 | <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 |
| (ii) No. of block 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | | |
| (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) | |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | % <input type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ | | Nil |
| | 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) _____ _____ | | Nil |

| 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 type="checkbox"/> |
| <hr/> | | |
| 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"/> |
| <hr/> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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

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

SECTION 16 PLANNING APPLICATION

Proposed Temporary Use for Eating Place For a Period of 3 Years

Ground Floor at Lot No. 1429 (Part) in Demarcation District No. 29 Ting Kok, Tai Po, New Territories

1. Introduction

- 1.1 We represent the registered landowner, WONG Kwok-kuen, to submit an application under Section 16 of Town Planning Ordinance to seek Town Planning Board's approval for temporary use for "Eating Place at Ground Floor" for a period of 3 years. The subject site is zoned "Agriculture" (Agr) zoning under Ting Kok Outline Zoning Plan No. S/NE - TK/19.
- 1.2 The proposed use is not specified under either Column I or Column II of the Schedule of Uses for "Agriculture" zoning under the Gazetted Plan S/NE - TK/19 and thus a Section 16 planning application for the above use is required.

2. The Property

2.1 Location

The subject site is within an isolated cluster of old-scheduled village houses derived from Ting Kok Tsuen. The general locality of these houses appears deserted and is far from the main road. Location plan and site plan are at Appendix I and Appendix II respectively.

2.2 Site Area

The subject site has an area of 27.32 sq. m about, comprising the 3 storied New Territories Exempted House of 27.32 sq. m with a total height of 8.23 m.

2.3 Lease conditions

The lot is restricted to non-industrial use as described in the conditions of lease.

2.4 Access

The site is only accessible via foot path. However, the application site may be accessed through a motorable mud dirt track on private land with lots owned by various owners. The Site plan at Appendix II has indicated the above-mentioned accesses.

2.5 Existing Condition

The small house of subject site is now vacant. The photograph showing the present site condition is at Appendix III. An application for a light refreshment restaurant license at the ground floor of the existing small house will be submitted to the Director of Food and Environmental Hygiene upon obtaining planning approval from the Town Planning Board.

3. Outline Zoning Plan

The subject lots fall within “Agriculture” zone under Ting Kok Outline Zoning Plan No. S/NE – TK/19.

4. Planning Consideration

4.1 The applicant would like to use the ground floor of the small house as an eating place with a small kitchen for preparation of light refreshment food.

4.2 The ground floor layout is thus prepared as indicated on Appendix V.

5. Environmental

The vicinity of the Application Site is a few existing village houses and farm structures and gardens. The neighboring villagers used to come around and sit gathering for light refreshment eating and drinking. There are no shops and food stores but only village dwelling houses in the proximity.

6. Traffic Aspect

The subject site is connected by a village mud track which lorries and cars can barely run on. The access is connected to Ting Kok Road over private land, as such any access improvement work is not viable.

7. Drainage and Sewage aspect

There is no flooding complaint in this area. Hence, the subject site is not regarded as a flooding Black Spot with no flooding reported in recent years. There should not be any flooding risk for the proposed use.

8. Conclusion

8.1 The subject site is located within the "Agriculture (Agr)" Zone of Ting Kok and the surrounding area is occupied by existing village houses. The proposed temporary use for eating place for a period of 3 years is to serve villagers in the surrounding area in this locality.

8.2 The proposed temporary use will meet the demand to facilitate villagers and residents in the locality.

8.3 Our planning application also does not have adverse impact on drainage, traffic and environment.

8.4 The Town Planning Board will consider this application on its own merit and the Board is requested to favorably consider this application.

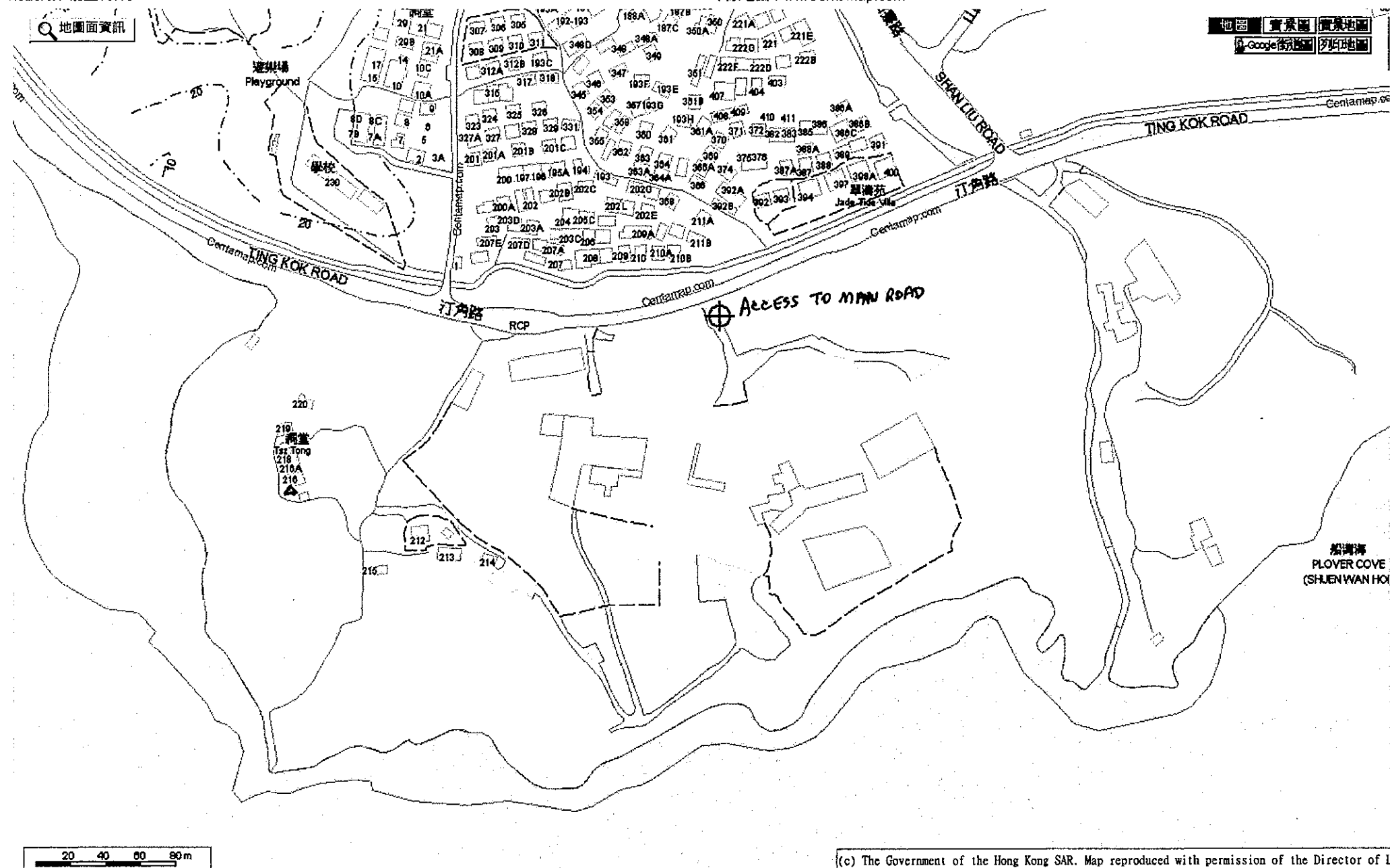
9. Appendices

| | |
|---------------|-----------------------------------|
| Appendix I | Location Plan |
| Appendix II | Site Plan |
| Appendix III | Site Photos |
| Appendix IV | Planning Zonal Plan |
| Appendix V | Floor Layout Plan |
| Appendix VI | Land Registry Records |
| Appendix VII | Identity of Applicant/Landowner |
| Appendix VIII | BRC of Applicant's Representative |

Submitted by:
Land Chartering Ltd.



9 November 2023



A APPLICATION SITE

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



Locality : _____

Lot Index Plan No. : LIP1569512P

District Survey Office : DSOK

Date : 09-Aug-2023

Reference No. : 3-SE-22B, 3-SE-23A, 3-SE-22D, 3-SE-23C

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SMO-P01

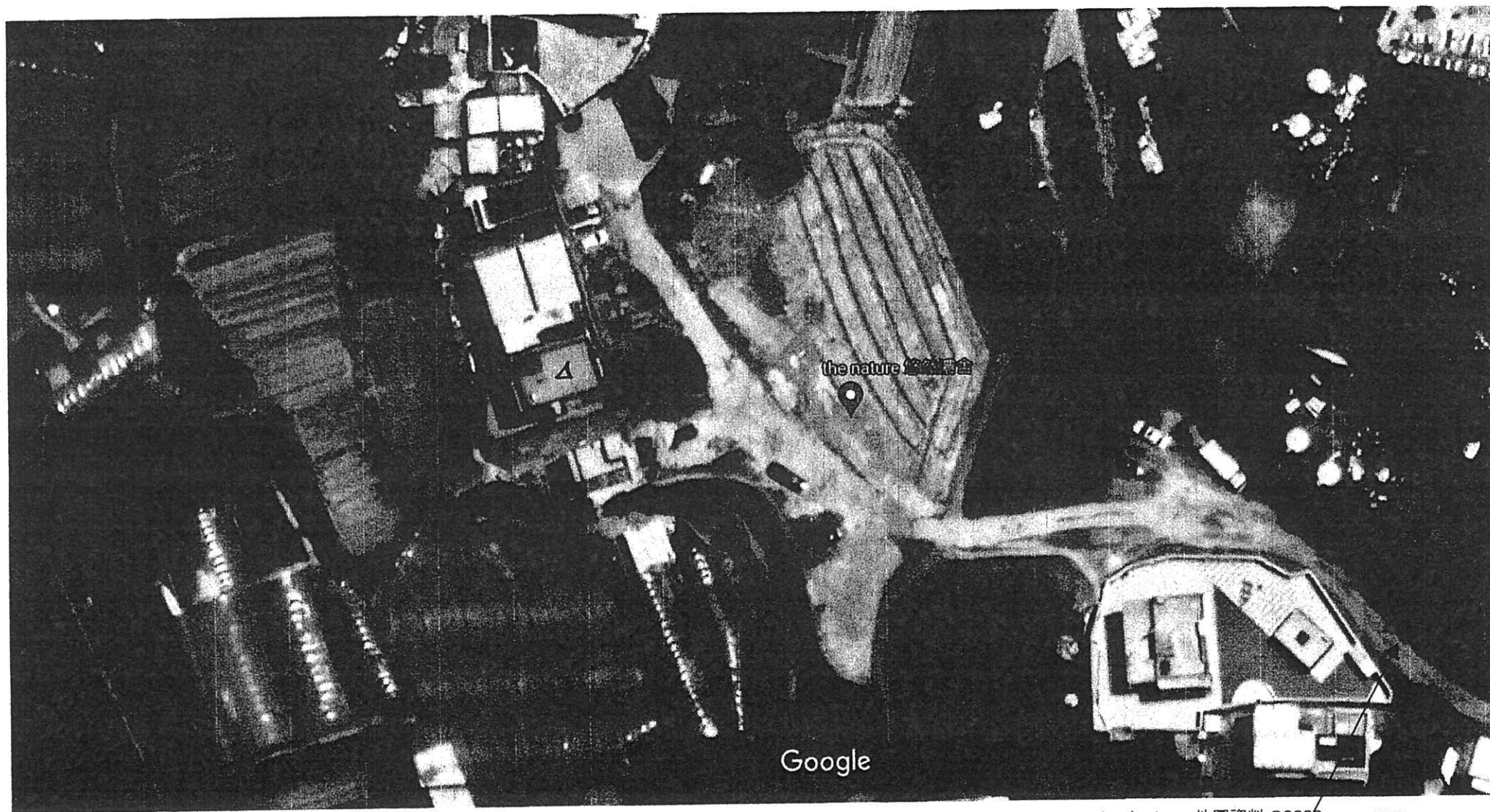
20230809105020 10

摘要說明：本地段索引圖在其背景的地形圖上顯示了各種永久和短期持有的土地的圖象界線。這些土地包括私人地段、政府撥地、短期租約地、以及其他作核准用途的土地。請注意：(1) 本索引圖上的資料會按不時更新而不作事先通知；(2) 索引圖的更新或會延後於有關資料的實際變更；以及 (3) 本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如區使用本地段索引圖，或區所依據的本索引圖資料出錯、錯誤、過時或有誤差而導致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purposes only and interpretation

Google

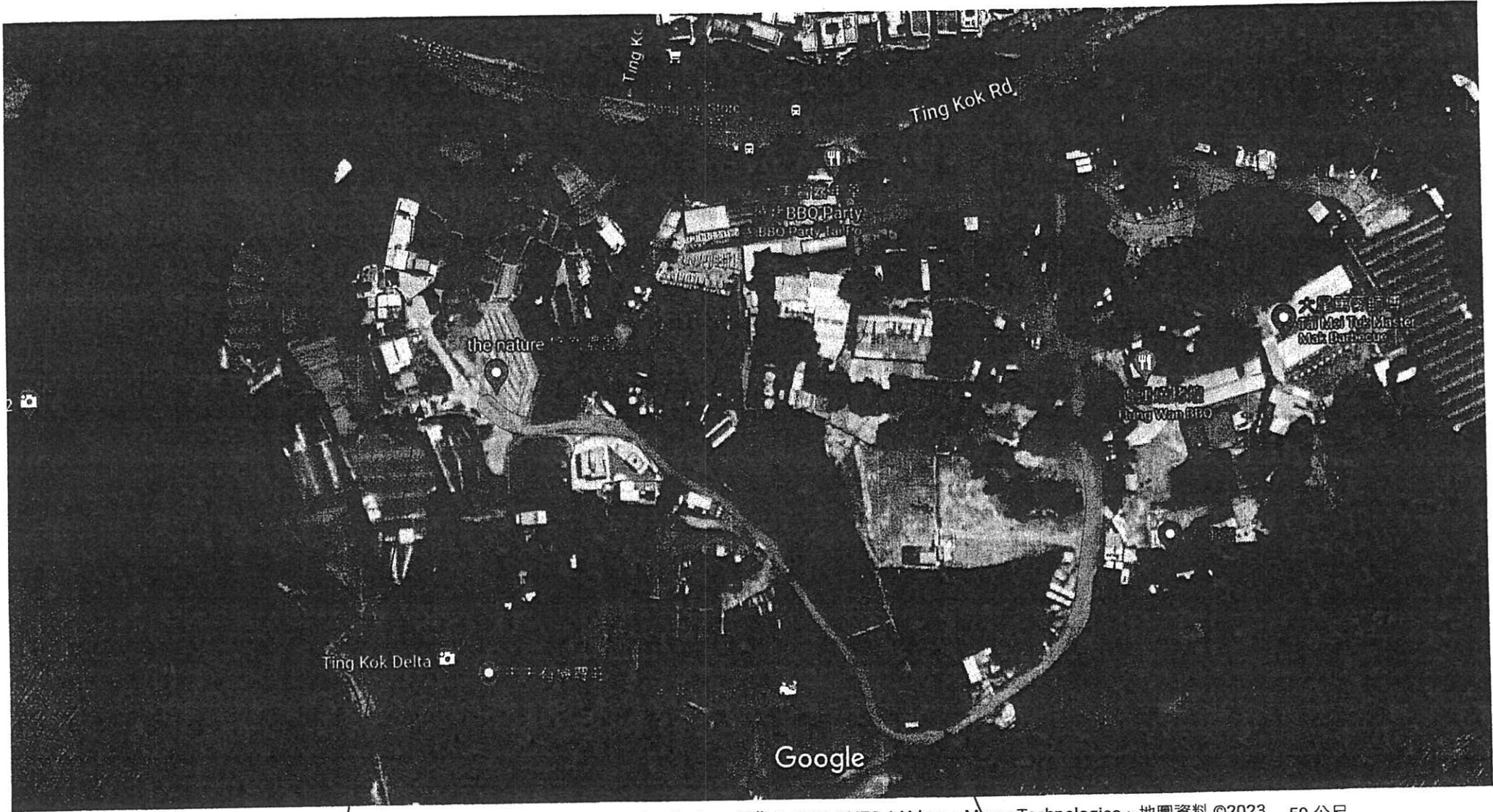


圖像 © 2023 Maxar Technologies、圖像 © 2023 CNES / Airbus、Maxar Technologies、地圖資料 © 2023 10 公尺

△ APPLICATION SITE

ACCESS TRACK

Google

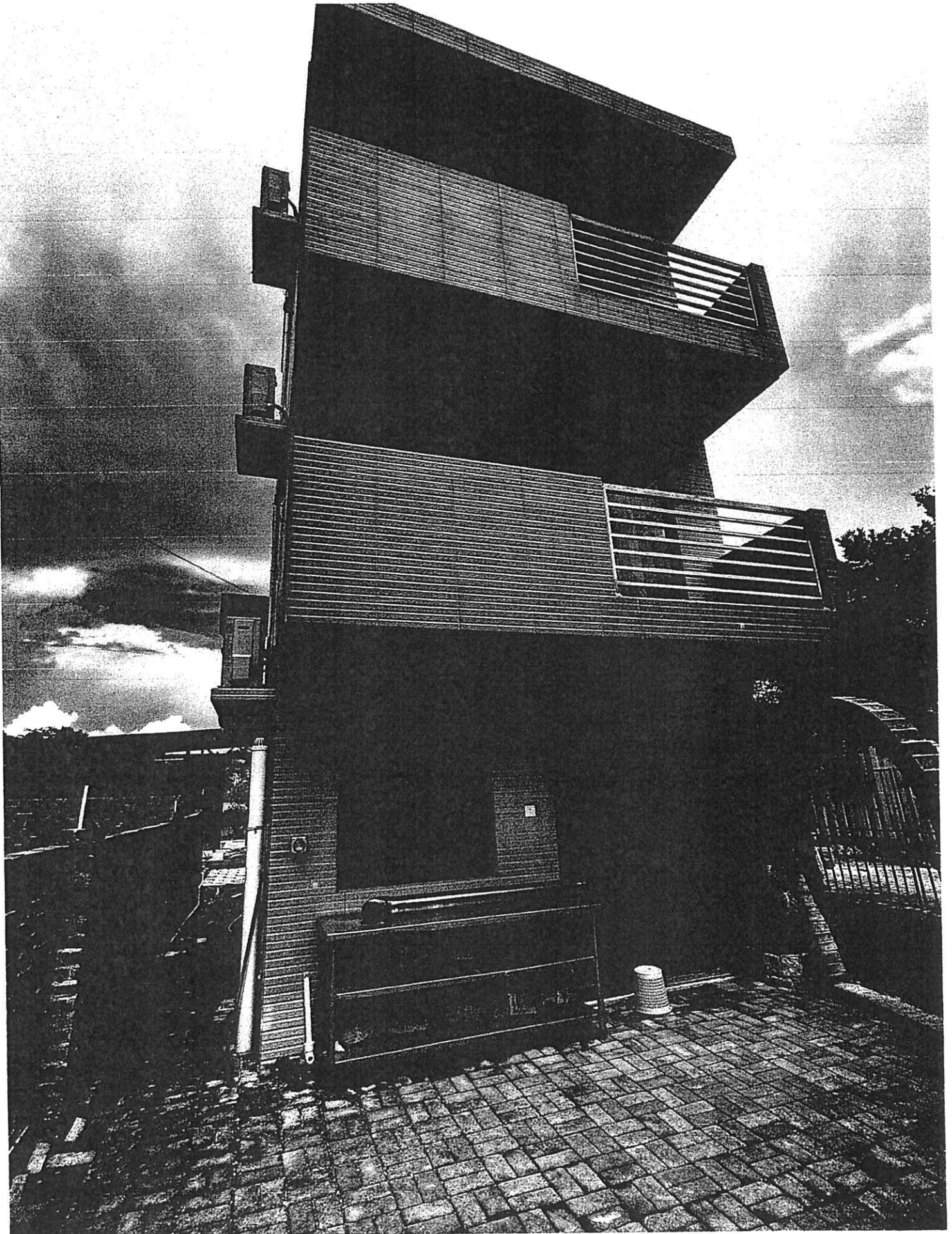


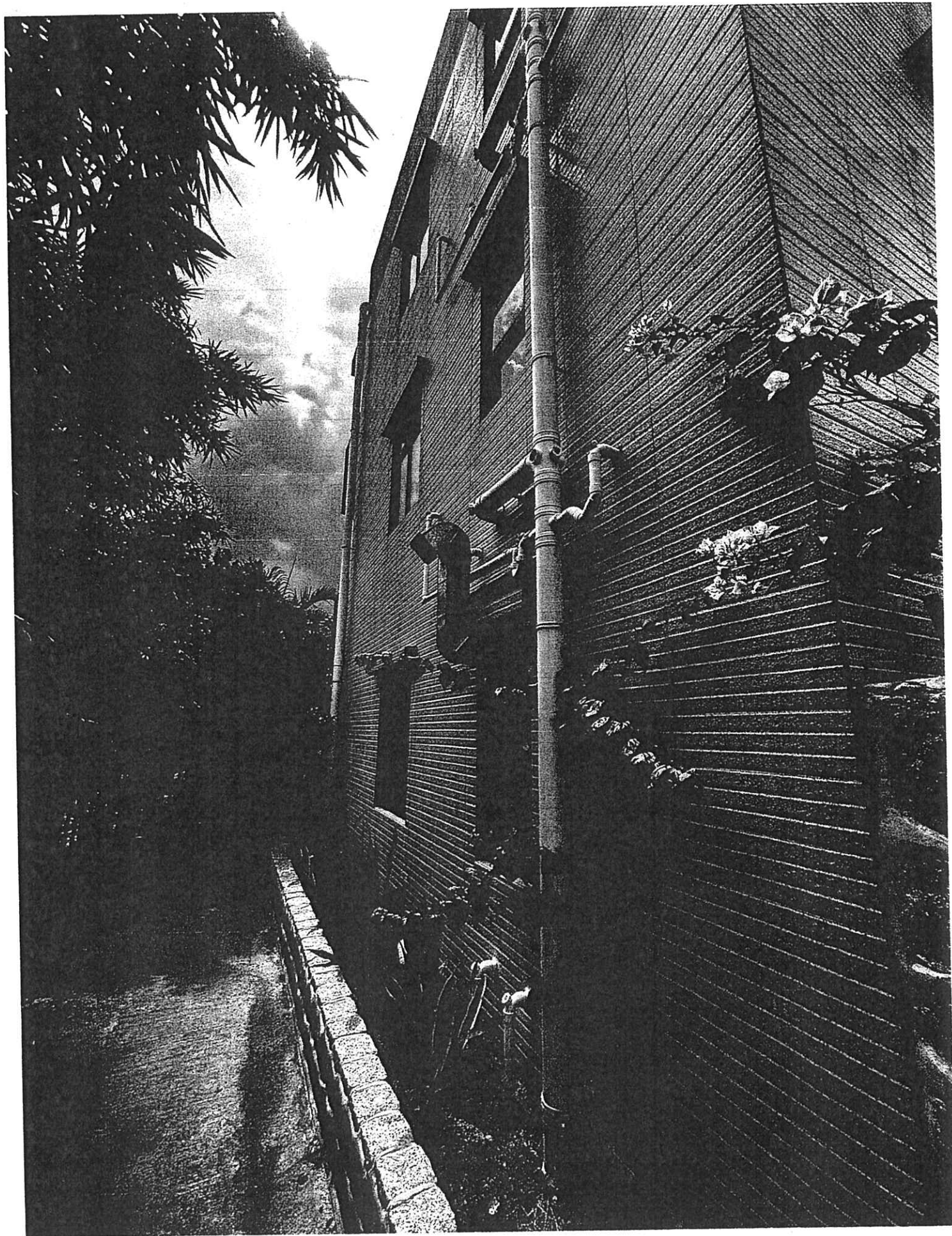
圖像 © 2023 Maxar Technologies、圖像 © 2023 CNES / Airbus、Maxar Technologies、地圖資料 ©2023 50 公尺

APPLICATION SITE

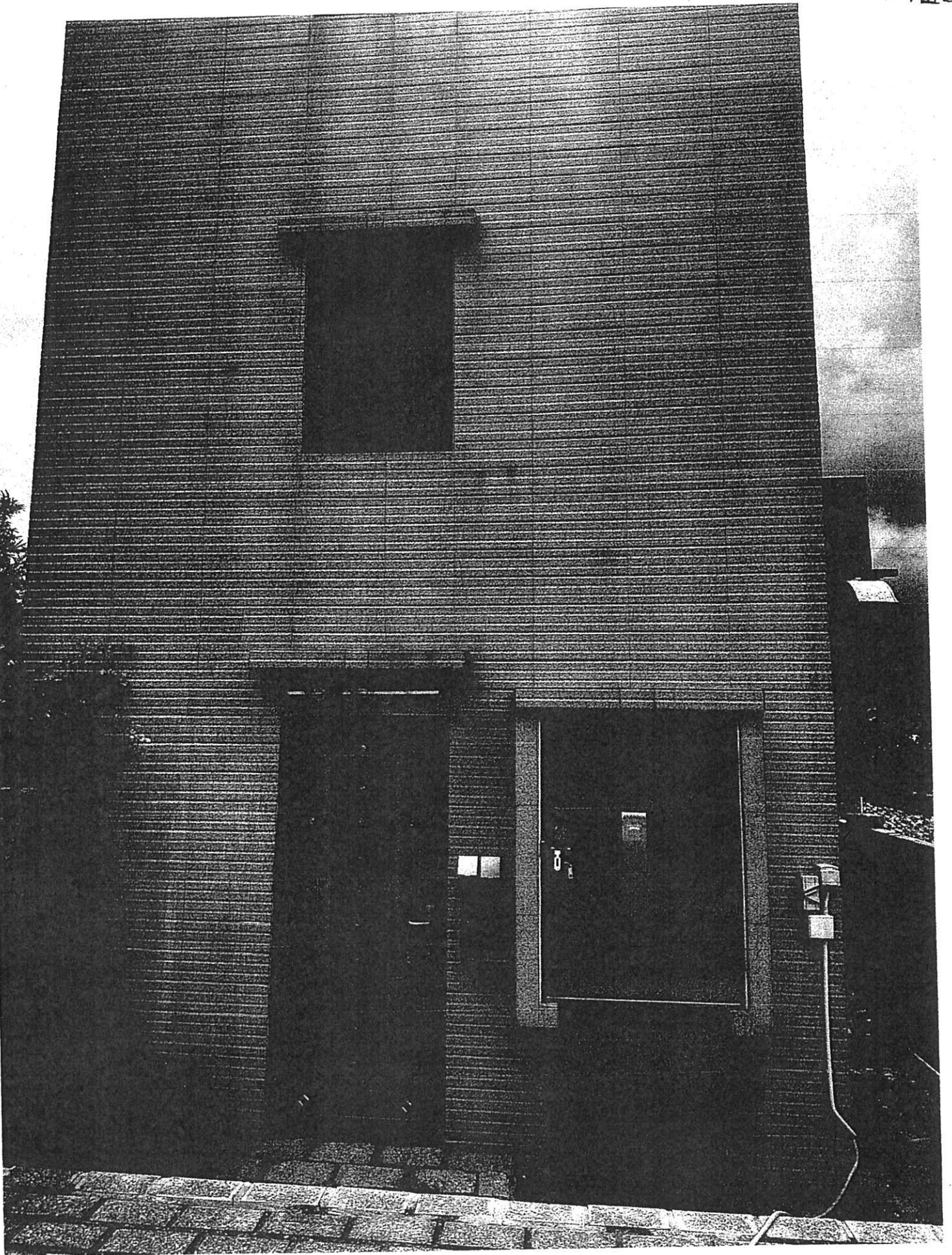
ACCESS TRACK

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Apple





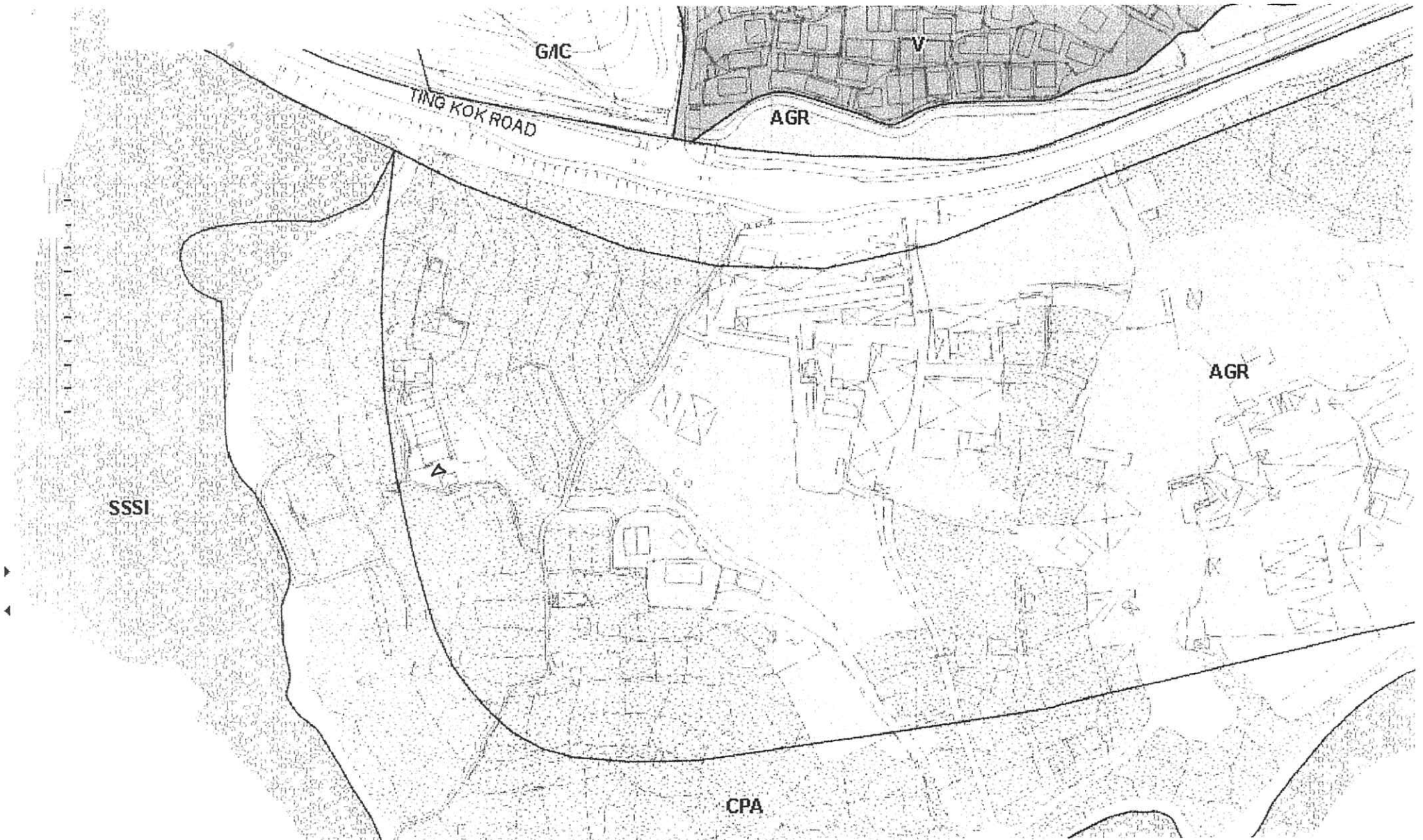
Urban Planning Board 城市規劃委員會
Statutory Planning Portal 2
法定規劃綜合網站 2

WEB ACCESSIBLE
CONFORMANT

Home | Search | Identify | Others

S/NE - TK/19 TING KOK

△ APPLICATION SITE



APP/V

LEGEND :

EXISTING BLOCK WALL

1050MM HEIGHT BLOCK WALL

D1 FULL HEIGHT SELF-CLOSING DOOR

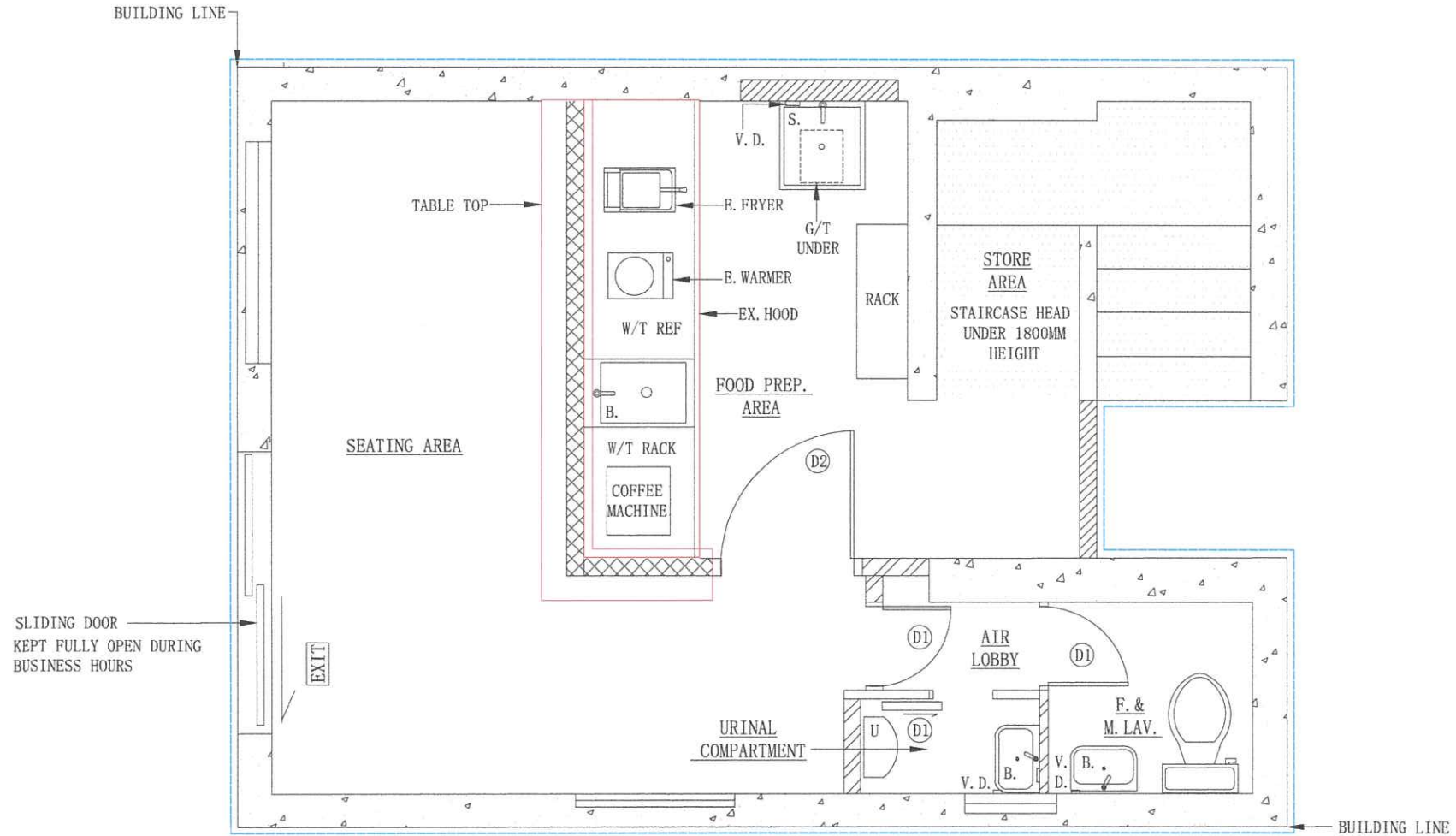
FULL HEIGHT 1 HR FRR BLOCK WALL

EXISTING WINDOW

D2 1050MM HEIGHT SELF-CLOSING DOOR

FULL HEIGHT BLOCK WALL

LICENCE AREA



文明工程牌照顧問有限公司 電話: (852) 2478 1211
冷氣通風系統註冊承辦商 傳真: (852) 2473 5877
一 二 三級消防系統承辦商
電業註冊承辦商 一級水喉註冊承辦商

項目 :

平面圖則

出圖日期:

2023/03/31

圖號 :

MM2023-03-LP

名稱 :

-

Rev. (A) :

Rev. (A) :

地址 :

G/F., 216B TING KOK, TAI PO, NEW TERRITORIES

Rev. (A) :

Rev. (A) :

比例 :

1:25 (A3)

燃料 :

電力

牌照類別 :

小食食肆牌照

Rev. (A) :

Rev. (A) :

APR V

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Aileen Ka Yan CHENG/PLAND

寄件者: Cedric hung-kwan LAM <[REDACTED]>
寄件日期: Sunday, January 21, 2024 1:49 PM
收件者: Aileen Ka Yan CHENG/PLAND
副本: John Michael AUSTIN/PLAND
主旨: Re: Planning Application No. A/NE-TK/791 - Departmental Comments

Dear Ms. CHENG,

Thank you for your e-mail on 19.1.2024. We refer to the comments from AFCD and should wish to clarify that the application site is just about 27 sq. m., simply the ground floor of a small house, and the site is sandwiched among other small houses. AFCD's suggestion of agricultural rehabilitation of this small area appears not viable. We are not applying to convert any agricultural land into the proposed eating place. The small house had been in existence since the year 1898, which was an old-scheduled building existed long before the implementation of the Planning Ordinance. The AGR Zoning and the SSSI was not then in existence. The small house has been rebuilt a few years ago to up-to-date health standard with approved drainage and sewage requirements to the satisfaction of the Lands Department and the Drainage Services Department. Also, in view that the application site is merely 27 sq. m. about, there would only be sat up with 4 bar-stools within the site and the place would simply provide snack food and drinks on take-away purpose. We hope the above explanation could meet with your inquiries.

Thank you for your attention to the matter.
With best regards,

H.K. LAM
for Land Chartering Ltd.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Aileen Ka Yan CHENG/PLAND

寄件者: Cedric hung-kwan LAM <[REDACTED]>
寄件日期: Wednesday, January 24, 2024 12:30 PM
收件者: Aileen Ka Yan CHENG/PLAND
副本: John Michael AUSTIN/PLAND
主旨: s.16 Planning Application at Ting Kok, Tai Po
類別: Internet Email

Dear Ms. Cheng,

Further to our telephone communication on last Friday, we confirm that our application site has been properly fenced off such that visitors to our proposed eating place will not affect or deteriorate the surrounding environment. We aim to protect the site and its neighboring area to the best neat and clean standard.

Yours truly,
H.K. LAM
for Land Chartering Ltd.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Aileen Ka Yan CHENG/PLAND

寄件者: Cedric hung-kwan LAM <[REDACTED]>
寄件日期: Wednesday, January 24, 2024 9:12 PM
收件者: John Michael AUSTIN/PLAND
副本: Aileen Ka Yan CHENG/PLAND
主旨: Re: s.16 Planning Application at Ting Kok, Tai Po
附件: Scan_20240124.pdf

類別: Internet Email

Dear John,

We thank you for your message and herewith courteously append the revised floor layout plan indicating the seating arrangement for your consideration.
This will also be submitted to the Food and Environmental Hygiene Department in the application for a Light Refreshment Restaurant License.
Should you have further inquiries, please contact the undersigned at your convenience.

With best regards,
Yours Truly,
H.K. LAM
for Land Chartering Ltd.

John Michael AUSTIN/PLAND (<jmaustin@pland.gov.hk>) 在 2024年1月24日星期三 下午03:01:54 [GMT+8] 寫道 :

Dear Mr. Lam,

Thank you for confirming the details.

In addition to the number of seats you mentioned during your telephone conversation with Ms. Cheng, we kindly request that you also include the seating arrangement in the floor layout plan. It would be greatly appreciated if you could send the updated plan to us through email.

Please don't hesitate to reach out if you have any questions. We look forward to hearing from you.

Best regards,

John AUSTIN

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential
Shatin, Tai Po & North District Planning Office

Planning Department

TPG/TP2

[REDACTED]

From: Cedric hung-kwan LAM <[REDACTED]>
Sent: Wednesday, January 24, 2024 12:30 PM
To: Aileen Ka Yan CHENG/PLAND <akycheng@pland.gov.hk>
Cc: John Michael AUSTIN/PLAND <jmaustin@pland.gov.hk>
Subject: s.16 Planning Application at Ting Kok, Tai Po

Dear Ms. Cheng,

Further to our telephone communication on last Friday, we confirm that our application site has been properly fenced off such that visitors to our proposed eating place will not affect or deteriorate the surrounding environment. We aim to protect the site and its neighboring area to the best neat and clean standard.

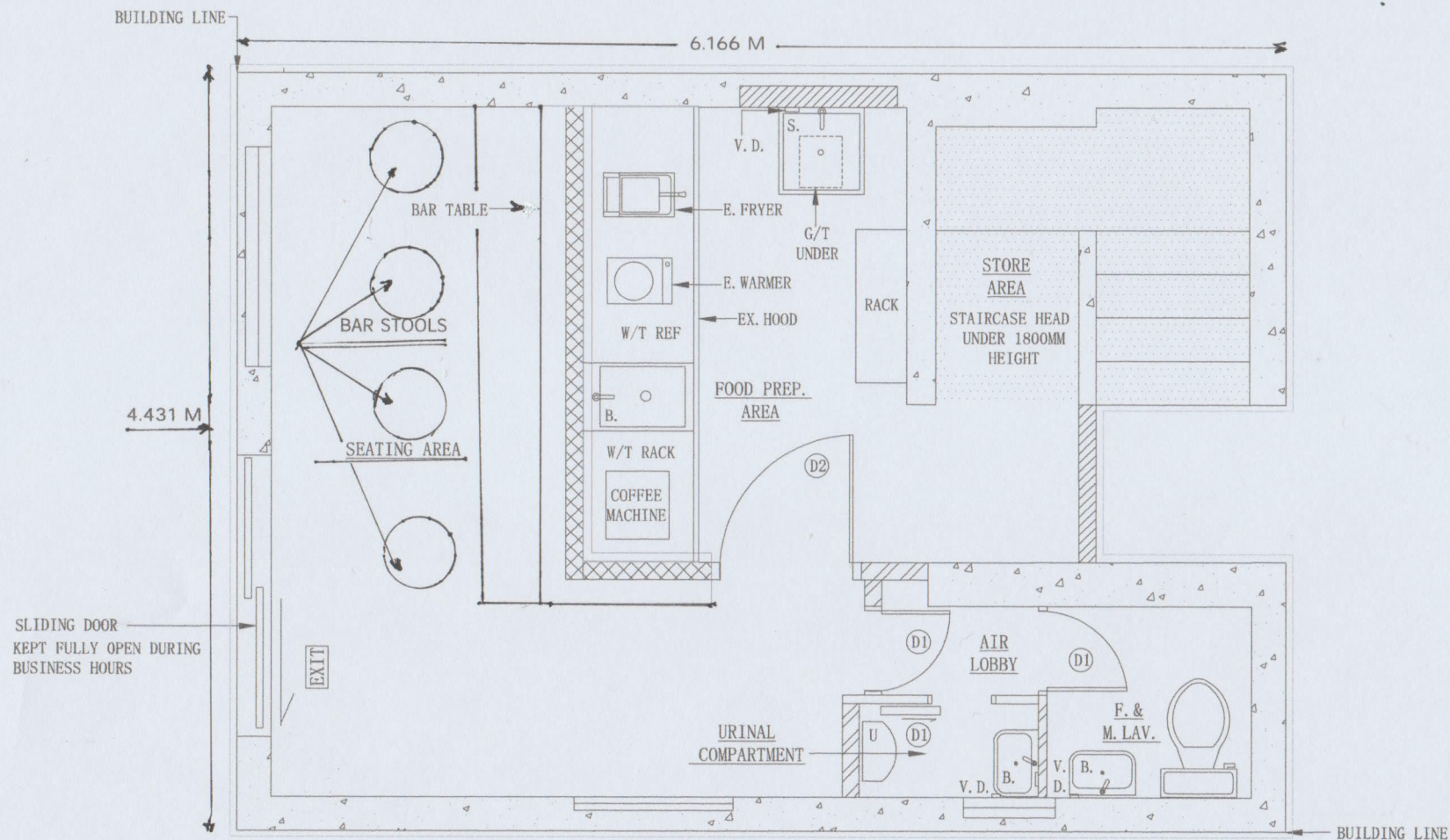
Yours truly,

H.K. LAM

for Land Chartering Ltd.

LEGEND :

- | | | |
|---|--|--------------------------------------|
|  EXISTING BLOCK WALL |  1050MM HEIGHT BLOCK WALL | (D1) FULL HEIGHT SELF-CLOSING DOOR |
|  FULL HEIGHT 1 HR FRR BLOCK WALL |  EXISTING WINDOW | (D2) 1050MM HEIGHT SELF-CLOSING DOOR |
|  FULL HEIGHT BLOCK WALL |  Application Site = BUILDING AREA = 27.32 SQ. M | |



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 電業註冊承辦商 一級水喉註冊承辦商

項目 : 平面圖則
 名稱 :
 地址 : G/F., 216B TING KOK, TAI PO, NEW TERRITORIES
 比例 : 1:25 (A3) 燃料 : 電力 牌照類別 : 小食食肆牌照

出圖日期: 2023/03/31 圖號: MM2023-03-LP
 Rev. (A):
 Rev. (A):
 Rev. (A):

Government Departments' General Comments

1. Traffic

Comment of the Commissioner for Transport (C for T);

- the proposed temporary eating place for light refreshment has an area of about 27.32m². It is considered that the traffic impact due to the application is tolerable and he has no in-principle objection to the application from traffic engineering viewpoint.

2. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- the Site is situated in an area of rural coastal plans landscape character comprising temporary structures, plant nurseries, farmlands, village houses and clusters of tree groups. The Site is at the ground floor of an existing village house with no significant landscape resource observed. Significant adverse impact on the existing landscape resources and character arising from the proposed use is not anticipated.

3. Environment

Comment of the Director of Environmental Protection (DEP):

- no environmental complaint in relation to the Site has been received in the past three years.

4. Drainage

Comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- should the application be approved, an approval condition requiring submission and implementation of drainage proposal for the Premises is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

5. Fire Safety

Comment of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- the Premises is not covered by any valid restaurant licence.

7. Other Departments

The following departments have no objection to/no comment on the application:

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction of Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) the applicant should follow up with District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) on their concerns as detailed under item (b);
- (b) to note the comments of DLO/TP, LandsD that:
 - (i) there are flower beds in area outside the Premises but within Lot 1429 in D.D. 29, which may block the public passage as provided under New Grant No. 22691. The lot owner should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (ii) there is no guarantee to the grant of right of way to the Premises or approval of emergency vehicular access (EVA) thereto; and
 - (iii) the applicant should obtain consents from the owners of the adjoining private lots for access to the Premises;
- (c) to note the comment of the Commissioner for Transport (C for T) that the village access road is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should demonstrate he/she already had/will provide stormwater collection and discharge system to nearby established drainage system or existing streamcourses having adequate flow capacity to cater for the runoff generated within the Premises and overland flow from surroundings of the Premises, e.g. surface channel of sufficient size along the perimeter of the Premises, sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Premises if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (ii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (when required) outside the Premises;

- (e) to note the comments of the Director of Fire Services (D of FS):
 - (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked. Licensing requirement would be formulated upon receipt of formal application via the relevant licensing authority; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) proper licence/permit issued by FEHD 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:
 - (1) under the Food Business Regulation, Cap. 132X, a food business licence is required for operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant (including a light refreshment restaurant), a food factory), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained;
 - (2) a restaurant licence must be obtained from the DFEH for the food business which involves the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea, for consumption on the Premises, but does not include a factory canteen or any business carried on by a hawker who is the holder of a licence under the Hawker Regulation (Cap.132AI). In this connection, a general restaurant licence permits the licensee to use any kind of cooking methods to prepare and sell food for consumption on the Premises while a light refreshment restaurant licence allows the licensee to prepare food by using simple cooking methods like boiling, stewing, steaming, braising, simple frying (excluding deep frying and stir frying) which shall not generate large amount of greasy fumes during the food preparation process for sale and consumption on the Premises;
 - (3) provided that the proposed restaurant business is in compliance with Government lease conditions and statutory plan restrictions, the application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department 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
 - (4) the operation of the eating place must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Premises 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;

- (ii) proper licence/permit issued by FEHD is required if related place of entertainment is involved:
 - (1) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (2) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (g) to note the comments of the Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Premises shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Premises does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the planning application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing buildings works or UBW on the Premises under the BO;

- (v) before any new buildings works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Premises, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) if the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
- (viii) detailed checking under the BO will be carried about at building plan submission stage.