

**Extract of Town Planning Board Guidelines No. 34D for
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development’**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE **2025年 1月 2 3日**
(CAP. 131)

此文件在 **2025年 1月 2 3日** 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。

23 JAN 2025
This document is received on **23 JAN 2025**.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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-Y77/3
	Date Received 收到日期	23 JAN 2025

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

1. Name of Applicant 申請人姓名/名稱

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

高永良

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)

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)	LOT 70 (PART) IN D.D 27, AND ADJOINING GOVERNMENT LAND, YIM TIN TSAI, 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1,672.....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積54.76.....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)1,172..... sq.m 平方米 <input checked="" 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 YIM TIN TSAI AND MA SHI CHAU OUTLINE ZONING PLAN(OZB)NO.S/NE-YTT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL(GROUP D)AND GOVERNMENT INSTITUTION AND COMMUNITY
(f) Current use(s) 現時用途	TEMPORARY EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF AN EXISTING RESTAURANT) AND ANCILLARY PUBLIC VEHICLE PARK (EXCLUDING (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
01/12/2024 (DD/MM/YYYY)[&]

於 15/12/2024 (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 01/12/2024 (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

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

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

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

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

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

.....

.....

.....

.....

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 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 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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input 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 No 否	<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 <input 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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	_____			_____		
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	<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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-YTT</u> / <u>2</u>
(b) Date of approval 獲批給許可的日期	<u>..18/03/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>..18/03/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	「臨時食肆（現有餐廳戶外座位區）及附屬公眾停車場」用途 為期 3 年
(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 checked="" 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>Reason(s) for non-compliance: 仍未履行的原因：</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 checked="" type="checkbox"/> year(s) 年 <u>3</u>.....</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）。

是項申請的理由如下：.....

1) 無違反規劃意向；.....

2) 支援現有餐廳；.....

3) 與附近的土地用途相融；.....

4) 沒有對視覺造成不良影響；.....

5) 沒有對環境造成不良影響；.....

6) 沒有對交通造成不良影響；.....

7) 延續18/03/2022臨時更改規劃用途3年許可的申請.....

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8. Declaration 聲明

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

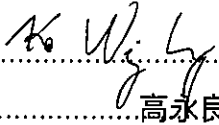
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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


.....
高永良

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

28/11/2024

(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甸道 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	LOT 70(PART) IN DD 27 AND ADJOINING GOVERNMENT LAND, YIM TIN TSAI, TAI PO, NEW TERRITORIES.
Site area 地盤面積	<div style="text-align: right;">sq. m 平方米 □ About 約</div> <div style="text-align: right;">1,672</div> <div style="text-align: right;">(includes Government land of 包括政府土地</div> <div style="text-align: right;">sq. m 平方米 □ About 約)</div> <div style="text-align: right;">1,172</div>
Plan 圖則	APPROVED YIM TIN TSAI MA SHI CHAU OUTLINE ZONING PLAN(OZP) NO.S/NE-YTT/2
Zoning 地帶	RESIDENTIAL(GROUP D) AND GOVERNMENT, INSTITUTION AND COMMUNITY
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	「臨時食肆（現有餐廳戶外座位區）及附屬公眾停車場」用途 為期3年 

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	54.76sq.m <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.033 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(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	2.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	3.28		% <input checked="" 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		28 16
	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)		28 NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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 NIL NIL NIL

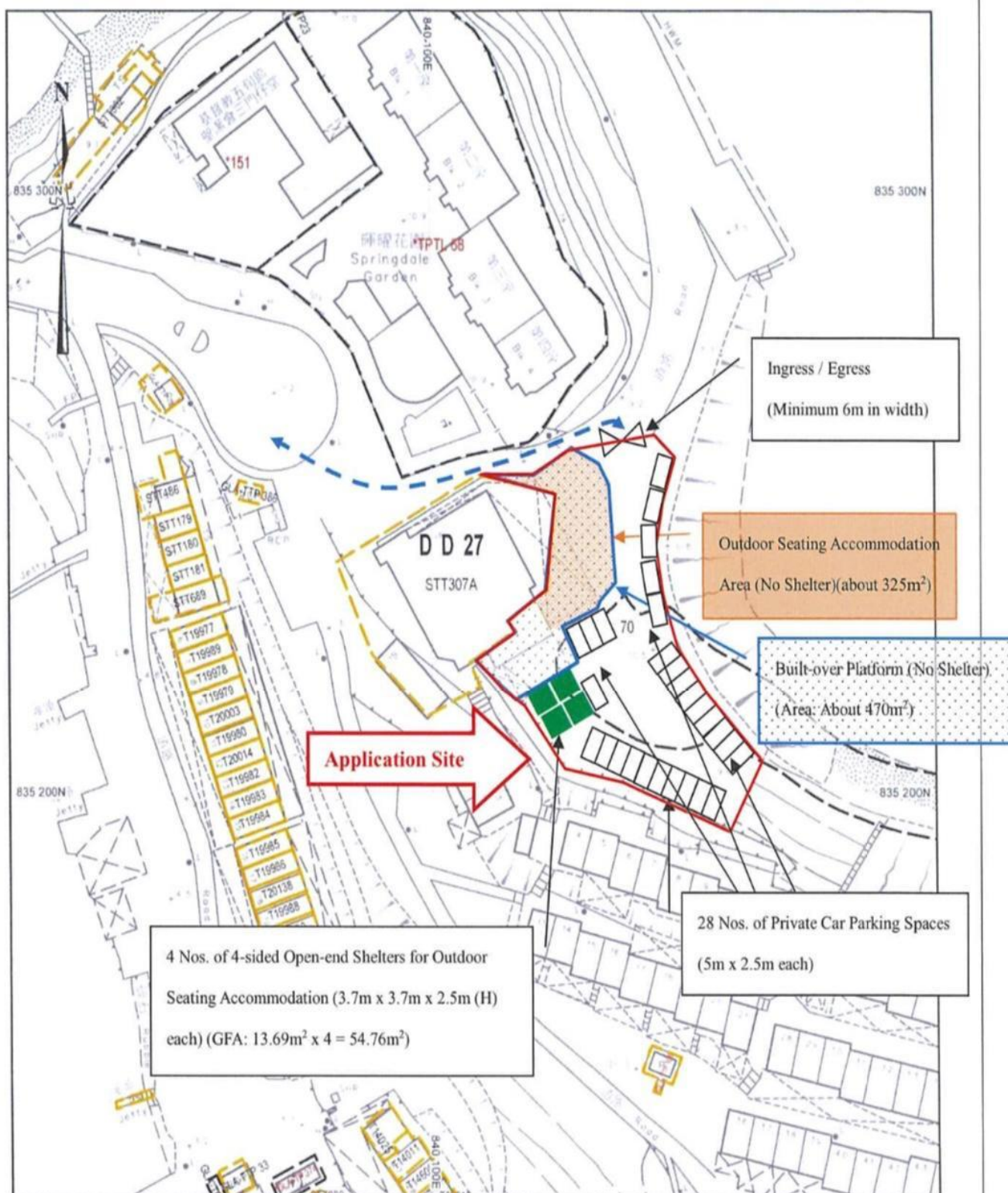
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>
<hr/>		
<u>渠務報告及消防牌照許可證</u>		
<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。

A/NE-YTT/2

臨時更改規劃用途為期 3 年續期申請位置圖



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: —FP-NT/E-6/5170
消防處編號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9506790

Supersede: A9490297

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

A PEARL INVESTMENTS LIMITED

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

DD27 Yim Tin Tsai

Street/Road/Estate Name:

街道/屋苑名稱

Sam Mun Tsai Road

Block:

座

District:

分區

Tai Po

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☒ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher		4 x 9 Litre Water CO2 F.E. 4 x 5Kg CO2 Gas F.E.		
25	Portable Hand-operated Approved Appliance		3 x Fire Blanket Conforms with FSD requirements	24/05/2024	23/05/2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備中則與裝置及設備之檢查測試及保養中則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:

姓名

FSD/RC No.

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified



LAI SIU CHEONG

RC3/384

Union Fire Safety Limited

24/05/2024

(第九條(1)款)

消防處檔案

A 9506791

消防裝置及設備證書

顧客姓名

PEARL INVESTMENTS LIMITED

樓宇名稱

門牌號數/市地段

DD27 Yim Tin Tsai

街道/屋苑名稱

Sam Mun Tsai Road

座:

分區

Tai Po

地漏

香港

九龍

☒ 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☒ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(2)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊檢驗師檢查該消防裝置或設備一次。

Verified

消防處
牌照及審批總區
牌照課新界辦事處
九龍九龍灣宏光街19號
公共廣場18樓1809-1810室



FIRE SERVICES DEPARTMENT
LICENSING AND CERTIFICATION COMMAND
New Territories Licensing Office
Units 1809-1810, 18/F, Skyline Tower,
No. 39 Wang Kwong Road, Kowloon Bay
Kowloon

本處編號 Our Ref.: LM in FP/NT/136/5170

來信編號 Your
Ref.:

傳真號碼 Fax No.: 852-2443 1411

電話號碼 Tel. No.: 852-3423 9337

電子郵件 E-mail: [REDACTED]

先生 / 女士：

申請續發普通食肆牌照
不反對牌照續期通知

DD27 YIM TIN TSAI, SAM MUN TSAI ROAD, TAI PO, NEW TERRITORIES

現特確認本處已收到你的食物業處所的有效《消防裝置及設備證書》
(FS251 證書)及《通風系統年檢證書》(如需要)。

請帶同本函前往食物環境衛生署(食環署)繼續辦理你的續牌申請。如你
未能在續牌時出示本函，食環署可拒絕為你的牌照續期。批准續牌與否，完全
由食環署經考慮所有相關因素後酌情決定。

如對申請有任何查詢，請於辦公時間以電話 3423-9337 或電郵
nt_lic_2@hkfsd.gov.hk 與吳肇璣先生聯絡。

消防處

副本送： 食環署署長 (檔號：DFEH Ref. in FEHD12/TP508/78)

二〇二四年六月二十四日

From: bernice choy <[REDACTED]>

Sent: Friday, February 28, 2025 2:23 PM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: [REDACTED]

Subject: A/NE-YTT/3 - Further Information

Dear Town Planning Department,

To follow up on the comments from LandD and DSD of YTT/3, please see the update as below.

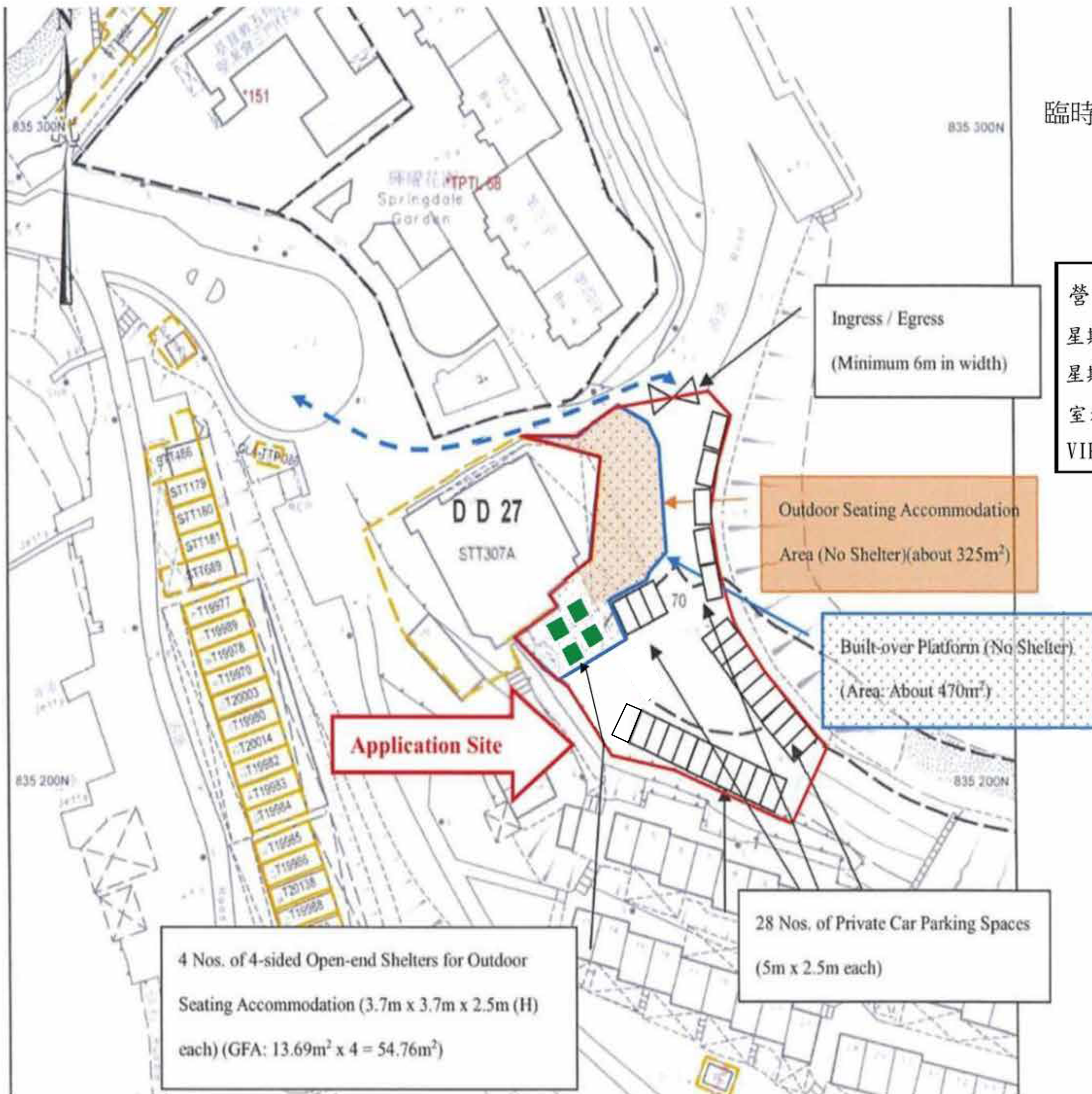
1. An updated Application site drawing (Appendix 1.)
2. The erected 1 shelter was removed (Appendix 2.)
3. An extensive canopy with three containers underneath at the southeast portion of the application site was removed (Appendix 3.)
4. The approved drainage proposal submitted to DSD June 2022 as attached for replacing the submitted drainage plan. (Appendix 4&5.)
5. Updated Drainage location photos. (Appendix 6.)

Should you have any questions, please do not hesitate to contact Mr. Ko or me.

Best regards,
Bernice
[REDACTED]

A/NE-YTT/2

臨時更改規劃用途為期 3 年續期申請位置圖



營業時間

星期一至五 11:00-16:30 ; 17:30-23:00

星期六日及公眾假期 10:00-16:30 ; 17:30-23:00

室外枱16張

VIP房四間每間一張枱

Appendix 2.

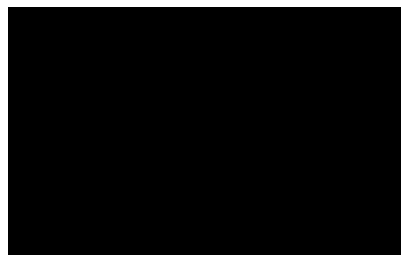
Photos showing the shelter were removed



Appendix 3.

Photos showing an extensive canopy with three containers underneath at the southeast on site was removed





Reference: A/NE-YTT/2
Our Ref: SMT/Drainage/02
Date: 12 June 2022

Chief District Planner
Shatin, Tai Po & North District Planning Office
13/F, Sha Tin Government Office
1 Sheung Wo Che Road
Shatin, NT

Attn: Mr Kelvin Lau, STP/STN

Dear Sir,

**Proposed Ancillary Vehicle Park for a Period of 3 years
Lot 70(part) in DD 27 and Adjoining Government Land
Yim Tsai, Tai Po, NT
Drainage Proposal**

Further to my letter dated 4 May 2022 to Drainage Service Department, which was copied to Planning Department, additional site inspections have been carried out. Discharge point for surface water was identified. The conclusion and recommendation for the drainage proposal which was based on the situation that no discharge is available, is no longer reasonable. The current proposal shall replace the proposal submitted on 4 May 2022.

Discharge point

A suitable discharge point is present as shown in Drawing No Topo/TP/0822. A 450 mm diameter concrete pipe is present below the ground surface. Photos showing the location and close up detail of the discharge point is attached. At this moment, the surface runoff for the proposed parking area is not discharged to this pipe.

Drainage Proposal

A 300mm U-Channel (covered) is proposed close to the South-East boundary of the parking area. The design of the Channel is attached. From the calculation, 225mm U-Channel is adequate to carry the surface water, however, for ease of maintenance, 300mm U-Channel is proposed. Alignment and details of the 300mm U-Channel are attached.

I hope the drainage proposal is acceptable. If further information is needed, I am available for discussion anytime [REDACTED]

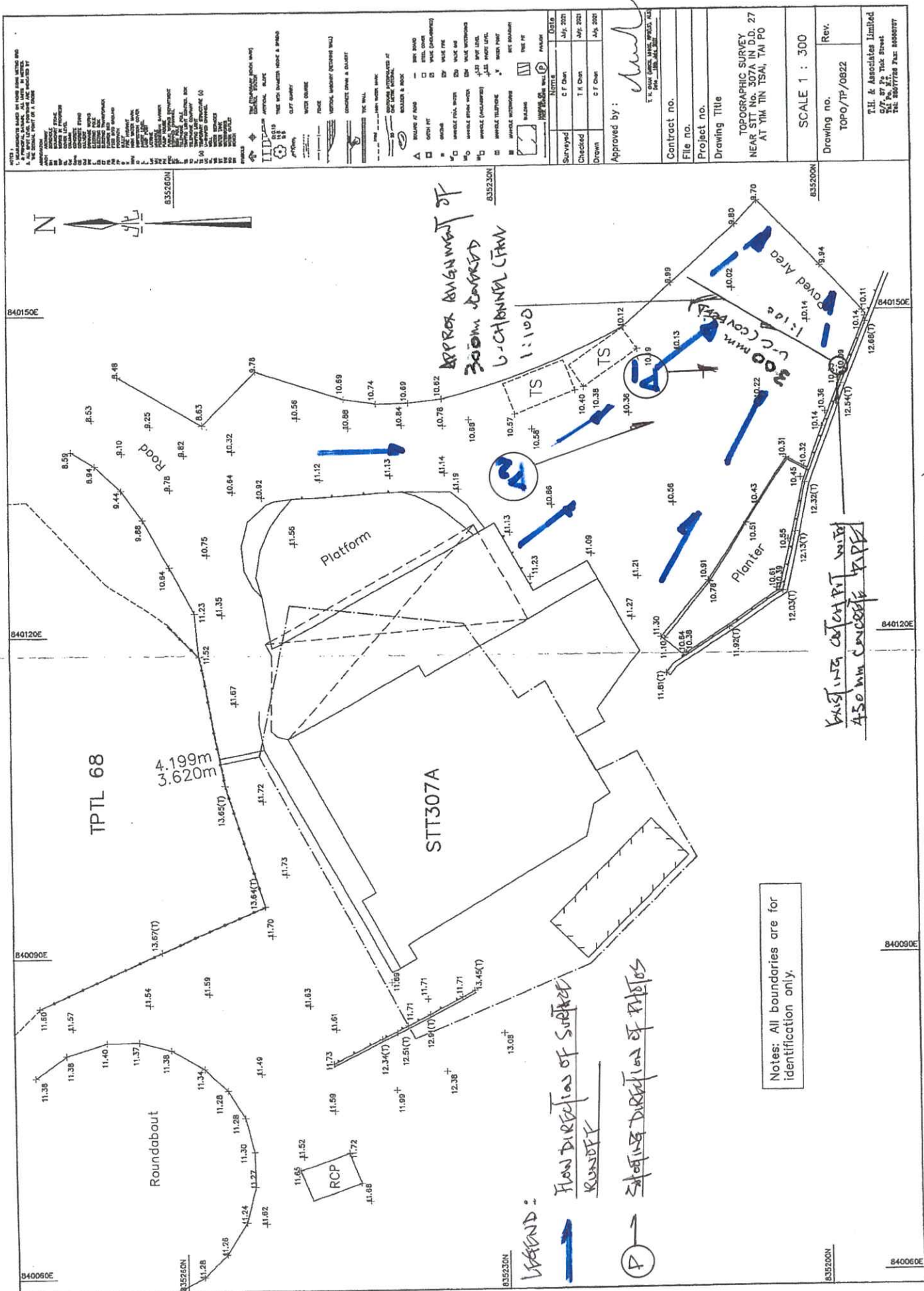
Yours faithfully,



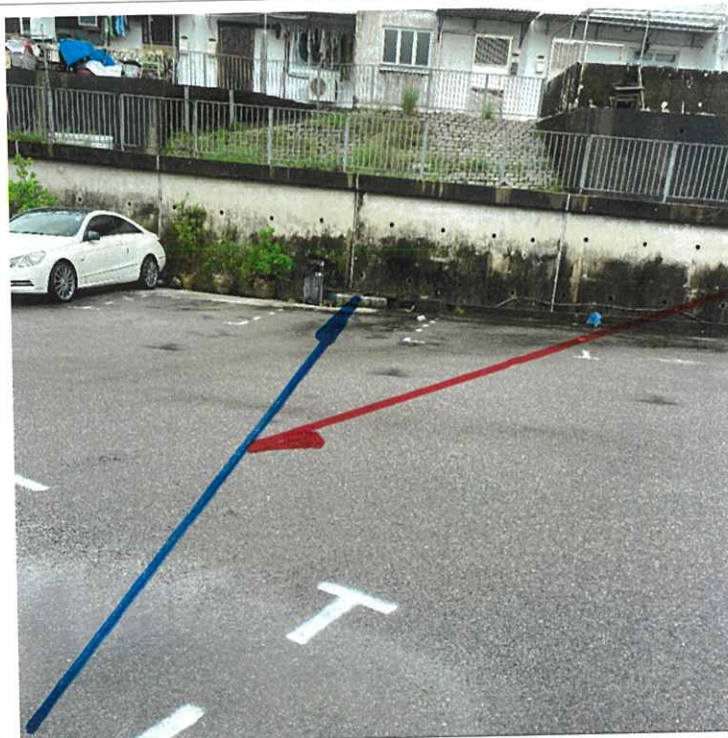
CHUNG KWOK-FAI, EDWIN
MA Sc. B Eng FHKIE
Registered Structural Engineer
Registered Geotechnical Engineer
Registered Professional Engineer

Encl

CC. DSD Attn; Ms Ho Mei Ying
Operator of restaurant



Photos showing location of Discharge manhole



Approx.
alignment of
the proposed
300mm U-C

P1: shows location of manhole in front of the existing retaining wall



Alignment of
the Proposed
300mm U-C

P2; shows the proposed 300 mm U-C intercepts the surface runoff from the parking area of the manhole

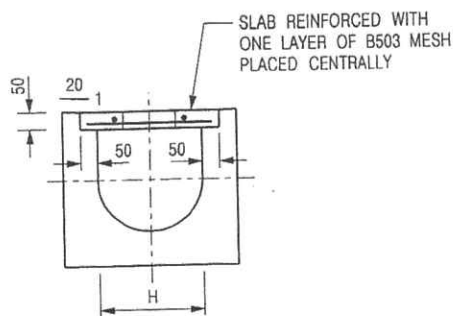
Photos showing site conditions



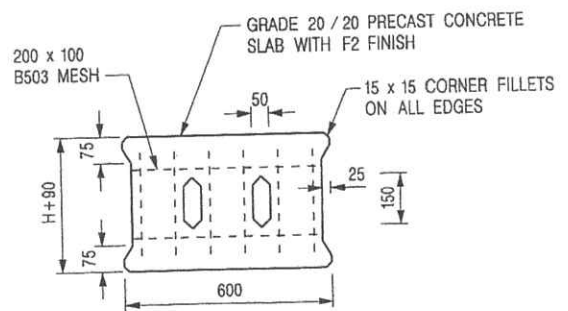
P3: shows the concrete pipe discharge



P4: Shows the approx. dimension of concrete pipe,



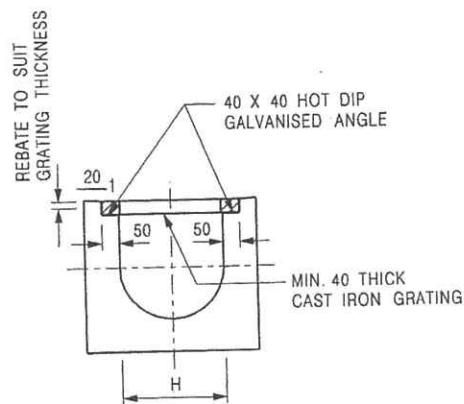
TYPICAL SECTION



PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)

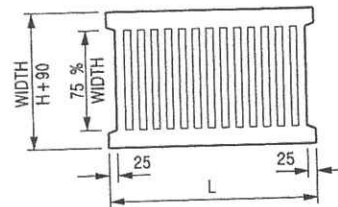


TYPICAL SECTION

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

卓越工程 建設香港

We Engineer Hong Kong's Development

Project

Subject

Job number

Page of

Channel Design

Rational method is adopted

The formula is

$$Q = \frac{K_i A}{3600}$$

where

Q = maximum runoff (litres/sec)

i = design mean intensity of rainfall (mm/hr) which is dependant upon the time of concentration.

A = area in (m²) and

K = runoff coefficient.

Assuming a return period of 50 yrs & $A_c \approx 1$ $i = 350$ mm/hr

Catchment area is $15 \times 25 + 15 \times 8 = 490$ m²

$$Q = \frac{1 \times 350 \times 490}{3600} \text{ (l/sec)} \text{ or } 48 \text{ l/sec} \approx \underline{2,900 \text{ l/min}}$$

Based on Figure 8.7 attached

225 mm U-C with gradient of 1:100 is adequate

However for easy maintenance of the drain

300 mm U-C (covered) with gradient of 1:100 is preferred.

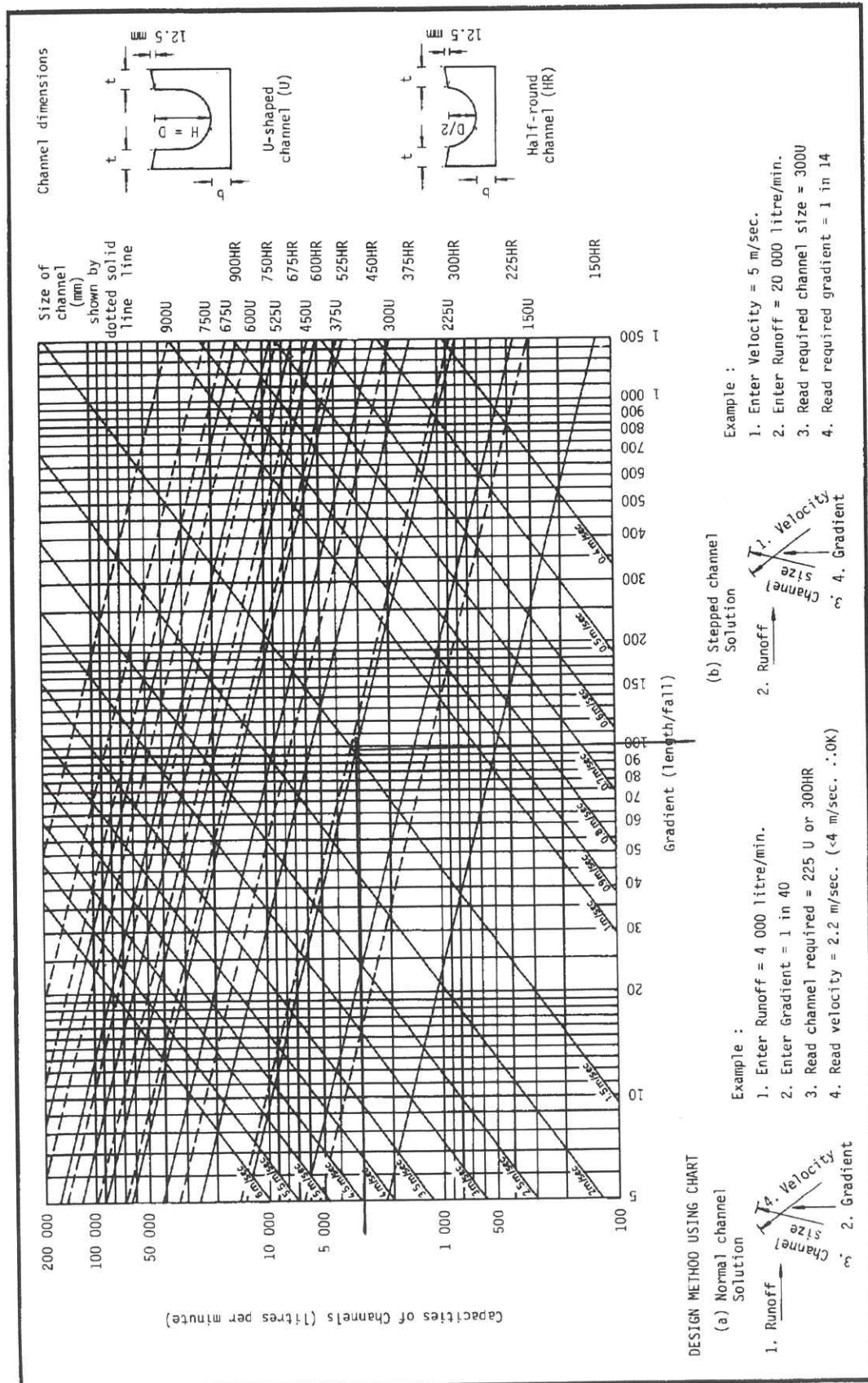


Figure 8.7 - Chart for the Rapid Design of Channels

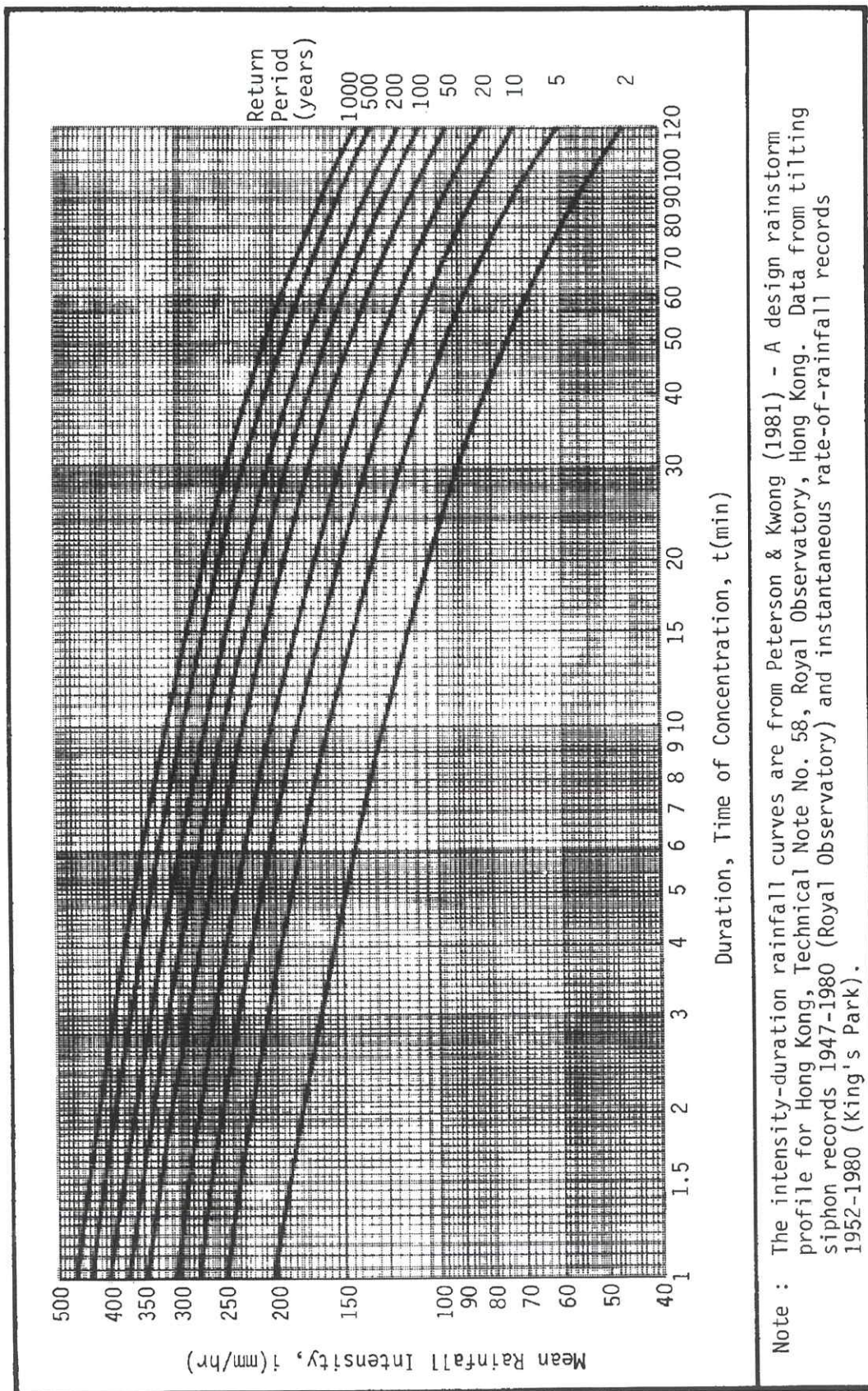
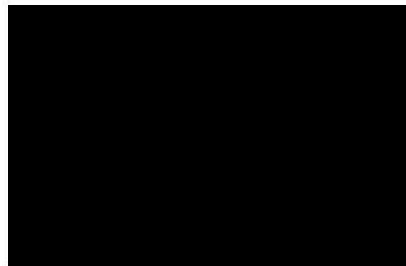


Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods



Reference: A/NE-YTT/2

Our Ref: SMT/Drainage/02

Date: 12 June 2022

19.9.22

Chief District Planner
Shatin, Tai Po & North District Planning Office
13/F, Sha Tin Government Office
1 Sheung Wo Che Road
Shatin, NT

Attn: Mr Kelvin Lau, STP/STN

Dear Sir,

**Proposed Ancillary Vehicle Park for a Period of 3 years
Lot 70(part) in DD 27 and Adjoining Government Land
Yim Tsai, Tai Po, NT
Completion of Drainage Works**

I am pleased to report completion of the drainage improvement works. Two set of photos record are attached for your reference.

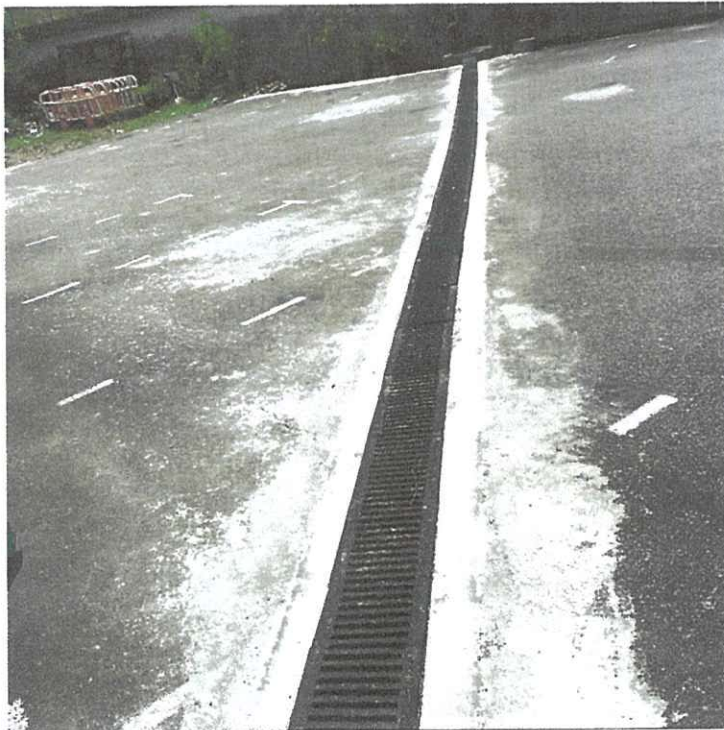
Yours faithfully,

A handwritten signature in black ink, appearing to be 'Yim Tsai'.

Encl

CC. DSD Attn; Ms Ho Mei Ying
Operator of restaurant

Photos showing completion of Drainage improvement



P1: shows overall view of the drainage improvement at car park



P2: shows the view of the start

Photos showing site conditions



P3: shows the depth of channel at start (225mm)



P4: Shows the depth of channel at near the manhole ((375mm)

Appendix 6.
Photos showing Drainage at carpark



Shows overall view of the drainage at carpark



shows the view of the start



Shows the depth of the manhole (900mm)



Shows the depth of channel at near the manhole (355mm)

Previous Application

Approved Application

Application No.	Proposed Use	Date of Consideration	Approval Conditions
A/NE-YTT/2	Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) and Ancillary Vehicle Park for a Period of Three Years	18.3.2022	A1 – A3

Approval Conditions

- A1. The submission and implementation of drainage proposal within specified period from the date of planning approval.
- A2. The submission and implementation of proposal for fire service installations (FSIs) within specified period from the date of planning approval.
- A3. Revocation of planning approval for non-compliance with conditions by specified dates.

Government Departments' General Comments

1. Food and Environmental Hygiene

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

- (a) no adverse comment on the application;
- (b) the applied use is not covered by any valid food licence. The adjoining restaurant in D.D. 27 of Yim Tin Tsai in Tai Po was covered by a valid General Restaurant Licence (Licence No. 2295001652) with validity up to 30.6.2025; and
- (c) his advisory comments are provided at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application from traffic engineering viewpoint;
- (b) the village access road connecting Sam Mun Tsai Road is not under Transport Department's management; and
- (c) her advisory comments are provided at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application in view that heavy vehicles and dusty operation will not be involved in the applied use; and the nearest domestic structure is 7m away from the site boundary;
- (b) no environmental complaints concerning the Site has been received in the past three years; and
- (c) his advisory comments are provided at **Appendix V**.

4. Drainage

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

- (a) no comment on the application from public drainage viewpoint;
- (b) there are existing public sewers in the vicinity of the Site;
- (c) an approval condition on maintenance of existing drainage facilities on the Site at all times during the planning approval period is recommended to ensure that the development will not cause adverse drainage impact to the adjacent areas; and
- (d) her advisory comments are provided at **Appendix V**.

5. 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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Fire Services (D of FS); and
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - ~~(i) regarding the unauthorized structure(s) erected within and straddling the Site, the applicant should liaise with LandsD on these land administration matters;~~
 - (i) the applicant should appoint an Authorized Land Surveyor to ensure that proposed structures are erected within the proposed STT No. TP0089. The applicant should revise the STT application according to the planning approval. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate to be imposed by LandsD. Given the proposed use is temporary in nature, only erection of temporary structures will be considered;
 - (ii) the applicant will likely make use of the adjoining Government land (GL) for access to the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant Government departments, prior to the use of access purpose; and
 - (iii) it is the responsibility of the applicant to obtain prior approval from relevant departments in operating the restaurant;
- (c) to note the comments of the Director of Food and Environmental Hygiene (DEFH) that:
 - (i) proper licence/ permit issued by Food and Environmental Hygiene Department (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 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 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 FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. 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;
 - (ii) without lawful authority, there should be no encroachment on the public place. Its state should not be a nuisance or injurious or dangerous to patrons/workers/public and the surrounding environment. Whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together

with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments such as Buildings Department, Transport Department, Fire Services Department, Planning Department, Home Affairs Department and Lands Department for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the departments concerned and the OSA application will be approved upon full compliance of all the requirements. From the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the Building Authority under the Buildings Ordinance (BO) (Cap. 123) for the construction of awnings or other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as following:

- (1) an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
 - (2) additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises;
 - (3) adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers; and
 - (4) area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered;
- (iii) no shelters other than movable sunshades in the form of parasol/umbrella/furniture would be allowed in the OSA. Prior approval and consent should be obtained from the Building Authority for the construction of awnings or other structures under the BO. Moveable sunshades in the form of parasol/umbrella/furniture and not involving any building works under the BO are allowed at an OSA. Applicants should consult an Authorised Person/Registered Structural Engineer, if necessary, on whether a moveable sunshade is safe and suitable for use in a particular location taking into account the weather conditions;
- (iv) the operation of the eating 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; and
- (v) no FEHD's facilities should be affected;
- (d) to note the comments of the Commissioner for Transport (C for T) that the village access road connecting Sam Mun Tsai Road is not under Transport Department's management. The applicant should clarify the land status, management and maintenance responsibilities of the village access with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;

- (ii) the applicant should carry out pollution abatement measures in accordance with relevant Guidelines, including “General Environmental Guidelines for Outside Seating Accommodation” and “Control of Oily Fume and Cooking Odour from Restaurants and Food Business”; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) While there are DSD’s public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided;
 - (ii) the applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas, and is required to maintain the drainage system properly and rectify/ modify the nearby existing/ original systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development at the Site. The applicant should also be liable for and should indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works; and
 - (iii) the applicant should 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 GL (where required) outside the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Sam Mun Tsai Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Sam Mun Tsai Road; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without the approval and consent of the Building Authority (BA) or not carried out under the simplified requirement under the Minor Works Control System, they are unauthorized building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) any structures should not obstruct the exit routes, means of access for firefighting and rescue and barrier free access of the adjoining building under the Code of Practice for Fire Safety in Buildings 2011 and Building (Planning) Regulation (B(P)R) 41;

- (iii) if the proposed use is subject to the issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purpose are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (iv) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under BO;
- (v) before any new building works, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with BO;
- (vi) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided in accordance with B(P)R 41D. If the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage;
- (vii) the applicant may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008; and
- (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.

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

From:
Sent: 2025-02-21 星期五 17:49:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對 A/NE-YTT/3
Attachment: 20250220 反對城規會申請.pdf

致城市規劃委員會秘書:

本人是大埔三門仔暉曜花園業主。

關於 A/NE-YTT/3 的申請，本人表達強烈反對。有關申請其實 2020 年及 2021 年已經出現過，並且最終被否決了。當時的餐廳名稱是皇朝漁苑，疫情期間改名為皇朝明珠。除了名稱外，餐廳的格局、停車位安排、人客數量、甚至這次 A/NE-YTT3 的申請細節，跟之前兩次申請也近乎完全相同。

附頁是本人的反對理據，請接納。謝謝。

李先生
2025 年 2 月 21 日

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號北角政府合署的

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-YTT/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

有關新界大埔鹽田仔丈量約份第 27 約地段第70 號（部分）及毗連政府土地
（為期 3 年）申請編號 A/NE-YTT/3

作為皇朝明珠花園業主，本人強烈反對有關的規劃申請，理由如下：

1) 非法佔用政府土地

- (a) 請看圖[1]: 申請地點(B)及(C)和旁邊另一塊土地(A)，多年來一直被人用作「皇朝明珠」酒家戶外食肆用途及其專用停車場。相信申請地點及旁邊的土地(A)、(B)及(C)其實一直長期被非法佔用，作戶外食肆及酒家專用停車場。
- (b) 申請人在申請地點(B)，已興建魚池及圍欄，加建簷蓬，並鋪上地磚，擺放枱、椅、太陽傘等戶外食肆設施(圖[2][3])，建造的圍欄(圖[4])，用作「皇朝明珠」酒家戶外食肆用途。
- (c) 申請人已在申請地點(C)，佔用為「皇朝明珠」酒家專用停車場，可容納十多輛車(圖[5] - [10])。

- (d) 地點(A)現場已被用作「皇朝明珠」酒家戶外食肆用途，擺放多張枱檯(圖[11] - [13])。

如果申請地點(B)及(C)和旁邊另一塊土地(A)確實是被非法佔用，批准該申請是鼓勵並支持申請者繼續非法佔用政府土地。

除了拒絕該申請，有關政府部門應檢控相關人士，並採取行動收回該兩塊土地，免被逆權侵佔，使公共財產受損。

2) 嚴重交通擠塞問題 (與附近土地用途極為不相融)

三門仔路近巴士總站，每逢假日午飯時間，食客車輛例必大排長龍等待駛入皇朝漁苑停車場，即申請地點(C)，造成近食肆的三門仔路迴旋處一帶嚴重交通擠塞(圖[14] - [17])，某些無人駕駛車輛甚至停泊在巴士站內(圖[18])。假日交通警察奉召到該處指揮交通，驅趕排隊入食肆造成交通擠塞的車輛，及檢控違例泊車，已經是必然發生的事情。加上假日有愈來愈多遊人到三門仔郊遊及出海閒釣，通過該申請必然會使交通擠塞問題持續及惡化。

3) 違法泊車問題

皇朝明珠為高檔食肆，並非服務附近漁村或屋苑顧客，其主要顧客均為區外人士駕車光顧。因其本身停車場車位不足，酒樓方面僱有專人，於假日指示車輛在本屋苑附近四處違法泊車，嚴重影響屋苑住戶車輛乃至巴士、小巴出入，有警察到場時，該專人才會指示違泊車輛離開，通過該申請是鼓勵這些非法行為持續。

4) 環境噪音問題 (與附近土地用途極為不相融)

- (a) 「皇朝明珠」酒家營運時間為每日上午11時至晚上11時。但該處附近皆有民居，毗鄰聯益漁村及暉曜花園，距離暉曜花園第四座更只有不足10米，通過該申請，讓該處繼續作為戶外食肆，必然會製造噪音影響鄰近居民。
- (b) 過往酒樓時有安排在申請地點(B)及旁邊戶外食肆(A)，供團體聚餐聯

歡飲宴，並有唱歌表演、卡拉OK等節目，更會使用揚聲器。因為是戶外場地，對附近住戶造成極大滋擾，本屋苑亦曾有業主就該食肆在午夜11時後噪音滋擾的報警求助紀錄。

- (c) 申請地點(C) 為現今已經被霸佔為「皇朝明珠」酒家其專用停車場，通往停車場的通道，就在本居苑外牆旁邊，對本屋苑住戶造成極大噪音滋擾及空氣污染。

5) 環境衛生問題 (與附近土地用途極為不相融)

「皇朝明珠」酒家本身造成的垃圾及廚餘，會堆放於酒家附近巴士總站旁垃圾站，而該垃圾站主要為給附近民居使用。現在，尤其是假日過後，酒家堆放於該垃圾站的廢物廚餘，對附近居民造成嚴重環境衛生和臭氣問題。通過該申請，會使環境衛生和臭氣問題惡化，對附近居民健康構成嚴重威脅。

6) 危害附近天然環境及自然生態、污染海水及海旁泥土 (與附近土地用途極為不相融)

三門仔為自然保育區，鄰近馬屎洲地質公園，前臨船灣海，是珍貴的紅樹林和鷺鳥棲息地。該戶外食肆部份，會將污水直接倒出路面(圖[19]-[21])，流入對開斜坡，而斜坡外便是紅樹林及和鷺鳥棲息地。污水每日污染紅樹林所在的泥土及海洋，造成海水及泥土污染，嚴重危害附近生態。

7) 光污染及不良視覺問題

申請地點(B)(C)及旁邊的另一相信也是政府的土地(A)，現在已經是「皇朝明珠」酒家的一部份，晚上會開霓虹燈及強燈照明。如果用作團體聯歡聚餐飲宴等，更會打大光燈進行。該處離開暉曜花園第四座只有不足10米，光污染嚴重影響屋苑住戶。

8) 火警風險問題

酒家加添戶外部份，增加火警危險。

9) 違反公眾利益

基於上述理由，批准該申請必定會助長違法行為，對鄰近居民造成極大滋擾，破壞環境，嚴重抵融附近土地用途，危害附近珍貴自然生態，違反公眾利益，懇請城規會否決該申請。

(*暉曜花園共有四座二十一個住戶，毗鄰該申請地點，由屋苑步行至該申請地點不用15秒。)

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

暉曜花園業主：

KEEP KEEN LTD. 代表：李光臨



簽署 Signature _____

日期 Date 20. 2. 2025

圖[1]



船灣海
PLOVER COVE
(SHUEN WAN HOI)

申請地點
Application Site

A - 非申請地點部份。但申請人曾於2020年向城規會申請向政府租用此地點。其後又撤回申請。申請人現時已經把A地點用作「皇朝明珠」酒樓的有蓋戶外食肆用途。

B - 申請地點部份。但申請人現時已經把B地點用作「皇朝明珠」酒樓的戶外食肆用途。

C - 申請地點部份。但申請人現時已經把C地點用作「皇朝明珠」酒樓的專用停車場。

平面圖 SITE PLAN

本摘要圖於2021年12月6日擬備，
所根據的資料為測量圖編號
7-NE-2D
EXTRACT PLAN PREPARED ON 6.12.2021
BASED ON SURVEY SHEET No.
7-NE-2D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-YTT/3

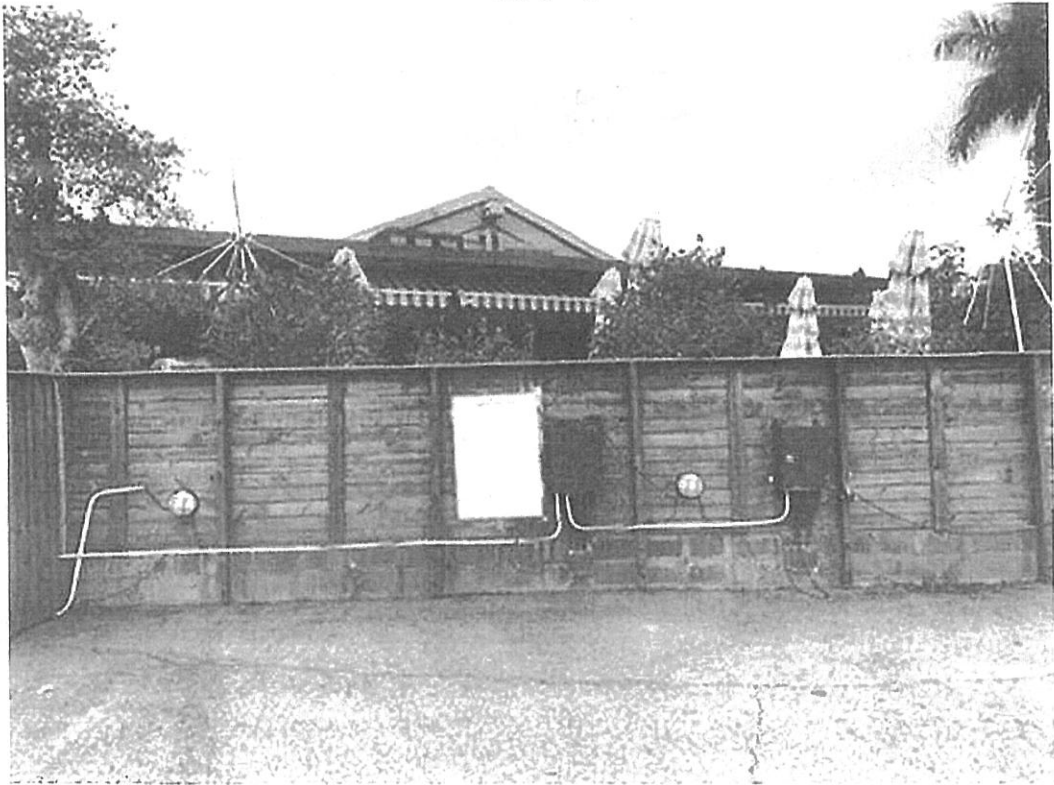
圖[2]



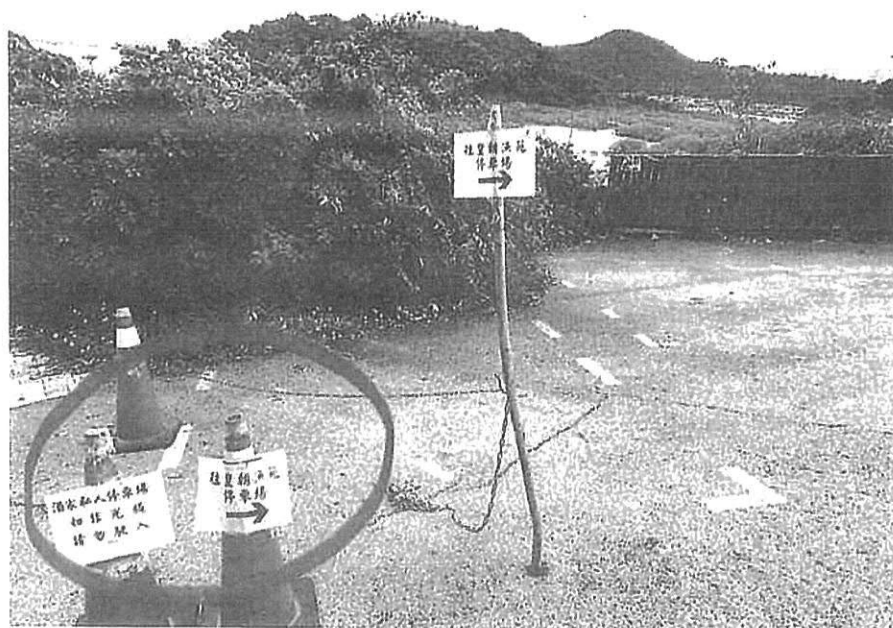
圖[3]



圖[4]



圖[5]



圖[6]



圖[7]



圖[8]



圖[9]



圖[10]



圖 [11]

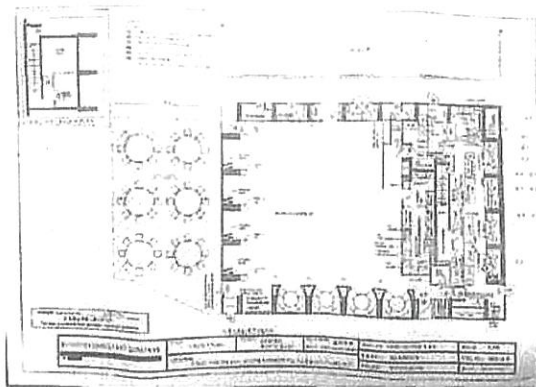


圖 [12]



圖 [13]



圖[14]



圖[15]



圖[16]



圖[17]



圖[18]



圖 [19]

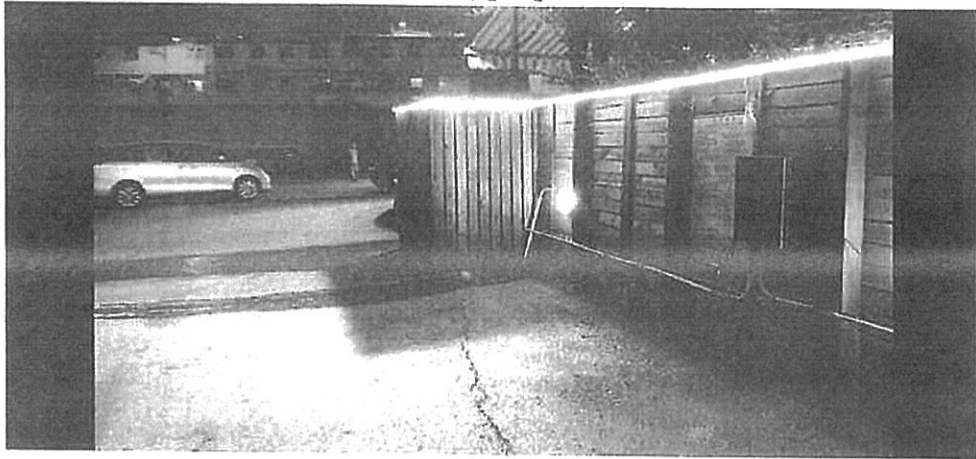


圖 [20]



圖[21]

