

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)

第16條遞交的許可申請
2021年5月17日

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

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

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 17 MAY 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-PK/264
	Date Received 收到日期	17 MAY 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Wong Sung King; Dorothy

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)

KTA Planning 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 of No. 5, Wang Kong Tsuen, Sai Kung, New Territories (Part of Lot 278 in DD221)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☐ Site area 地盤面積 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 55.7 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pak Kong and Sha Kok Mei OZP No. S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation"
(f) Current use(s) 現時用途	Idle (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。

☐ is not a "current land owner".
並不是「現行土地擁有人」。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	55.7 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and Services (Fast Food Shop) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 ☐ About 約		
	Non-domestic part 非住用部分 55.7 sq.m 平方米 ☒ About 約		
	Total 總計 55.7 sq.m 平方米 ☒ About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Idle	Shop and Services (Fast Food Shop)

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

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

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

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" data-bbox="517 1357 1453 1827"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
 政府、機構或社區設施

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

.....

☐ other(s) 其他

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

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地

..... sq. m 平方米 ☐ Not less than 不少於

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

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

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

.....

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

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

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

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

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

10/2021

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	☐ 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 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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

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

如需要的話，請另頁表示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。

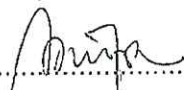
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☒ No 否 ☐	☒ Please provide details 請提供詳情 ... Please refer to Supporting Planning Statement.....																				
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where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

11. Declaration 聲明

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

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


.....
David Fok

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

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

專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☒ RPP 註冊專業規劃師
Others 其他

on behalf of
代表

KTA Planning Limited

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

Date 日期

4/5/2021

..... (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。

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Ground Floor of No. 5, Wang Kong Tsuen, Sai Kung, New Territories (Part of Lot 278 in DD221)		
Site area 地盤面積	Floor Area	55.7 sq. m 平方米	☒ About 約 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Pak Kong and Sha Kok Mei OZP No. S/SK-PK/11		
Zoning 地帶	"Recreation"		
Applied use/ development 申請用途/發展	Proposed Shop and Services (Fast Food Shop)		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	55.7 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

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

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

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

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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

**S. 16 PLANNING APPLICATION
APPROVED PAK KONG AND SHA KOK MEI OZP NO. S/SK-PK/11**

**Proposed Fast Food Shop (Shop and Services) Use
on the Ground Floor of No.5, Wang Kong Tsuen, Sai Kung, New Territories**

SUPPORTING PLANNING STATEMENT

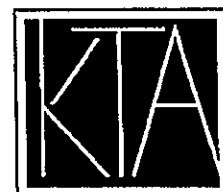
May 2021

Applicant:

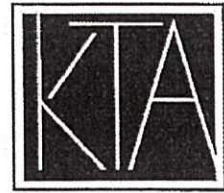
Wong Sung King, Dorothy

Consultancy Team:

KTA Planning Limited



PLANNING LIMITED
規劃顧問有限公司



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 Hoi Bun Road, Kwun Tong
Kowloon, Hong Kong

九龍觀塘海濱道133號
萬光豐中心16樓K室

電話TEL (852) 3426 8451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

By Hand

Our Ref: S1401/5WKT_SK/21/002Lg

13 May 2021

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

Dear Sir / Madam,

**Proposed Shop and Services (Fast Food Shop) Use
on the Ground Floor of No. 5, Wang Kong Tsuen, Sai Kung, New Territories
- Section 16 Planning Application -**

We refer to the tele-conversation with Ms. Ngai regarding the captioned Application on 12 May 2021.

We wish to clarify that the Application Boundary does not cover the "non-licence area", which is the separate entrance to the upper floors on the submitted Layout Plan. Please find enclosed a revised Location Plan to rectify the Application Boundary and a revised Layout Plan with clear demarcation of the Application Boundary for your consideration. The revised pages for Executive Summary and page 7 of the Supporting Planning Statement are also enclosed to amend some typos for your consideration.

We also wish to supplement that the operation hour of the proposed fast food shop is planned to be 10:00 am to 9:00 pm daily.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr. Elden Chan at 3579 5778.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

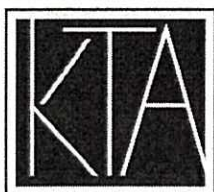
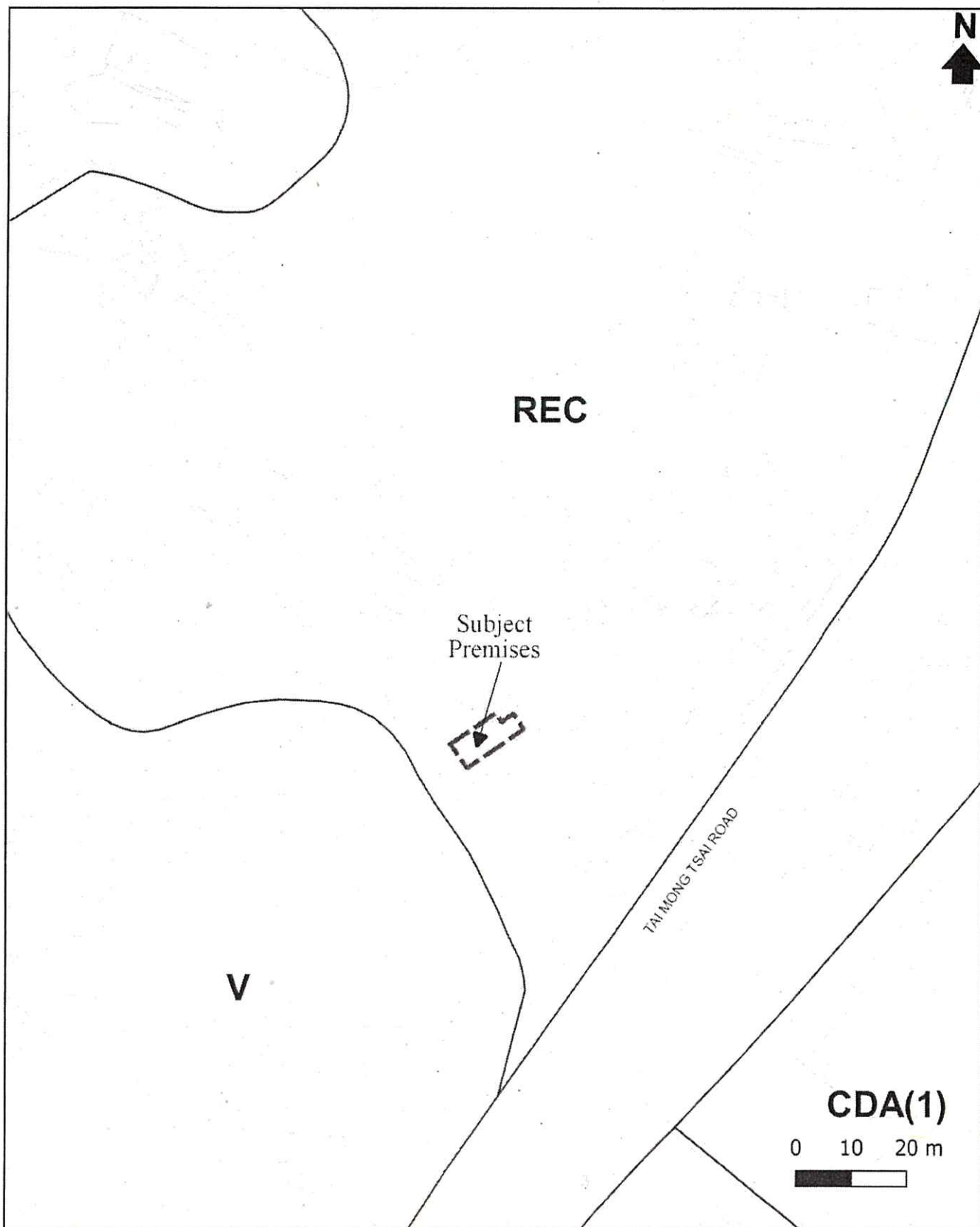
David Fok

Encl. (70 sets)

cc. the Applicant & Team

KT/DF/EC/vy





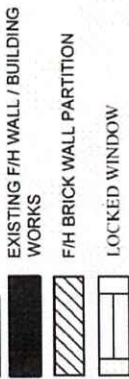
PLANNING LIMITED
規劃顧問有限公司

LOCATION PLAN

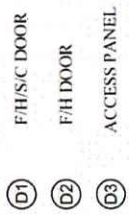
Proposed Shop and Services
(Fast Food Shop) Use on the
Ground Floor of No. 5, Wang
Kong Tsuen, Sai Kung, New
Territories

Date: 4 May 2021

LEGEND

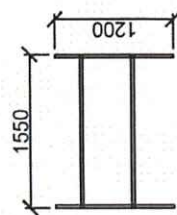


DOOR LEGEND

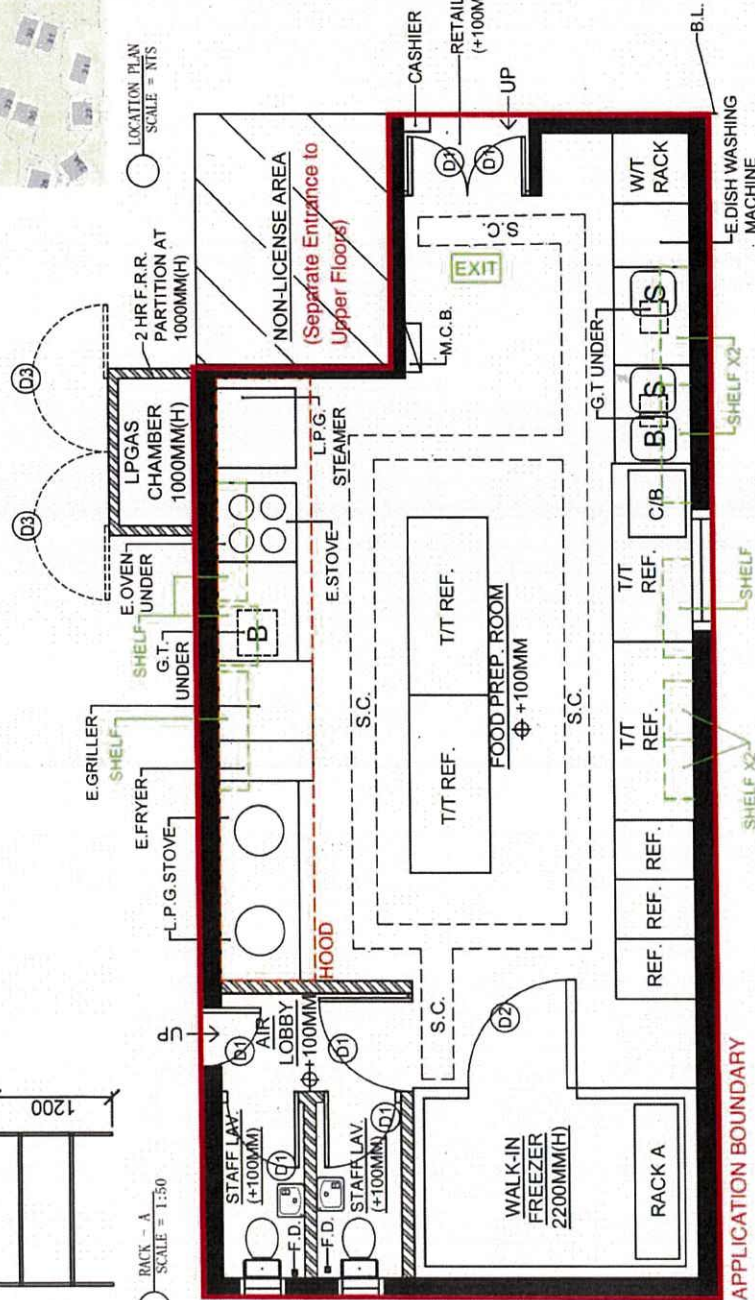


FLOOR CALCULATION

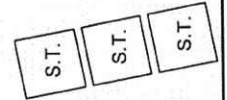
FOOD PREP. AREA = 55.7M²



BACK - A
SCALE = 1:50



LAYOUT PLAN
SCALE = 1:50



店舖地址: 新界西貢橋下村5號地下	聯絡電話: 5646-4908
檔案編號: FEID P/L(NT) 36-40/29/2020/663	繪圖版本: 191532
牌照類別: 食物製造廠	燃料種類: 電力及石油氣

Executive Summary

The Applicant, Wong Sung King, Dorothy, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for a Proposed Shop and Services (Fast Food Shop) Use in the Ground Floor of No. 5, Wang Kong Tsuen, Sai Kung ("the Subject Premises"). The Proposed Fast Food Shop falls within an area zoned "Recreation" ("REC") on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 ("Approved OZP"). It is also situated within the Village Environ of Sha Kok Mei Village.

The application premises, with floor area of about 55.7 sq m, is proposed to be a Fast Food Shop serving the surrounding neighbourhood. The proposed Fast Food Shop will have its own entrance, separating from the upper floors. It will also be properly designed to meet relevant standards & requirements by Government Department, including Environmental Protection Department, Fire Services Department and Food, Environmental Hygiene Department, etc.

The S16 Planning Application is fully justified based on the followings:

- a) There is a genuine demand for Fast Food Shop in the predominantly residential neighbourhood with village houses;
- b) The Proposed Fast Food Shop is conveniently located to serve the neighbourhood;
- c) The Proposed Fast Food Shop is compatible with surrounding context; and
- d) There would be no adverse environmental impact associated with the Proposed Fast Food Shop.

In the view of the justifications above, we sincerely look forward to that members of the Board will approve this application.

行政摘要

(內文如有差異，應以英文版本為準)

申請人 Wong Sung King, Dorothy 就城市規劃條例第 16 條向城市規劃委員會（城規會）提出規劃申請，擬議於西貢橫崗村 5 號地下單位作「商店及服務」用途（快餐店）。擬議快餐店在北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11（「大綱核准圖」）中被規劃為「康樂」。申請處所也位於沙角尾村的認可鄉村範圍內。

是次申請處所所涉及樓面面積約 55.7 平方米，擬議作快餐店。申請處所將會有自己的出入口，並與上層的住宅出入口分開。申請處所亦會經過適當設計，以符合相關政府部門，包括環境保護署、消防處及食物環境衛生署等之要求。

這規劃申請的支持理據如下：

- 甲、申請處所位於主要為村屋的住宅區內，對快餐店有殷切需求；
- 乙、擬議快餐店位置方便，有利服務社區；
- 丙、擬議快餐店能和周邊用途相容；及
- 丁、擬議快餐店將不會為環境帶來負面影響。

根據以上各點，申請人希望是次的規劃申請能獲得城規會支持。

3. THE DEVELOPMENT PROPOSAL

3.1 Proposed Fast Food Shop

3.1.1 The Proposed Fast Food Shop is located on Ground Floor and it has an area of about 55.7 sq.m. It will have its own separate entrance from the residential units on upper floors. The Applicant will apply for a Food Factory License for the Fast Food Shop after obtaining the planning permission (Figure 3.1/ Appendix 1 refers).

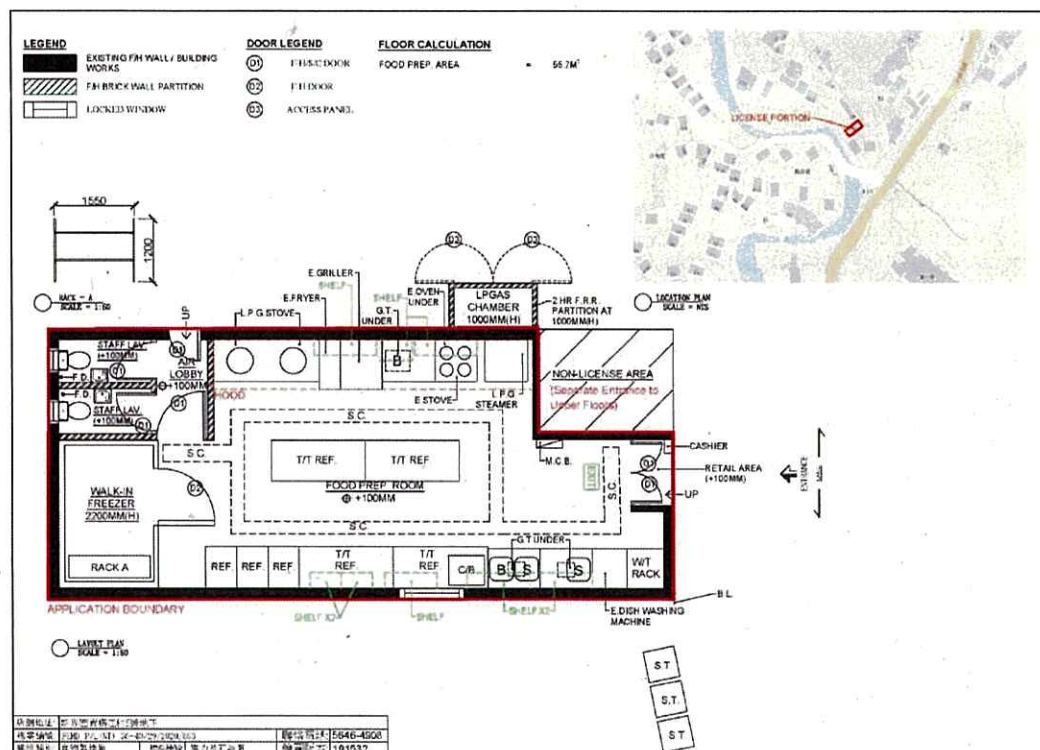


Figure 3.1: Layout of Fast Food shop within the Subject Premises

3.1.2 The Subject Premises will provide adequate fire services installations for the Proposed Fast Food Shop. Appropriate fire resisting rating partition will be installed where necessary and appropriate. While details of the fire services installations will be considered under the Food License application, the Applicant commits that all FSI provisions at the premises will fulfil the requirements of Fire Service Department (FSD).



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By Hand

Our Ref: S1401/5WKT_SK/21/004Lg

24 August 2021

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

Dear Sir/ Madam,

**Proposed Shop and Services (Fast Food Shop) Use
on G/F, No. 5 Wang Kong Tsuen, Lot 278 (Part) in D.D. 221, Sai Kung, NT.**

**- Section 16 Planning Application No. A/SK-PK/264 -
(Further Information No. 1)**

Reference is made to the captioned S16 Planning Application which was received by the Town Planning Board on 17 May 2021.

Having reviewed the departmental comments received from Environmental Protection Department during circulation of the captioned S16 Planning Application, attached please find the table of response-to-departmental-comments with the relevant annex as below:

Annex A: Layout Plan of the Proposed Fast Food Shop with exhaust fans and the Specification of the exhaust fans

This summary table also contains the responses to the public comments No. 1-44 received during the public consultation period of the captioned application.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8455 or Mr Elden Chan at 3579 5778.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

David Fok

Encl. (70 hardcopies)

cc. the Applicant & Team
KT/DF/EC/vy



**Proposed Shop and Services (Fast Food Shop) Use on
G/F, No. 5 Wang Kong Tsuen, Lot 278 (Part) in D.D. 221, Sai Kung, N.T.
S16 Application No. A/SK-PK/264**

Comments	Response
<u>Comments from Environmental Protection Department received on 17 June 2021 (Water and Sewage) and 25 June 2021 (Air Quality and Noise):</u> <u>Water and Sewerage</u> 1. The applicant should advise whether their wastewater will be discharged to on-site treatment system (e.g. septic tank) or public sewerage. 2. The applicant should advise whether there will be additional quantity of wastewater discharged to the sewerage system. If yes, please advise the additional quantity and assess whether the sewerage system would have sufficient capacity for the additional discharge. 3. Please supplement on whether a discharge license under Water Pollution Control Ordinance will be applied for the operation of the proposed fast food shop.	It is intended that the proposed Shop and Services (Fast Food Shop) will make use of an on-site treatment system (i.e. septic tank and soakaway) for wastewater treatment. As stated in paragraph 4.4.3 of the Planning Statement, grease trap will be installed under the sink of the proposed Shop and Services (Fast Food Shop) to separate oil and grease before wastewater is discharged to its own on-site treatment system. However, this proposal is subject to on-Site investigations to confirm soil permeability and any space constraints. In the unlikely event that a simple septic tank and soakaway arrangement is not technically feasible, a holding tank will be provided, with the wastewater removed by tanker. Based on the assumption of having 3 person per flat, the existing residential units at the subject premises will generate sewage flow of 0.81m³/day each, i.e. a total of 1.62m³/day for the 2 other floors in the building. For the proposed fast food shop, there will be 2 employees and, based on the unit flow factors in GESF, the estimated sewage generation for the shop will be 3.16m³/day, giving an overall flow of 4.78m³/day. As the existing tank has a capacity of only 4.131m³, a new septic tank and soakaway will be provided for the shop flow. Yes, an application for a discharge licence for the proposed septic tank will be submitted in due course.

Air Quality

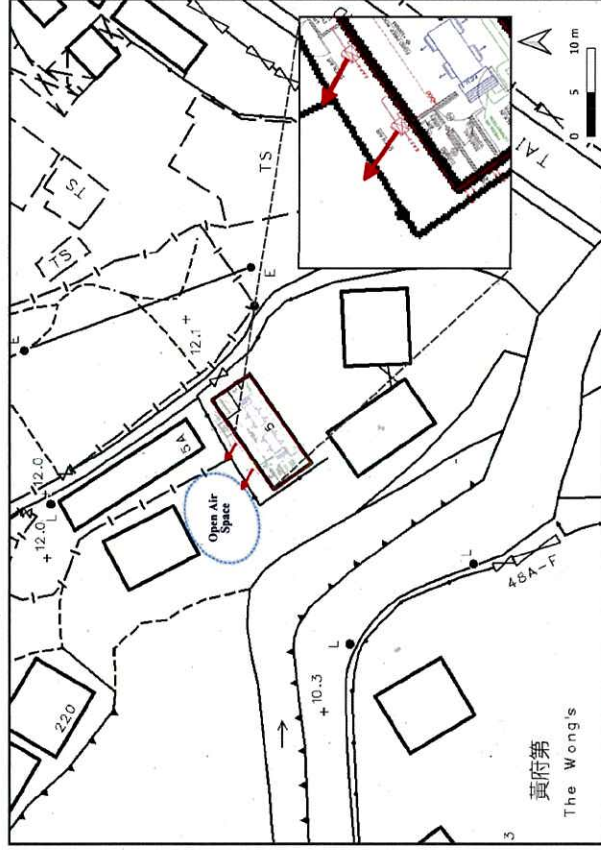
1. Please clarify if the Guidelines should read as "Control of Oily Fume and Cooking Odour from Restaurants and Food Business".
2. Please elaborate explicitly the measures taken/to be taken, e.g. the positioning of exhaust outlets and provision of oily fume/cooking odor control equipment, to demonstrate that the recommendations given in the Guidelines on Control of Oily Fume and Cooking Odour from Restaurants and Food Business are fulfilled.

To clarify, the term 'Guidelines' in the Planning Statement refers to "Control of Oily Fume and Cooking Odour from Restaurants and Food Business"

As highlighted in the **photo below**, the proposed Fast Food Shop is designed with a proper stainless-steel exhaust hood with vents. The exhaust hood is equipped with stainless-steel forefront grease pre-filters (baffle and mash), which collects grease and provides maximum efficiency of air supply plenum. Electrostatic precipitator will also be installed to remove fine particles in the fume to be expelled via the exhaust.



In regards to the exhaust outlets, the exhaust is carefully tilted toward northwest over an open air space. There will be no exhaust direct onto the village house to the northwest of the Proposed Fast Food Shop. Please refer to the plan below.



Noise

- Given the proposed fast food shop is situated at Ground Floor of the residential village house, noise emanated from the operation of the fast food shop would cause concern from the residents of the residential units above as well as nearby village houses. Therefore, the applicant shall quantitatively address the noise impact arising from the operation of the proposed fast food shop on the surrounding noise sensitive receivers (NSRs), including the residential units above and nearby village houses, in particular, the noise from its fixed noise sources such as kitchen exhaust(s) and ventilating system(s), etc. Also, the applicant shall clarify that whether the proposed fast food shop will have any outdoor seating areas in the

The subject site is adjacent the busy Tai Mong Tsai Road, which is a major road with annual average daily traffic (AADT) over 30,000, which is an influential factor (IF). The area sensitive rating of the subject site is thus "B" and the corresponding acceptable noise level (ANL) for daytime and evening are 65 dB(A) as per Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites.

Referring to the layout plan of the proposed fast food shop (**Annex A** refers), the fan for air intake (F.A.F) is within the building and the noise from it will be contained. The exhaust fans E.A.F-1 and E.A.F-2 are ordinary house type and the noise level from them can be ignored. The exhaust fans E.A.F-3 and E.A.F-4 are industrial type the Panasonic Mini Sirocco Fan FV-19CG1H is installed. The specification of FV-

planning statement, and if yes, application from FEHD is required (please see the relevant [FEHD's guidelines](#)).

19CG1H (**Annex A** refers) show the source sound level is only 52.5 dB(A). Accordingly, two operating units of FV-19CG1H will not lead to exceedances of the ANL to any nearby NSR.

The residential units above the proposed fast food belong to the same owner and shall not be regarded as a NSR *per se*.

In regards to outdoor seating areas, the Applicant has no intention in proposing any outdoor seating areas for the Proposed Fast Food Shop.

Public Comments No. 1-44

A. COMPATIBILITY

- The surroundings of the Proposed Fast-Food Shop are predominantly residential developments and agricultural land. It is therefore not compatible with the surroundings, since there are no shop and services within the area.

As highlighted in the Section 4.1 and 4.3 of the Supporting Planning Statement, the proposed Fast Food Shop falls within the Village Environs (VE) boundary of a recognised village- Sha Kok Mei Village, despite the proposed Fast Food Shop falls within the "Recreation" zone. It should be noted that the "Shop and Services" Use is always permitted on the Ground Floor of a NTEH in "Village Type Development" zone and it is intended to service the needs of the villagers and in support of the village development.

As unveiled in our site survey conducted on 13th April, 2021, it is found that there is an existing shop within the Sha Kok Mei Village. This precedent case demonstrates and confirms that "Shop and Services" use is compatible with the surrounding village context.

1. **Solid Waste**
 - The proposed Fast-Food Shop will cause environmental sanitation (with insects and mice) from the solid waste

The Applicant will properly collect and deposit the solid waste generated from the Proposed Fast Food Shop to the Refuse Collection Point, where is located within 100m walking distance from the proposed shop.

2. **Sewerage**

- The Proposed Fast Food Shop is using traditional septic tank and has not connected to sewerage system. It is concerned that high discharge rate generated will lead to overflow of sewage to the river.

As stated in the responses to EPD comments above, a dedicated septic tank and soakaway will be provided for the shop. The septic tank will be carefully designed with adequate capacity to cater for the sewage to be generated by the proposed shop according to relevant Government standards and guidelines.

3. Noise

- The Proposed Fast Food Shop installs with commercial exhaust outlets and HVAC, leading the area with noise impact

As stated in the responses to EPD comments above, the installed exhaust fans are either ordinarily house type or Panasonic Mini Sirocco Fan FV-19CG1H which has a low sound level to about 52.5dB(A) only. Noting that the corresponding acceptable noise level (ANL) for daytime and evening are 65dB(A), the exhaust outlets will not lead to exceedances of the ANL to any nearby NSR.

- It is claimed that the exhaust outlets of the Proposed Fast Food Shop are in close proximity to the other houses, especially facing directly to the front door of No. 5A Wang Kong Tsuen, the noise will directly and significantly affect the residents.

The exhaust outlets of the Proposed Fast Food Shop are carefully positioned and tilted away from the surrounding, especially No. 5A Wang Kong Tsuen to an open air space at the northwest of the shop.

4. Air

- The proposed Fast-Food Shop will generate air pollution with grease and oil to the surrounding and affect health of the villagers, especially directly to No. 5A Wang Kong Tsuen

The proposed Fast Food Shop is designed with a proper stainless-steel exhaust hood with vents. The exhaust hood is equipped with stainless-steel forefront grease pre-filters (baffle and mash), which collects grease and provides maximum efficiency of air supply plenum. Electrostatic precipitator will also be installed to remove fine particles in the fume to be expelled via the exhaust.

In regards to the exhaust outlets, the exhaust is carefully tilted toward northwest over an open air space. There will be no exhaust direct onto the village house to the northwest of the Proposed Fast Food Shop.

C. OTHERS

1. General

- Traffic- The proposed Fast-Food Shop will generate significant traffic flow, leading congestion to the only street entering/ exiting the village.

The proposed Fast Food Shop aims to serve residents in the surrounding neighbourhood and it is not anticipated that it will attract traffic to the village. It is located at the fringe of Sha Kok Mei Village and close to Tai Mong Tsai Road. It is also conveniently located so that

- Security Concerns- The proposed Fast-Food Shop will bring security issues with outlanders - Change of Use- It is claimed that the NTEH is not for commercial purpose and should not allow for change of use, which is against the Government's small house policy. 2. <u>Necessity of the Proposed Fast Food Shop</u> - It is claimed that Sai Kung Town Centre is within walking distance (5-10 mins) from the village and offers with different Shop and Services. There is no genuine demand within the neighbourhood.	residents in the neighbouring villages could pass by the proposed shop after getting off public transport on Tai Mong Tsai Road. Since the proposed Fast Food Shop is located at the fringe of Sha Kok Mei Village and close to Tai Mong Tsai Road, its customers will not require passing through other village houses when accessing from Tai Mong Tsai Road. According to the statutory notes of the prevailing OZP, it should be noted that the "Shop and Services" Use is always permitted on the Ground Floor of a NTEH in "village type development" zone to serve the needs of villagers. Despite the Application Site falls within "Recreation" zone, it is part of Sha Kok Mei Village. The proposed Fast Food Shop is totally in-line with prevailing policy framework. Please note that Sai Kung Town Centre is about 800m walking distance away in the south. While Sai Kung Town Centre is a key services node for Sai Kung and the surrounding area, the proposed Fast Food Shop within the Sha Kok Mei Village would be a convenient alternative to meet the daily needs of local villagers.
--	--

Compiled by: KTA

Date: 16 August 2021

File Ref: 20210816_S1401_F11_V02

Annex A

LEGEND

	EXISTING F/H WALL / BUILDING WORKS
	F/H BRICK WALL PARTITION
	LOCKED WINDOW

DOOR LEGEND

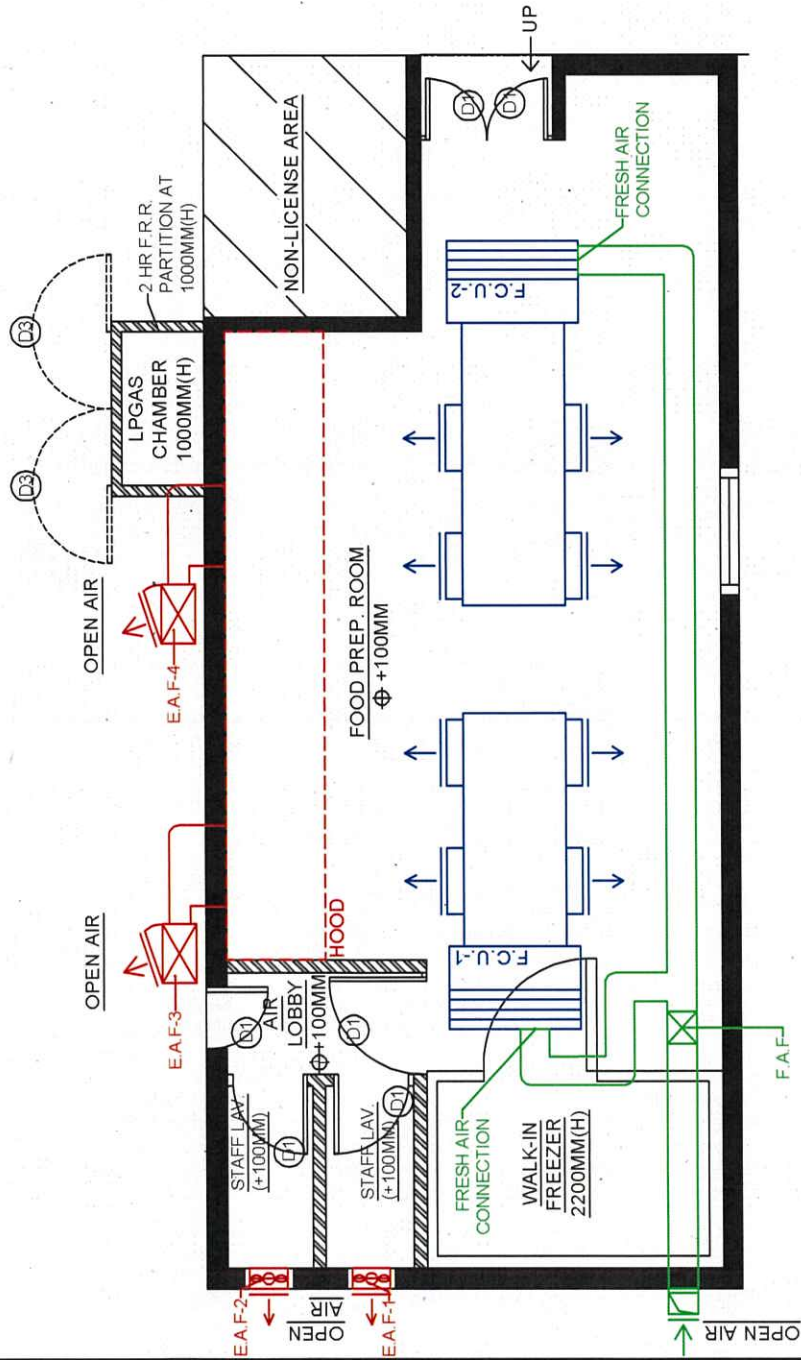
	F/H/S/C DOOR
	F/H DOOR
	ACCESS PANEL

FLOOR CALCULATION

FOOD PREP. AREA = 55.7M²

AIR SYSTEM LEGEND

	EXHAUST AIR SYSTEM
	FRESH AIR SYSTEM
	AIR CONDITIONING SYSTEM



V/S PLAN
SCALE = 1:50

店舖地址	新界西貢橫江村5號地下
棉案編號	FEHD P/L(NT) 36-40/29/2020/663
牌照類別	食物製造廠
燃料種類	電力及石油氣
聯絡電話	5646-4908
繪圖版本	121258



- Act as ventilation system
- Long life induction motor with thermo cut-off
- Single Speed
- Outlet direction is adjustable to vertical or horizontal position
- Able to be used over an ambient temperature range from -10°C to +40°C

Single Phase

FV-10CG1H	FV-17CG1H
FV-14CG1H	FV-19CG1H
FV-16CG1H	FV-21CG1H

Specifications

Model	Rating Voltage	Air Volume		Power Consumption [W]	Fan Speed [R.P.M]	Noise level [dB(A)]	Weight [Kg]	Impeller Diameter [mm]	No. of Poles	
		[CMH]	[l/s]							
FV-10CG1H	220V / 50Hz	150	42	15.5	1,094	34.5	2.5	120	4	
FV-14CG1H		300	83	33	970	41	3.6	120		
FV-16CG1H		500	139	47	1,030	49.5	5.2	150		
FV-17CG1H		Hi	770	214	85	870	47	9.3		180
		Lo	660	183	73.5	743	43			
FV-19CG1H		950	264	120	1,083	52.5	9.3	180		
FV-21CG1H		Hi	1,550	430	224	1,335	60	18		200
		Lo	1,200	333	182	1,120	55			

Notes :

1. The values of rated input, air volume and noise are specified at the static pressure of 0 Pa.
2. The values of noise level is A weighted average sound pressure level, the mean value are measured by our company, within +3 and -7 tolerance.
3. The values of noise level are measured at the 1.5m apart from the side of the fan body when ducts are connected on both inlet and outlet side. It is on the assumption that the noise of fan body propagates to room inside.
4. The values of air volume are the mid-points of results measured by our company, with ±10% tolerance.

Cautions :

- Don't use it for ventilation at a site generating heat, oily smoke, steam and/or moisture. (Environment condition: -10°C ~ +40°C, relative humidity below 85%)
- Install a door 600x600mm or more for maintenance purpose.
- Install a leak breaker or a motor breaker on the source site.
- In cold air supply to indoor during winter and at any other occasion susceptible to dew drop, heat insulation is required.
- It is recommended to use a commercially available filter at the suction side to avoid dust and/or oil waste attachment on a blade.
- Install it on a horizontal direction.
- Do not perform parallel operation of more than one unit on a switch, for it may result in motor failure.



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By Hand

Our Ref: S1401/5WKT_SK/21/006Lg

15 December 2021

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

Dear Sir/ Madam,

**Proposed Shop and Services (Fast Food Shop) Use
on G/F, No. 5 Wang Kong Tsuen, Lot 278 (Part) in D.D. 221, Sai Kung, NT.
- Section 16 Planning Application No. A/SK-PK/264 -
(Further Information No. 2)**

Reference is made to the captioned S16 Planning Application which was received by the Town Planning Board on 17 May 2021.

Having reviewed the departmental comments received from Environmental Protection Department during circulation of the captioned S16 Planning Application, attached please find the table of response-to-departmental-comments with the relevant annex as below:

Annex A: Noise Impact Assessment

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8455 or Mr Elden Chan at 3579 5778.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

David Fok

Encl. (70 hardcopies)

cc. the Applicant & Team

KT/DF/EC/vy





PLANNING LIMITED

規劃顧問有限公司

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By Hand

Our Ref: S1401/5WKT_SK/21/007Lg

14 January 2022

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

Dear Sir/ Madam,

**Proposed Shop and Services (Fast Food Shop) Use
on G/F, No. 5 Wang Kong Tsuen, Lot 278 (Part) in D.D. 221, Sai Kung, NT.
- Section 16 Planning Application No. A/SK-PK/264 -
(Further Information No. 3)**

Reference is made to the captioned S16 Planning Application which was received by the Town Planning Board on 17 May 2021.

Having reviewed the departmental comments received from Environmental Protection Department during circulation of the captioned S16 Planning Application, attached please find the table of response-to-departmental-comments with the relevant annex as below:

Annex A: Replacement pages of Noise Impact Assessment (NIA)

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8455 or Mr Elden Chan at 3579 5778.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

David Fok

Encl. (70 hardcopies)

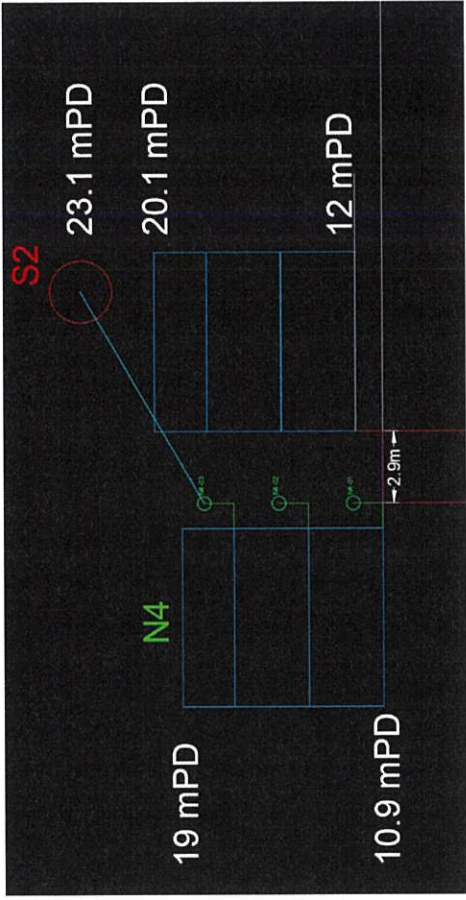
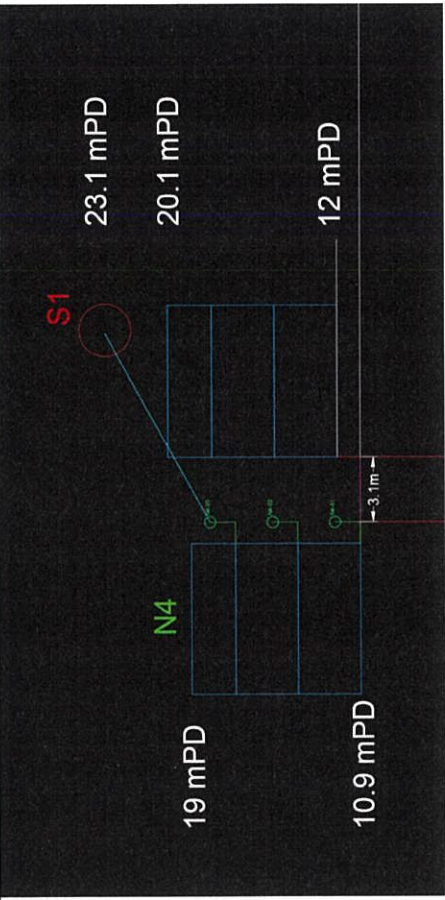
cc. the Applicant & Team

KT/DF/EC/vy

**Proposed Shop and Services (Fast Food Shop) Use on
G/F, No. 5 Wang Kong Tsuen, Lot 278 (Part) in D.D. 221, Sai Kung, N.T.
S16 Application No. A/SK-PK/264**

Comments	Response
Comments from Environmental Protection Department received on 7 January 2022:	
2. According to the provided information, it is understood that the exhaust hood of the proposed fast food shop would be equipped with forefront grease pre-filters and electrostatic precipitator for grease collection and removal of fine particles. The exhaust outlets of the ventilation system would be installed with silencers and positioned at least 3m above roof level at the northwest-facing façade of the existing village house at the subject site facing south to minimise potential air quality and noise impact to nearby sensitive receivers. Sewage holding tank, which is separated from the septic tank and soakaway system for the village house at the subject site, is proposed for the sewage generated from the proposed fast food shop and the collected sewage would be tankered away by licensed waste collector every 3 to 4 days.	Noted.
3. Based on the above, no adverse environmental impact is anticipated with the implementation of the mitigation measures and this we have <u>no objection</u> to the above application from environmental planning perspective.	Noted with thanks.
4. Nevertheless, please advise the applicant of our technical comments on the F1 in Annex I.	Noted.
Annex I	
Noise	
1. NIA Report (Figure 2.2) in Annex A of RfC- The figure number of drawing title "Proposed Location of Ventilation Exhaust and Representative Noise Sensitive Receivers for Fixed Noise Impact Assessment" is missing and it should be Figure 2.2.	Figure number for Figure 2.2 has been provided.

2. NIA Report (Appendix 2.2) in Annex A of RtC- The proposed exhaust outlet is located at 3m above roof level. The screening correction of -5dB(A) at N4-03 (i.e. the top floor of NSR N4) shall be justified with the aid of cross-section drawings.



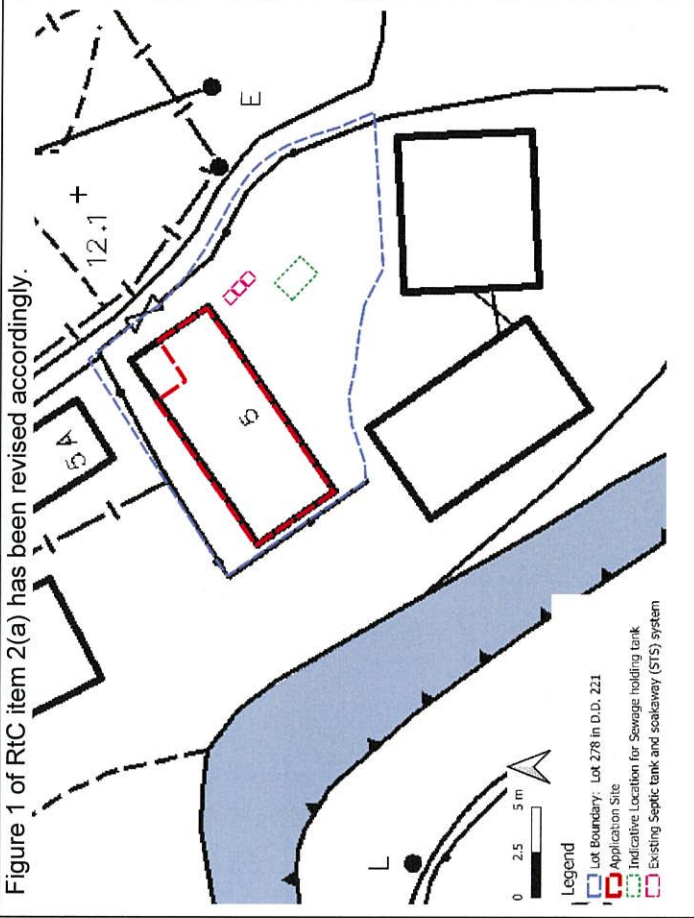
From the drawings, N4-03 is screened by the edge of the village house and hence a screening correction of -5dB(A) has been adopted.

3. NIA Report (Appendix 2.2) in Annex A of RtC- The Notes in the Table of "Calculation of Fixed Noise Impact on the Existing NSRs (Day and Evening Time period)" is not labelled correctly.

Revised.

Air

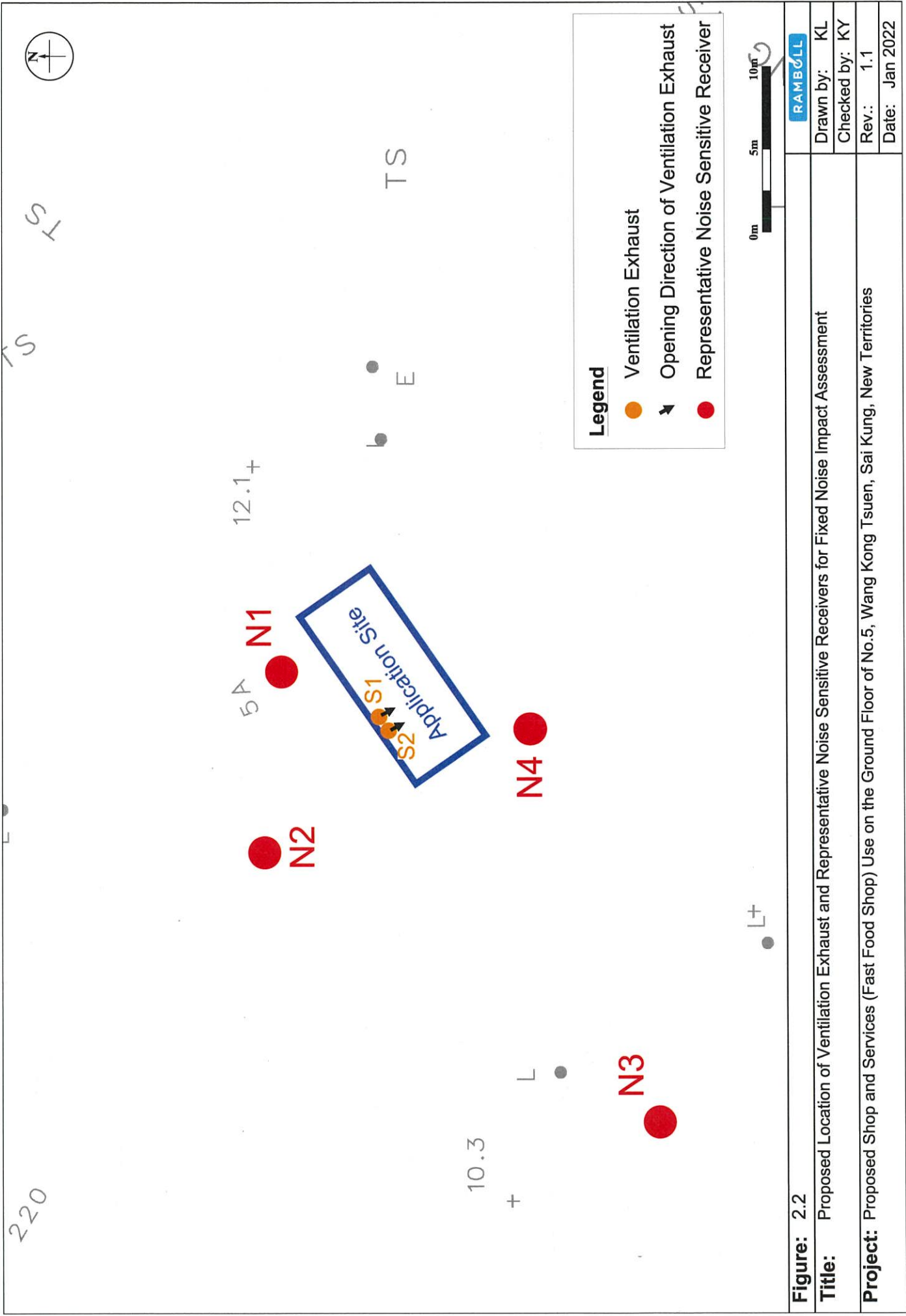
4. Figure 1 of RtC item 2(a)- The legend "Existing STP" should be "Existing Septic tank and soakaway (STS) system".



Enclosed
Annex A: Replacement pages of NIA Report

Compiled by: KTA
Date: 10 January 2022
File Ref: 20220110_S1401_FI3_V01

Annex A



Calculation of Fixed Noise Impact on Existing NSRs (Day and Evening Time Period)

NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N1-01	5A Wang Kong Tsuen	846020.5	827590.0	13.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	12	-29	-10	3	43	45	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	12	-30	-10	3	42		
NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N1-02	5A Wang Kong Tsuen	846020.5	827590.0	16.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	9	-27	-10	3	45	47	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	10	-28	-10	3	44		
NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N1-03	5A Wang Kong Tsuen	846020.5	827590.0	19.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	7	-25	-10	3	47	49	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	8	-26	-10	3	46		
NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N2-01	Village House	846009.5	827591.1	13.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	14	-31	-10	3	41	44	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	14	-31	-10	3	41		
NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N2-02	Village House	846009.5	827591.1	16.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	12	-30	-10	3	42	45	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	12	-30	-10	3	42		
NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N2-03	Village House	846009.5	827591.1	19.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	11	-29	-10	3	43	47	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	10	-28	-10	3	44		
NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N3-01	48F Sha Kok Mei	845993.1	827567.2	12.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	32	-38	0	3	44	47	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	31	-38	0	3	44		
NSR				Fixed Plant Noise Source						Correction, dB(A)			SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)			
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Screening ⁽¹⁾		Facade	SPL at NSR, dB(A) ⁽²⁾	Overall SPL, dB(A) ⁽¹⁾	Fixed Plant Noise Criteria, dB(A)		
		X	Z			Y	Z				Distance	Tonality						
N3-02	48F Sha Kok Mei	845993.1	827567.2	15.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	76	1	31	-38	0	3	44	47	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	76	1	30	-38	0	3	44		

NSR				Fixed Plant Noise Source										SPL at NSR, dB(A) ^[2]	Overall SPL, dB(A) ^[3]	Fixed Plant Noise Criteria, dB(A)
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Correction, dB(A)					
		X	Z			X	Z				Distance	Screening (1)	Tonality			
N3-03	40F Sha Kok Mei	845993.1	827567.2	18.0	S1	Exhaust Outlet from Kitchen	846017	827585	23	30	-38	0	3	44	47	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	29	-37	0	3	45		
NSR				Fixed Plant Noise Source										SPL at NSR, dB(A) ^[2]	Overall SPL, dB(A) ^[3]	Fixed Plant Noise Criteria, dB(A)
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Correction, dB(A)					
		X	Z			X	Z				Distance	Screening (1)	Tonality			
N4-01	Village House	846017.0	827575.0	12.1	S1	Exhaust Outlet from Kitchen	846017	827585	23	15	-31	-10	3	41	44	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	15	-31	-10	3	41		
NSR				Fixed Plant Noise Source										SPL at NSR, dB(A) ^[2]	Overall SPL, dB(A) ^[3]	Fixed Plant Noise Criteria, dB(A)
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Correction, dB(A)					
		X	Z			X	Z				Distance	Screening (1)	Tonality			
N4-02	Village House	846017.0	827575.0	15.1	S1	Exhaust Outlet from Kitchen	846017	827585	23	13	-30	-10	3	42	45	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	12	-30	-10	3	42		
NSR				Fixed Plant Noise Source										SPL at NSR, dB(A) ^[2]	Overall SPL, dB(A) ^[3]	Fixed Plant Noise Criteria, dB(A)
ID	Descriptions	Location		ID	Descriptions	Location		SWL LAeq, dB(A)	No. of Plants	Distance to NSR, m	Correction, dB(A)					
		X	Z			X	Z				Distance	Screening (1)	Tonality			
N4-03	Village House	846017.0	827575.0	18.1	S1	Exhaust Outlet from Kitchen	846017	827585	23	11	-29	-5	3	48	51	52
					S2	Exhaust Outlet from Kitchen	846016	827584	23	11	-29	-5	3	48		

Notes

- [1] A screening correction of -5dB(A) or -10dB(A) is applied for plants which their line of sight to the NSR is screened by buildings/structures;
 [2] Noise levels are rounded to the nearest dB(A).
 [3] The prevailing background noise level measured on-site is used as the fixed plant noise criterion for NSRs.

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

參考編號

Reference Number:

210525-141338-88792

提交限期

Deadline for submission:

15/06/2021

5-2

提交日期及時間

Date and time of submission:

25/05/2021 14:13:38

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳嘉禮

意見詳情

Details of the Comment :

城市規劃委員會先生/女士：

本人是西貢橫江村村民，得知橫江村5號地下申請改成快餐店用途（A/SK-PK/264），本人特函提出反對，茲列理由如下：

(1) 快餐店必然帶來衛生問題。餐飲業必然會惹來昆蟲老鼠，而橫江村是住宅村落，環境衛生良好，開設快餐店會嚴重影響本村衛生問題。

(2) 快餐店亦會帶來治安問題。無論是快餐堂食還是外送服務，都會增加陌生人等進入本村的機會，而橫江村本是小村落，閒雜人等進村，難保沒有治安問題。

(3) 根據城規會網站上所示該申請的摘要，這規劃的申請乃因村內住宅區對快餐店有殷切需求。這簡直是癡人說夢。橫江村村民日常餐飲需求都是在西貢市中心，而西貢市中心的餐飲供應絕對足夠本村村民，本村村民從未要求過要增設餐飲處所，請城規會重視實際情況。

(4) 根據摘要，快餐店位置方便，有利服務社區，這理由亦惹人發笑，忍俊不禁。該處所設於村口，橫江村的小徑不闊，如果人們在此購餐，必然阻塞村民出入，如何方便之有？如何有利社區？

(5) 快餐店不能與周邊用途相容。周邊用途只有住宅和農地，何來有與飲食相關？簡言之，該申請是絕不能接受。申請人不知所謂地不顧社區和村民利益，唯利是圖，脫離實際情況。城規會倘若接納申請，定必成破壞社區的幫凶，罪大惡極。

陳嘉禮敬啟

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

參考編號

Reference Number:

210527-122027-17577

提交限期

Deadline for submission:

15/06/2021

5-6

提交日期及時間

Date and time of submission:

27/05/2021 12:20:27

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edward

意見詳情

Details of the Comment :

我支持該規劃申請，因為擬議的快餐店將滿足附近居民的需求又不用步行去西貢市中心，也能解決用膳的問題而且擬議的快餐店位於便利位置

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

參考編號

Reference Number:

210527-151502-20564

提交限期

Deadline for submission:

15/06/2021

5-19

提交日期及時間

Date and time of submission:

27/05/2021 15:15:02

有關的規劃申請編號

The application no. to which the comment relates: A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Joice

意見詳情

Details of the Comment :

Support the planning application, because there have been no fast food restaurants in the neighbourhood for a long time, and now there are finally, there is no need to go to the center of Saigon to buy takeaways

致城市規劃委員會

反對橫江村5號申請快餐店

5-27

知悉貴會的通告,申請人Wong Sung King Dorothy在西貢橫江村5號 DD221 Lot 278(部分)申請商店及服務行業(快餐店)編號A/SK-PK/264(大綱核准圖編號S/SK-PK/11)。

橫崗村5號位置是隸屬沙角尾村管轄範圍。

就此沙角尾村代表村民提出以下的意見:

(1)本村村民無需要在此提供快餐店服務,無殷切需求,與西貢市中心距離,步行只需數分鐘,村民生活模式幾十年都沒有問題。

(2)快餐店油煙機會直接造成噪音,油煙及香料氣味污染環境,為村民帶來極大的困擾,尤其是住在隔離單位(橫江村5A)的住戶。

(3)申請的單位是沿用傳統化糞池,未有接駁污水渠,所以快餐店污水的排放,化糞池將不勝負荷,污水會流入旁邊的溪河,污染河水。

(4)增加沙角尾北村路口車輛出入和人流的流量,出現車輛違泊情況及影響治安,狹窄的單線雙程路會令村民出入不便,增加交通意外的風險,妨礙消防車入村的拯救的行動。

(5)申請快餐店單位是丁屋,原意係用作住宅用途,不應用作商舖發展,有違反丁屋條例的定義。

懇請城規會否決此申請。我們都想了解環境保護署,消防署及食物環保衛生署的意見。

此致城市規劃委員會

新界西貢沙角尾村辦事處

聯絡人:朱國權(村代表)

地址:

電話:



a

CC: 西貢鄉事委員會



2021年6月8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 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-28

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/SK-PK/264

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

關於申請編號(A//SK-PK/264)，擬議商店及服務行業(快餐店)。

為免申請人因(商店及服務行業(快餐店))的事宜，與沙角尾村及附近的村民產生磨擦引至糾紛，本會希望申請人詢問及聽取沙角尾村村代表、村民及附近的村民的意見，達至共識。

「提意見人」姓名/名稱 Name of person/company making this comment 西貢區鄉事委員會

簽署 Signature



日期 Date

9.6.2021



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年01月03日星期一 0:50
收件者: tpbpd@pland.gov.hk
主旨: 反對A/SK-PK/264的康樂規劃申請

5-46

致：城市規劃委員會

本人 Randy Chan, 乃 [REDACTED] 之居民，就以下申請項目提出反對：

申請地址：西貢橫江村 5 號

(DD221 Lot 278 部份)

申請項目：商店及服務行業（快餐店）

申請編號：A/SK-PK/264(大綱核准圖編號 S/SK-PK/11)

反對理由如下：

(1) 本村並無快餐店的需求。本村村民步行 5 至 10 分鐘，即可到達西貢社區，享用多元化飲食環境。申請單位貼近民居，預見造成的空氣及環境污染對鄰近居民的影響，絕對會造成滋擾。

(2) 橫江村居民而言，污染問題絕對不容忽視。快餐店營業會衍生的排放物，包括含有油脂的廢水及廢煮食油，能否作適當收集及妥善處理？申請單位是沿用傳統的化糞池，且未接駁污水渠，廢水及廢煮食油的處理對本村居民來說，絕對是一大隱憂！恐怕日後若化糞池在不勝負荷下，旁邊的溪河將會受到污染，所以懇請貴會正視此問題！

(3) 其他污染包括快餐店油煙機直接製造的噪音，油煙氣味污染等問題，均對貼近隔離的單位造成滋擾。

(4) 申請單位本身是丁屋，擅自改建成中央廚房，是否違反住宅用途的原意？是否合法？

(5) 單位所在的位置，剛好是沙角尾北村出入口，如經營後引致車輛出入，及增加的人流，會否造成違泊、以及居民進出增加意外風險？橫江村基本上只有本村居民出入，複雜人流亦會帶來治安問題。

(6) 橫江村週邊沿用的多是開放式的垃圾站，快餐店日常的食物垃圾及餵水也會造成衛生問題，恐怕會大大增加鼠患及蟲患（蟑螂）風險。

就以上各點理由，關於噪音，污染，環保，交通及治安均會帶來的負面影響，懇請貴會對其申請不予批准！謝謝！

此致城市規劃委員會

Randy Chan

[REDACTED]

電話：[REDACTED]

2022 年 1 月 3 日

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

參考編號

Reference Number:

220107-154750-57573

提交限期

Deadline for submission:

14/01/2022

5-51

提交日期及時間

Date and time of submission:

07/01/2022 15:47:50

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 謝高白

意見詳情

Details of the Comment :

反對村內開 快餐店，快餐店油煙令致村民身體健康受損 長期會影響致癌，噪音不斷，村口 通道 受到其他車輛阻塞，影響救護車或消防車入村救人，所以本人 反對此項申請。

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

參考編號

Reference Number:

220108-213040-10190

提交限期

Deadline for submission:

14/01/2022

5-56

提交日期及時間

Date and time of submission:

08/01/2022 21:30:40

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee Hin Yu Kevin

意見詳情

Details of the Comment :

I am writing in response to S16 Application No. A/SK-PK/264 - Response-to-Comment (Further Information No. 2).

- Air Quality

Comment 1: The Applicant proposed the exhaust outlets be positioned at least 3 meters above the main roof of the village house no. 5. Regardless of this change, the exhaust outlets will still be in close proximity to nearby residential premises (less than 5 meters from the village house no. 5 A).

- Water Quality

Comments 2 (a), (b), and (c): The Applicant proposed they clear the sewage holding tank every 3 to 4 days (twice per week) based on an estimated daily sewage flow rate of 3.16 cubic meters per day. Meaning that a truck will be sent to the village twice per week to clear the said sewage holding tank. The truck can only park at the entrance of the village and connect a long pipe to the said sewage holding tank. How will the Applicant do so twice every week without adversely affecting the residents?

Besides, if it is cost-ineffective to connect the drainage system to the public sewerage systems along Tai Mong Tsai Road, as mentioned by the Applicant, the proposed location (village house no. 5) is by means a good choice for a fast food shop or similar facilities. The Applicant should consider relocating to wherever it is cost effective to connect the drainage systems of a fast food shop to the public sewerage systems.

- Noise

Comment 5: Since when have the said exhaust outlets been approved? How did the Applicant have an on-site noise measurement of the said exhaust outlets between 8 and 9 November 2021. As a side note, it is observed that the said exhaust outlets have been implemented and operating intermittently.

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

參考編號

Reference Number:

220110-220309-55319

提交限期

Deadline for submission:

14/01/2022

67

提交日期及時間

Date and time of submission:

10/01/2022 22:03:09

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 張麗梅

意見詳情

Details of the Comment :

本人反對村內做快餐店，申請的單位是沿用傳統化糞池，未有接駁污水渠，商業食肆必須接駁污水渠，所以快餐店污水的排放，化糞池將不勝負荷，污水會流入旁邊的溪河，污染河水。如用吸糞車定期吸糞，這不是一個妥善的安排，村口道路狹窄，大型吸糞車會令到交通擠塞，排放臭氣，令村民出入不方便。

本村村民無需要在此提供快餐店服務，無殷切需求，與西貢市中心距離，步行只需數分鐘，購物及飲食非常方便，村民生活模式幾十年都沒有問題。

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

參考編號

Reference Number:

220110-225548-57966

提交限期

Deadline for submission:

14/01/2022

78

提交日期及時間

Date and time of submission:

10/01/2022 22:55:48

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 葉穎嵐

意見詳情

Details of the Comment :

反對在本村做快餐店

，增加沙角尾北村路口車輛出入和人流的流量,出現車輛違泊情況及影響治安，狹窄的單線行車路面會令村民出入不便, 增加交通意外的風險,妨礙消防車入村的拯救的行動。請城規會多加考慮。

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

參考編號

Reference Number:

220110-181641-22198

提交限期

Deadline for submission:

14/01/2022

79

提交日期及時間

Date and time of submission:

10/01/2022 18:16:41

有關的規劃申請編號

The application no. to which the comment relates: A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wu

意見詳情

Details of the Comment :

本人為橫江村村民，就申請編號：A/SK-PK/264提出以下疑問及請求，懇請城市規劃委員會及相關政府部門考量並做出回應。

1. 試問發展商是否可以把樹斬光、蓋好商場再向城規會做出規劃申請？目前申請單位在未獲城規會批准更改土地用途之前已然全面打通改建成中央廚房並進行間歇性運作。城規會及相關政府部門對此未批已改的行為是否將做現場視察或予以適當處罰？如果城規會及相關政府部門對此事抱持視若無睹的鴛鴦心態，對其他守法的申請人是否公平？如果此次未批已改的申請可以獲得城市規劃委員會批准，是否代表其後的申請人可循此例在規劃申請未獲批准前就自行任意更改土地用途和建築物？
2. 該申請單位經過多次易手裝修後已完全改變了最初的村屋住宅用途及建築結構設計。目前的建築設計和結構更動是否已取得相關政府部門批准？
3. 該申請人及其集團已陸續購入臨近多棟村屋統稱為“Windfield Court”供做訓練營及短期租用單位，另一方面又將其購入的本村農地逐漸改變為綠化或其它用途。該申請人及其集團購入的村屋土地及農地涵蓋本村村民唯一出入行人步道之土地。本人懇請城規會及相關政府部門確保本村村民之出入通行權利，並回覆本人關於該申請人及其集團對於本村其它地段的土地用途更動是否已合法取得所有相關政府部門的同意批准？
4. 本人懇請城市規劃委員會正視該申請人及其集團罔顧村民意願試圖以逐一地段申請的斬件方式做出大幅改變本村土地用途的商業行徑，為本村土地使用做出最適合的專業城市規劃判斷。

就申請編號：A/SK-PK/264 橫江村5號地下單位擬申請做快餐店之用途，本人再次提出反對。反對理據如下：

1. 擬議快餐店並未獲橫江村及臨近主要村落沙角尾村村民贊成，村民對住宅社區快餐店並無實際需求。
2. 申請單位周邊為住宅社區及農地，快餐店和周邊土地用途並不相容。
3. 擬議快餐店位置偏僻，既無直接連接車輛通道亦非臨近主要村落沙角尾村村民進出西貢市區的必經路線，快餐店位置對臨近住宅社區並不方便。
4. 如快餐店以網上交易進行，基本上和西貢市區食肆送餐服務一樣，對臨近住宅社區而言並未帶來任何特別直接便利。如快餐店以實體食肆經營則將嚴重破壞原本寧靜的村屋式住宅社區環境。
5. 申請單位目前的商務出入口設計與本村村民僅有的一米寬行人步道共用。依照申請圖紙設計所示，收銀和販賣的位置是規劃在出入口戶外的極度不合理細小空間。快餐店一旦運行，聚集的顧客必將無可避免的佔用村民行人步道空間而嚴重影響本村民行人出入便利。
6. 擬建快餐店無法提供停車空間，顧客車輛必然將在村口附近胡亂違法停放或阻塞道路交通，此將嚴重影響本村民出入安全。

7. 申請單位緊鄰居民住宅和村民出入行人步道，快餐店的油煙排放造成空氣、噪音污染及衛生問題必然對鄰近單位居民及本村村民健康生活環境帶來長期嚴重負面影響。申請人必須提供解決環境問題的方案以釋村民疑慮。
8. 本村並無鋪設煤氣管道，申請單位供做商業食肆必須依賴大量罐裝煤氣。申請單位緊鄰居民住宅和村民出入行人步道，一旦發生火警將造成嚴重傷害。申請人必須提供消防評估和設計方案以確保緊鄰居民及出入村民安全。
9. 本村並無公共排水及污水收集設施，申請人必須證明該單位污水排放、環境評估符合商業食肆用途或不會污染臨近村民居住環境。
10. 本村目前長期受到鼠患及野豬困擾，經營快餐店必將加重鼠患及野豬問題，對臨近村民生活居住環境帶來長期負面影響。

懇請城市規劃委員會於審核規劃申請時考慮本人意見，謝謝。

橫江村村民
Charlene Wu

致城市規劃委員會

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村民反對橫江村5號申請快餐店

知悉 貴會的通告,在西貢橫江村5號DD221 Lot 278(部分)申請商店及服務行業(快餐店)編號A/SK-PK/264(大綱核准圖編號S/SK-PK/11)。

(1)本村無需要快餐店

本村村民無需要在此提供快餐店服務,無殷切需求,與西貢市中心距離,步行只需數分鐘,購物及飲食非常方便,村民生活模式幾十年都沒有問題。

(2)噪音滋擾及油煙污染

快餐店油煙機會直接造成噪音,油煙及香料氣味污染環境,為村民帶來極大的困擾,尤其是住在(橫江村5號)隔離單位(橫江村5A)的村民。申請人提供的噪音平估報告中,噪音分貝為52,但是我們測量的標準顯示噪音分貝為79,噪音以超越法例標準數字,要求城規會實地考察並覆查,並有反對的代表的村民出席,以示公允。

(3)化糞池不勝負荷

申請的單位是沿用傳統化糞池,未有接駁污水渠,商業食肆必須接駁污水渠,所以快餐店污水的排放,化糞池將不勝負荷,污水會流入旁邊的溪河,污染河水。如用吸糞車定期吸糞,這不是一個妥善的安排,村口道路狹窄,大型吸糞車會令到交通擠塞,排放臭氣,令村民出入不方便。

(4)引致村口交通阻塞

增加沙角尾北村路口車輛出入和人流的流量,出現車輛違泊情況及影響治安,狹窄的單線行車路面會令村民出入不便,增加交通意外的風險,妨礙消防車入村的拯救的行動。

(5)本村不是商業區

申請快餐店單位是丁屋,原意係用作住宅用途,不應用作商舖發展,有違反相關條例的定義。



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(6) 該單位擅自改建

橫崗村5號單位未經批准，擅自改建成中央廚房，有違守則，結構安全成疑。

(7) 恐怕帶來鼠患

本村周邊有不少開放式垃圾站，食肆渣滓會造成衛生問題，帶來鼠患。

(8) 村屋爆竊案屢見不鮮

村中設有快餐店，容易被賊人踩線，進行爆竊，閒雜人士會影響村內的治安。

懇請城規會否決此申請。

此致城市規劃委員會

沙角尾村民關注組

提意見人：李子良

電話：[REDACTED]



CC: 西貢鄉事委員會

2022年1月3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 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/SK-PK/264 Received on 15/12/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沙角尾村民反對橫江村5號申請

快餐店，附1-反對信及聯署信

共 8 頁。

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

李三良

簽署 Signature

日期 Date

12.1.2022

村民反對橫江村5號申辦快餐店聯署名單如下：

姓名	電話	姓名	電話
李三良		謝高白	
李晉富		李福祥	
利成銘		鄧文偉	
李慕安		鄧英球	
謝錦英		張明盛	
劉小琳		李三珍	
李煥燦		李偉文	
李錦輝		謝錦安	
溫九妹		朱國權	
朱錦華		張國魁	
朱少生		謝永輝	
葉國權		鍾日嬌	
劉金華		黃定才	

村民反對橫江村5號申辦快餐店聯署名單如下：

姓名	電話	姓名	電話
謝少懷		謝志成	
李華珍		陳翠珊	
李華育		劉水生	
謝長壽		劉肥者	
謝姓		梁滿成	
謝志章		劉珍珍	
劉大鵬		李陸梅	
謝祥興		陳炳君	
劉甲娣		黃海瑛	
張英傑		雷曉麗	
謝志洪		國代英	
謝國爵		黃嘉怡	
謝伯泉		鄭明非	

村民反對橫江村5號申辦快餐店聯署名單如下：

姓名	電話	姓名	電話
莫秀萍		川	
Ng Kwai Wan		迪	
Ng Iz Kn		下	
周錦榮		徐	
儀		徐	
Wick Gene		王	
Ansler		徐	
梁		吳群英	
婦		Bo Bo	
溫		徐	
Ang Woon		吳勵勤	
葉		林雅雯	
強		葉如心	

村民反對橫江村5號申辦快餐店聯署名單如下:

姓名	電話	姓名	電話
吳宝文		陳少文	
吳文志		薛芷倩	
成玉強		蔡梓軒	
梁玉霞		姚國榮	
朱云娟		曾愛蓮	
陳梓禧		李建遠	
林順鴻		唐仰群	
林亞萍		李建邦	
廖錦文		謝惠鳳	
Tjong Oi Lie		張金蘭	
鄭立臣		劉水娣	
謝順權		朱錦蘭	
陳兆谷			

村民反對橫江村5號申辦快餐店聯署名單如下:

姓名	電話	姓名	電話
李黎妹		Kyle Fong	
鍾偉堂		Lung Yoi-kei	
黃子輝		J Tsang	
陳百祥		Marcus IT	
鍾耀新		Ida	
陳志明		Lenn Hipwiny	
高永明		邵智仁	
陳志強		Carrie Young Shue Pui	
李晉曼		Bryan Li	
Kevin Lee		姚水清	
胡平玲		葉詠然	
李子平		葉金然	
鄧淑妮		葉穎風	

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

參考編號

Reference Number:

220111-214317-10316

提交限期

Deadline for submission:

14/01/2022

- 112

提交日期及時間

Date and time of submission:

11/01/2022 21:43:17

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 周銘希

意見詳情

Details of the Comment :

反對，反對本村做快餐店，對村民不會帶來方便，只有噪音滋擾，油煙影響村民健康，化糞池不勝負荷，難以監管，村口車輛流量增加，引致交通意率增加，陌生人會影響村內的治安，村屋盜竊很多，所以本人反對。

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

參考編號

Reference Number:

220111-225600-84927

提交限期

Deadline for submission:

14/01/2022

135

提交日期及時間

Date and time of submission:

11/01/2022 22:56:00

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 曾愛蓮

意見詳情

Details of the Comment :

反對 在村中設置快餐店，完全有需要 村中設有快餐店容易畀賊人踩線，進行爆竊，閒雜人士會影響村內的治安，村屋爆竊案屢見鮮，反對。

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

參考編號

Reference Number:

220111-231415-69655

提交限期

Deadline for submission:

14/01/2022

.c - 141

提交日期及時間

Date and time of submission:

11/01/2022 23:14:15

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/264

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 伍玉英

意見詳情

Details of the Comment :

本村村民無需要在此提供快餐店服務,無殷切需求,與西貢市中心距離,步行只需數分鐘,村民生活模式幾十年都沒有題。村中設有快餐店,容易被賊人踩線,進行爆竊,閒雜人士會影響村內的治安。
快餐店設在村口影響磁場,影響本村的風水。
反對快餐店的申請。

Detailed Departmental Comments

Detailed comments of the Director of Fire Services (D of FS):

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. In addition, the applicant is advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or licence is required for the subject fast food shop, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.

Advisory Clauses

- (a) to note the comments of the Director for Environmental Protection that the applicant is reminded to observe and comply with the relevant legislation, regulations and guidelines on waste management as appropriate;
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage collection and disposal facilities should be provided in connection with the proposed development to deal with the surface runoff of the site and the same flowing onto the site without causing any adverse impacts or nuisance to the adjoining areas;
- (c) to note the comments of the Director of Food and Environmental Hygiene (DFEH) 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 the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from 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; and
 - (ii) for any waste generated from the commercial/trading activities, the applicant/management/owner of the Premises should handle its removal and disposal on his/her own/at his/her expenses. The applicant is reminded that the operation of the food business place must not cause any obstruction or environmental nuisance to the surrounding.
- (d) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. In addition, the applicant is advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;

- the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or licence is required for the subject fast food shop, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.