

2024年 8月 2 日

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

This document is received on 21 AUG 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401922

6/8 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / SET / 10
	Date Received 收到日期	21 AUG 2024

- 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 樓及新界沙田上禾輋路 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)

Mainway Investment Holdings Limited (明威投資控股有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,156 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 233 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) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft San Tin Technopole Outline Zoning Plan No. S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development ("V")
(f) Current use(s) 現時用途	Vacant land (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
23.7.2024 - 5.8.2024 (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 23.7.2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Eating Place for a Period of 3 years (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	923sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	233sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	233sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	233sq.m <input checked="" type="checkbox"/> 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)	
One 1-storey eating place (height: about 4m)	
One 1-storey meter room (height: about 2.5m)	
One 1-storey FS Pump Room (height about: 1.22m)	
One 1-storey 2000L Water Tank (height: about 1.22m)	
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	6 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	1 (3.5m x 7m)
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9am to 6pm Mondays to Sundays (including public holidays)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is connected via a local road from Shek Wu Wai Road.																															
	No 否	<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	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

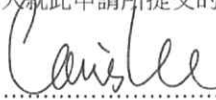
Please refer to the planning statement attached.

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

Cannis Lee

Associate Director (Planning)

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 MPIA

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

6/8/2024

(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華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 411 in D.D.105, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 1,156 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Draft San Tin Technopole Outline Zoning Plan No. S/STT/1
Zoning 地帶	Village Type Development ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	233 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	1.22 - 4	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	20 % <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		6
	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)		6 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NA NA 1 (3.5m x 7m) NA NA NA

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



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7072

Section 16 Planning Application

**Proposed Temporary Eating Place for a Period of 3 Years at
Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.**

Planning Statement

Applicant

Mainway Investment Holdings Limited

Prepared by

Lawson David and Sung Surveyors Limited

August 2024

Executive Summary

This planning statement is prepared in support of a planning application for temporary eating place ("the proposed development") for a period of 3 years at Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long, N.T. (the "Application Site").

The Application Site, covering an area of about 1,156 sq.m., falls within "Village Type Development" ("V") zone on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 exhibited on 8.3.2024. According to the Notes of the OZP, the proposed development is a "Column 2" use of "V" zone, which requires planning permission from the Town Planning Board (the "Board"). Meanwhile, temporary use or development of land or building exceeding three years also requires permission from the Board.

The Application Site, or part of it, is the subject of 2 previous applications. The last application (No. A/YL-NTM/445) was approved for a temporary eating place on 25.11.2022 for a period of 3 years. The Applicant had complied with approval conditions (b) and (d) of the last application. While the Applicant has submitted a Short Term Waiver (STW) Application for erection of the proposed eating place after the planning approval in 2022, the STW application is still under processing by the Lands Department, which have withheld the compliance of approval condition (c) of the last application. Since the total time period (21 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

The Application Site is currently vacant and the Applicant intends to use the Application Site for temporary eating place to mainly serve the local residents of the Shek Wu Wai Village. The development parameters and layout of the proposed development will be generally same as the previously approved application except the provision of a pump room and a 2000L water tank to meet the fire service requirements. The proposed development will erect a 1-storey (about 4m) temporary structure of about 225 m² for the proposed eating place at the southern part of the Application Site, as well as a proposed meter room (about 2.5m high) of about 4m² behind the proposed eating place at the southern part of the Application Site. The proposed development will also provide 6 parking spaces (2.5m x 5m) for staff and visitors and 1 loading/unloading space (3.5m x 7m) for light goods vehicle for delivery of goods. The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The proposed hours of operation at the Application Site are 9am to 6pm daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development can meet the existing and future local demand for eating place;
2. The proposed development does not contravene the planning intention of "V" zone;
3. The proposed development will not hinder the future development of the proposed San Tin Technopole;
4. The Application Site is subject to prior planning approval granted for the same use;
5. The previous application at the Application Site is subject to unexpected delay in compliance with approval conditions;
6. The proposed development complies with the Town Planning Guidelines No. 15A;
7. Similar approvals for eating place have been given in "V" zone in vicinity;
8. No adverse drainage, sewage, traffic, landscape and environmental impacts on the surrounding areas;
9. The proposed development will maximize land utilization; and
10. The proposed development can provide planning gains to the local community.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界元朗牛潭尾丈量約份第 105 約地段第 411 號(“申請地點”)作為期三年的臨時食肆(“擬議發展”)用途的規劃申請。

申請地點的面積約 1,156 平方米，座落在 2024 年 3 月 8 日展示的新田科技城分區計劃大綱草圖(圖則編號：S/STT/1)上的「鄉村式發展」地帶。根據該大綱圖的註釋，擬議發展屬於「鄉村式發展」地帶的第二欄用途，須先向城市規劃委員會(“城規會”)提出申請。同時，不超過三年土地或建築物的臨時用途或發展，亦須先向城規會提出申請。

申請地點或其部分涉及兩宗規劃申請，最後一次申請(申請編號：A/YL-NTM/445)於 2022 年 11 月 25 日獲批准作臨時食肆(為期三年)。自 2022 年取得規劃許可後，申請人已向地政處申請短期豁免書，以興建構築物作食肆用途。由於地政處現階段仍在處理短期豁免書的申請，申請人故此未能履行規劃許可附帶條件(c)項。由於履行附帶條件的總期限(21 個月)已超過上次規劃許可有效期(3 年)的一半，城規會不會再批准任何延期申請，因此，申請人再次遞交是項規劃申請。

申請地點現時為空置土地，申請人擬議使用申請地點作臨時食肆，以服務石湖圍村的村民。擬議發展將沿用獲批申請的同樣設計及發展參數，並加設消防泵房及水缸以符合消防裝置要求。申請地點南面將建設一座一層高，高度不超過 4 米，樓面面積約 225 平方米的臨時構築物用作食肆用途，以及於食肆後方加設一個電錶房(樓面面積約 4 平方米，一層高，高度不超過 2.5 米)。擬議發展將會提供 6 個停車位(2.5 米 x 5 米)供職員及訪客使用，以及 1 個輕型貨車上落貨位(3.5 米 x 7 米)以作運送物品。申請地點已設有 2.5 米高的圍欄圍封。申請地點的營運時間為星期一至日(包括公眾假期)上午九時至下午六時。

本規劃申請的理據為：

1. 擬議發展可滿足當區現時及將來對食肆的需求；
2. 擬議發展不會違背「鄉村式發展」地帶的規劃意向；
3. 擬議發展不會阻礙未來新田科技城的發展；
4. 申請地點之前獲相同食肆用途的規劃許可；
5. 上次申請在履行規劃許可附帶條件時遇到未能預計的延誤；
6. 擬議發展符合城規會指引編號第 15A；
7. 鄰近地區的「鄉村式發展」地帶有曾經批准食肆用途的例子；
8. 擬議發展不會對附近的排水、排污、交通、園景及環境構成不良的影響；
9. 擬議發展可容許更有效利用土地；及
10. 擬議發展可為本地居民帶來規劃增益。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board ("the Board") in support of a planning application for temporary eating place (the "proposed development") for a period of 3 years at Lot 411 in D.D.105, Ngau Tam Mei, Yuen Long, N.T. (hereafter referred to as "the Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown per **Figure 2**.

The Application Site, covering an area of about 1,156 sq.m., falls within "Village Type Development" ("V") zone on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 exhibited on 8.3.2024. According to the Notes of the OZP, the proposed development is a "Column 2" use of "V" zone, which requires permission from the Board. Meanwhile, temporary use or development of land or building not exceeding three years also requires planning permission from the Board.

The Application Site is currently vacant and the Applicant intends to use the Application Site for a temporary eating place to serve the local residents of the Shek Wu Wai Village.

The Application Site, or part of it, is the subject of two previous applications. The last application (No. A/YL-NTM/445), which was applied by the Applicant, was approved for a temporary eating place on 25.11.2022 for a period of 3 years. The Applicant had complied with approval conditions (b) and (d) of the last application. The implementation of the approved drainage proposal was recently completed for compliance with approval condition (e). While the Applicant had submitted a Short Term Waiver (STW) Application for erection of the proposed eating place after the planning approval in 2022, the STW application is still under processing by the Lands Department (LandsD), which have withheld the compliance of approval condition (c). Since the total time period (21 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 Site Location

As shown in **Figure 1**, the Application Site is situated at a village settlement known as Shek Wu Wai, Yuen Long. It is located to the south of San Tin Highway and southeast of Shek Wu Wai Road. The Application Site is also situated within the project boundary of the proposed San Tin Technopole, in which the proposed San Tin MTR station is located at the further south.

2.2 Existing Site Condition

The Application Site is a piece of flat land and currently vacant. The Applicant had recently completed the construction works of the approval drainage proposal of the last application (No. A/YL-NTM/445). The Applicant is conducting grass paving (by interlocking plastic grass paving grips) on the whole site. It accounts for a total area of about 1,156 sq.m. and has been fenced off with corrugated metal sheets (see **Site Photos**).

2.3 Surrounding Land Uses

The surrounding areas consist of an intermix of vehicle park, residential dwellings, rural agricultural land, open storage and godown. To the north of the Application Site sees scattered village houses and Shek Wu Wai sitting-out area within the same "V" zone. To the northeast is a hobby farm. To the further northeast is a series of open storage and a godown of cargo handling and forwarding service. To the west of the Application Site is the village settlements of Shek Wu Wai Village and the Village Office. To the east and south of the Application Site are rural agricultural land with scattered temporary structures.

2.4 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by an existing local track leading to Shek Wu Wai Road and San Tin Highway, which connect to other parts of the New Territories. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.5 Land Status

According to the records of the Land Registry, the subject lot is held under Block Government Lease and is demised as agricultural use with lease term for 75 years, from 1.7.1898 and is renewable for a further term of 24 years.

A Short Term Waiver (STW) application has been submitted for the last application (No. A/YL-NTM/445) but the application is still under processing by the LandsD. Upon approval of this application, the Applicant will inform the LandsD to continue processing of the STW application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within "Village Type Development" ("V") zone on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 exhibited on 8.3.2024 (see **Figure 1**).

As stipulated in the Notes attached to the OZP, the planning intention of "V" zone is primarily to "designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the

Town Planning Board.”

The proposed development (i.e. “Eating Place”) is a ‘Column 2’ use of the “V” zone, which requires planning permission from the Board.

3.2 Previous Applications

The Application Site, or part of it, is involved in two previous planning applications as follows:

Application No.	Applied Use	Decision	Date of Approval
A/YL-NTM/392	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 5 years	Approved with Conditions for 5 years	4.10.2019 (Revoked on 4.1.2022)
A/YL-NTM/445*	Proposed Temporary Eating Place for a Period of 5 years	Approved with Conditions for 3 years	25.11.2022

*Applied by the Applicant

The Applicant has complied with the Approval Conditions (b) and (d) of the last application (No. A/YL-NTM/445) as follows:

Condition	Approval Date	Approval Letter
(b) submission of a fire service installations proposal	31.8.2023	See Appendix 1
(d) submission of a drainage proposal	15.1.2024	See Appendix 2

Meanwhile, the Applicant has completed that the construction works of the approved drainage proposal and submitted the implementation records to the Planning Department in compliance of Approval Condition (e) on 17.7.2024 (see **Appendix 3**).

While the Applicant had submitted a STW application since the planning approval in 2022, the STW application is still under processing by the LandsD. As such, the compliance of approval condition (c) was withheld.

3.3 Similar Applications

A number of similar applications were approved by the Board in the last three years for temporary eating place at “V” zone of the San Tin Technopole OZP in vicinity of the Application Site. These approved applications are summarized as follows:

Application No.	Applied Use	Gross Floor Area (m ²)	Decision	Date of Approval
A/YL-ST/621*	Proposed Temporary Eating Place for a Period of 3 Years	476	Approved with conditions	15.7.2022
A/YL-ST/622*	Proposed Temporary Eating Place for a Period of 3 Years	225	Approved with conditions	29.7.2022
A/YL-ST/637*	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	108	Approved with conditions	13.1.2023
A/YL-ST/638*	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	71	Approved with conditions	13.1.2023

A/YL-ST/651*	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	/	Approved with conditions	28.7.2023
A/YL-ST/666*	Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years	225	Approved with conditions	1.3.2024

*Remarks: While the above applications were under "V" zone of San Tin OZP No. S/YL-ST/8 at the time of application and the Application Site was under "V" zone of the Ngau Tam Mei OZP No. S/YL-NTM/12, they have now been incorporated within the same planning scheme area of San Tin Technopole OZP and all are within "V" zone of the San Tin Technopole OZP.

3.4 Town Planning Board Guidelines for Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A)

TPB PG-No. 15A has set out the planning criteria for assessing planning applications for eating place use in the "V" zone in the rural areas, which is applicable to this Application. The main planning criteria are as follows:

- (a) The eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) The eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) Sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) For any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;
- (e) For a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) All other statutory or non-statutory requirements of relevant Government departments should be met.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site for temporary eating place for a period of 3 years. The proposed development intends to serve the local residents of the Shek Wu Wai Village.

The layout and development parameters of the proposed development will be the same as the last application (No. A/YL-NTM/445), except the provision of a pump room and a 2000L water tank to meet the fire service requirements. The proposed development will erect a 1-storey (about 4m) temporary structure of about 225 m² for the proposed eating place at the southern part of the Application Site, as well as a proposed meter room (about 2.5m high) of about 4m² behind the proposed eating place at the southern part of the Application Site (see Layout Plan at **Figure 4**).

The proposed development will also provide 6 parking spaces (2.5m x 5m) for staff and visitors and 1 loading/unloading space (3.5m x 7m) for light goods vehicle for delivery of goods. The Application Site has been fenced off with corrugated metal sheets of about 2.5m high.

The major differences of the current application and the last application are shown below:-

Major Development Parameters	Last Application (No. A/YL-NTM/445)	Current Application	Difference
Applied Use	Proposed Temporary Eating Place for a period of 5 years	Proposed Temporary Eating Place for a period of 3 years	Shorter application period
Site Area	About 1,156 sq.m.	About 1,156 sq.m.	No Difference
Total Floor Area (Non-domestic)	229 sq.m.	233 sq.m.	+4 sq.m. (+1.7%)
No. of Structures	2 - 1 proposed eating place - 1 proposed meter room	4 - 1 proposed eating place - 1 proposed meter room - 1 proposed F.S. pump room - 1 proposed F.S. water tank	+2
Height of Structures	2.5m - 4m (1-storey)	1.22m - 4m (1-storey)	-1.23 m - +0m
No. of Parking Spaces	6 nos. (private cars for staff use only)	6 nos. (private cars for staff use only)	No Difference
Loading/unloading Space	1 no. (light goods vehicle)	1 no. (light goods vehicle)	No Difference
Operation Hours	9:00am to 6:00 pm Mondays to Sundays (including public holidays)	9:00am to 6:00 pm Mondays to Sundays (including public holidays)	No Difference

4.2 Site Operations

The proposed hours of operation at the Application Site are 9am to 6pm daily from Mondays to Sundays (including public holidays). The number of staff working at the Application Site will be 5. To avoid overcrowding of the Application Site and minimize any potential nuisance to the nearby villagers, the Applicant intends to control the number of customers to be no more than 30 people at once in the Application Site.

The site operation of the proposed development will adhere to the 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the proposed development during its operation. The provision of sufficient air pollution control equipment in the kitchen ventilation system will help treat cooking fume emissions before discharge to the outdoor environment, so as to comply with the requirements of the Air Pollution Control Ordinance.

4.3 Traffic Arrangement

The Application Site can be accessed via a local track diverging from Shek Wu Wai Road (see **Figure 3**). The ingress/egress point of the Application Site is about 6m wide and located at the northern boundary. The proposed development will share the access road with the local villagers and surroundings users. The no. of parking spaces provided will remain unchanged. The Application Site will provide 6 parking spaces (2.5m x 5m) for staff/visitors and one loading/unloading space (3.5m x 7m) for light goods vehicle for delivery of goods. As most customers will be from the surrounding villages, they will head to the Application Site on foot, the number of generated trips from the proposed eating place will not be more than 5 trips during peak hours, which could be absorbed by the existing road. Sufficient space has been reserved at the northern part of the Application Site for vehicle maneuvering.

4.4 Fire Service Installations (FSIs) Proposal

The approval condition (b) of submission of FSIs proposal of the last application (No. A/YL-NTM/445) has been approved by the Fire Services Department on 31.8.2023 (see **Appendix 1**). Since the layout and development parameters of the proposed development remain the same, the Applicant will adopt the same FSIs proposal and implement the FSIs upon approval of the STW application from the LandsD.

4.4 Drainage Proposal

The approval condition (d) of submission of a drainage proposal of the last application (No. A/YL-NTM/445) has been approved by the Drainage Services Department (DSD) on 15.1.2024 (see **Appendix 2**). The Applicant has also recently completed the construction work of the drainage facilities on site and submitted the implementation record to the Planning Department on 17.7.2024 (see **Appendix 3**) for compliance of approval condition (e).

The Applicant will retain the same drainage design of the approved proposal, in which peripheral 30mm u-channels and catchpits along the site boundary will be used to collect surface runoff and stormwater and divert them to the existing water stream to the east of the Application Site.

4.5 Sewage Treatment

The Applicant will provide septic tank and soakaway pits according to Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 1/23 for sewage treatment and disposal at the Application Site. All wastewater collected from the kitchen, including that from basins, sinks and floor drains, will be discharged via a grease trap in accordance with this ProPECC PN No. 1/23 to prevent any water pollution.

5. Planning Justifications

5.1 Meeting Existing and Future Local Demand for Eating Place

In view of the existing availability of eating place in the Ngau Tam Mei area, the locality of Shek Wu Wai has been in shortage of eating place as villagers and workers have to travel San Tin area for the closest ones available. Meanwhile, given the surrounding area will be developed for the proposed San Tin Technopole, the proposed eating place can satisfy the demand of eating place for workers and future residents during and after the construction period. The proposed eating place will therefore help meet the existing and future local demand and provide the much-needed eating place for villagers and workers in the vicinity.

5.2 Not Contravene the Planning Intention of "V" Zone

The Application Site falls within "V" on the Draft San Tin Technopole OZP No. S/STT/1. Since the proposed development is a temporary use in nature, the Application Site can be easily reverted and reinstated upon the expiry of the approval. In addition, there is no small house application under processing at the Application Site. Therefore, it will not contravene the long-term planning intention of "V" zone. The proposed development in fact will complement the development of the nearby Shek Wu Wai Village and future San Tin Technopole as a local focal point and gathering spot for the villagers and residents, and thus provide a more orderly development pattern of the subject "V" zone. Therefore, the proposed development complies with the planning intention of the "V" zone.

5.3 Not Hinder the Future Development of the Proposed San Tin Technopole

While the Application Site falls within the project area of the proposed San Tin Technopole, it is not within the resumption limit of the scheme. Given the temporary nature of the application, the proposed development will not hinder the long-term future development and planning intention of the locality under the San Tin Technopole OZP. The Applicant understands that the application is only temporary and will vacate from the Application Site upon request from the government.

5.4 Prior Planning Approval Granted for the Same Use at the Application Site

The applied use of the current application is same as the last application. The last application (No. A/YL-NTM/445) for proposed eating place was approved by the Board for a period of 3 years on 25.11.2022. Since the nature of use, development parameters and planning circumstances largely remain unchanged, this application is considered acceptable within the "V" zone.

5.5 Unexpected Delay in Compliance with Approval Conditions

The Applicant has complied with approval conditions (b) and (d) of the last application and the compliance of the approval condition (c) was hindered because of the unexpected delay in processing of the STW application by the LandsD. Additionally, the Applicant has recently completed the construction works for the drainage facilities and submitted the implementation records to the Planning Department on 17.7.2024 for compliance with approval condition (e). Given the prior planning approval for the same eating place use at the same location, as well as the Applicant's genuine efforts in complying with the approval conditions, this application could be considered acceptable and in line with the previous approval by the Board.

5.6 Compliance with TPB PG-No. 15A

The Application Site is located at the fringe of Shek Wu Wai Road and is accessible from a local track branching from Shek Wu Wai Road. As elaborated above, the proposed development will not induce adverse environmental, traffic, drainage, sewage, landscape and fire safety impacts to the surrounding environment in view of the scale of the proposed eating place. Additionally, given no change in the design layout and development parameters, the proposed development will adopt and implement the approved drainage and FSIs proposals from the last application. Therefore, the proposed development would align with the requirement of the government departments. As such, the proposed development could be considered in compliance with TPB PG-No. 15A.

5.7 Similar Approvals for Eating Place in "V" Zone in the Vicinity

As highlighted in para. 3.3., several similar approvals for eating place have been approved in "V" zone of the San Tin Technopole OZP in the last three years. With the proximity of these approval examples for similar eating place use, approval of this application is considered acceptable within the "V" zone and in line with previous decisions of the Board.

5.8 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed use, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Drainage

As mentioned in paragraph 4.4, the submitted drainage proposal was considered satisfactory by DSD on 15.1.2024 and the Applicant has submitted implementation records on 17.7.2024. Given no change in the proposed development from the last application, the Applicant will maintain the drainage facilities on site, and therefore no adverse drainage impact is anticipated.

Sewage

The Applicant will adhere to ProPECC PN No. 1/23 to manage the sewage treatment and disposal at the Application Site. In this regard, no adverse sewage impact is anticipated.

Traffic

Similar to the last application, the capacity of the proposed development will be limited to a maximum of 30 persons. The maximum trips generated from the Application Site will be not more than 5 trips during peak hours. Since the proposed development intends to serve the nearby local residents only, most of them will head to the Application Site on foot. The increase in traffic volume on the existing track should therefore be minimal and no adverse traffic impact is anticipated. Sufficient parking and maneuvering spaces are provided within the Application Site, therefore, no vehicles will be allowed to queue back or reverse onto/from public road at any time and no adverse traffic impact is expected.

Landscape

There are no trees within the Application Site and the proposed development will not involve any tree felling. The Applicant will provide appropriate landscaping to improve the amenity of the site. The existing tree groups surrounding the Application Site will also act as an effective landscape buffer, and therefore no adverse landscape impact is anticipated.

Environment

The Applicant will follow the 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the EPD to control oily fume and cooking odour emissions generated from the proposed development during its operation. The Applicant will also install air pollution control equipment in the kitchen ventilation system to mitigate cooking fume emissions before discharge to the outdoor environment. In addition, all activities will be restricted indoor and the operation is restricted to 6pm, therefore no adverse noise impact is anticipated. With the small scale of the proposed development, no adverse environment impact is expected.

5.9 Maximizing Land Utilization

The Application Site is currently vacant. The proposed development would utilize the deserted land and allow the Application Site to be rejuvenated to provide much needed eating place services in the locality, which would support a more orderly development patterns in the area. The proposed eating place can offer an interim solution to maximize land utilization that is compatible with the surrounding uses.

On the other hand, the proposed use can encourage better management of the quality of the Application Site and upkeep the maintenance of the site, it can therefore avoid the potential outcome of land degradation from ongoing abandonment and lack of maintenance.

5.10 Provision of Planning Gains

With the development of the proposed San Tin Technopole, the locality can be benefited from proliferated developments and opportunities. The proposed eating place could be the first wave of service industries to be brought into the area to facilitate the long-term development of the locality with more economic activities and job opportunities being injected into the neighbourhood, which could be considered as a planning gain to the local community.

6. Conclusion

The Application Site falls within "V" zone on the San Tin Technopole OZP and the Applicant is proposing to develop a temporary eating place on the Application Site. The proposed development is a "Column 2" use of the OZP. In view of the site location, the existing site conditions and surrounding land uses, the proposed development is in line with the planning intention of "V" zone and actually complements the surrounding environment to develop a more orderly development pattern.

Additionally, the Application Site has been granted for planning approval for the same use with similar approvals for proposed eating place use also given in the vicinity. It should be noted that the proposed development could help meet the existing and future local demand for eating place in the area. The proposed development can also bring in planning gains to the locality.

Since the proposed development would not generate adverse impacts and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions, the proposed development is considered in compliance with TPB PG-No. 15A and acceptable in maximizing the interim land use. Given the temporary nature of the proposed development, it will not hinder the future development of the proposed San Tin Technopole.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

LAWSON DAVID & SUNG SURVEYORS LIMITED
August 2024

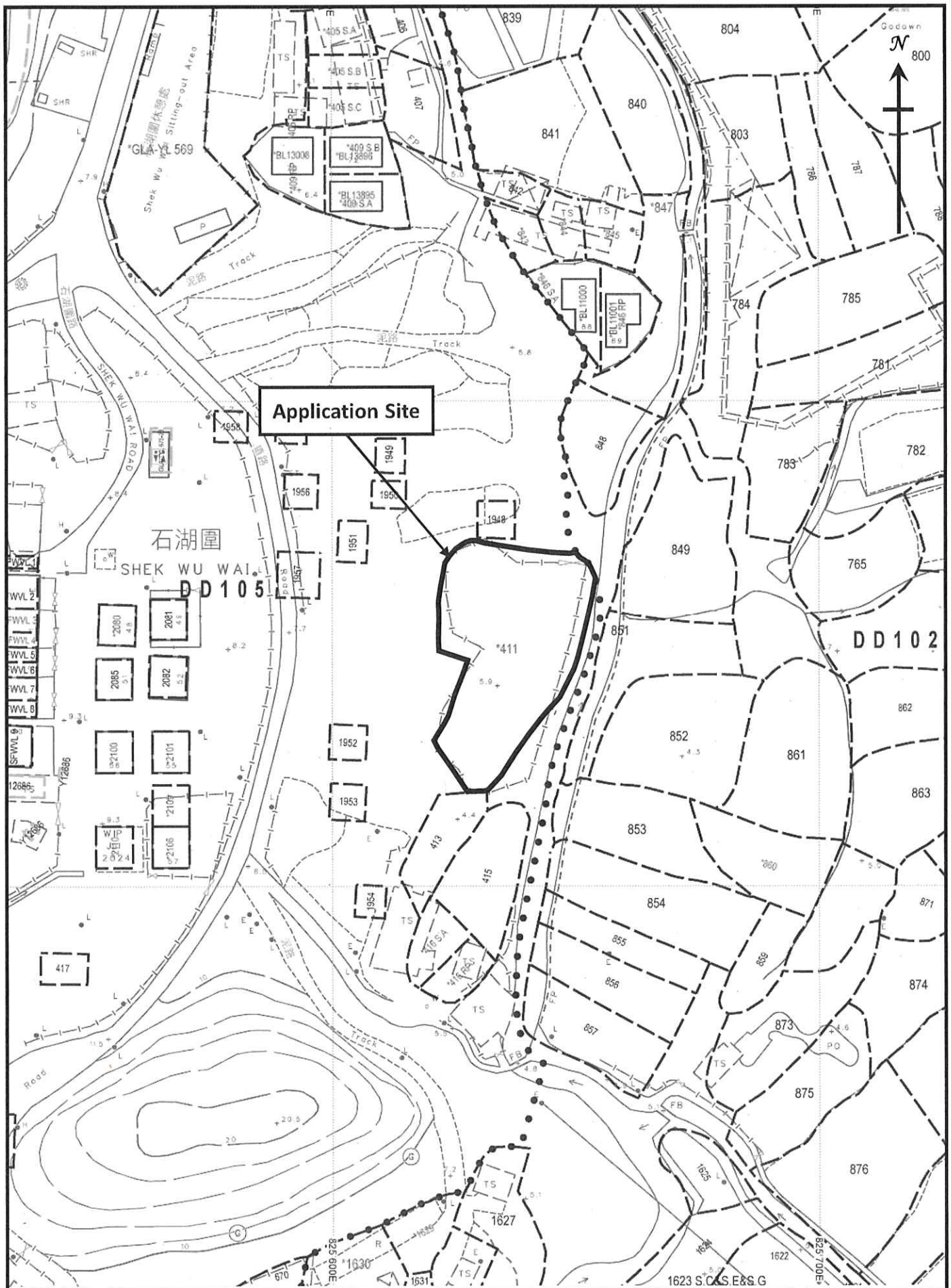
Figures

Figure 1 Location Plan

Figure 2 Lot Index Plan

Figure 3 Vehicular Access to the Site

Figure 4 Indicative Layout Plan



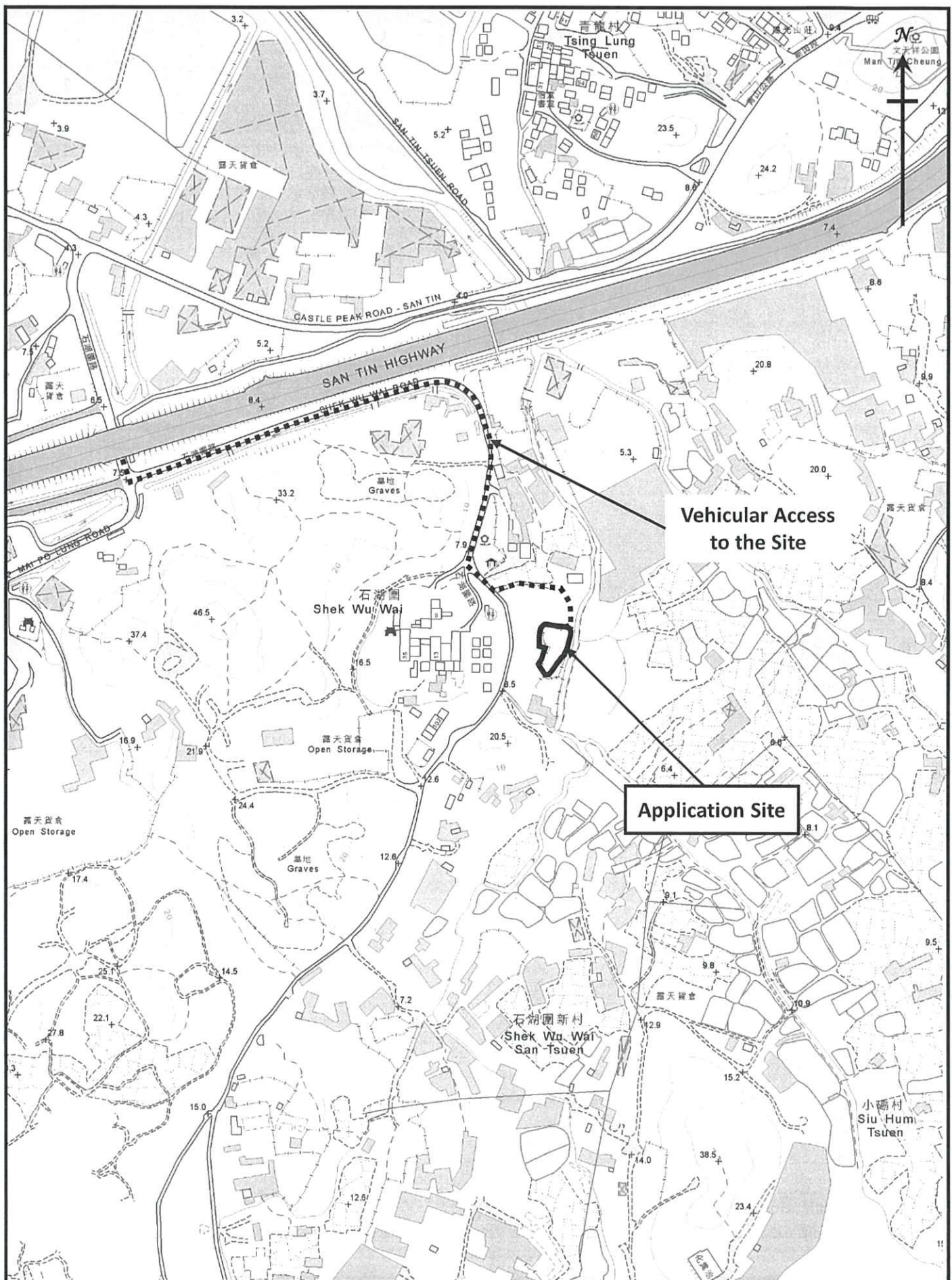
Lot Index Plan

Figure 2

1 : 1000



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Property Consultants • Valuers • Auctioneers
Estate Agency Licence No.



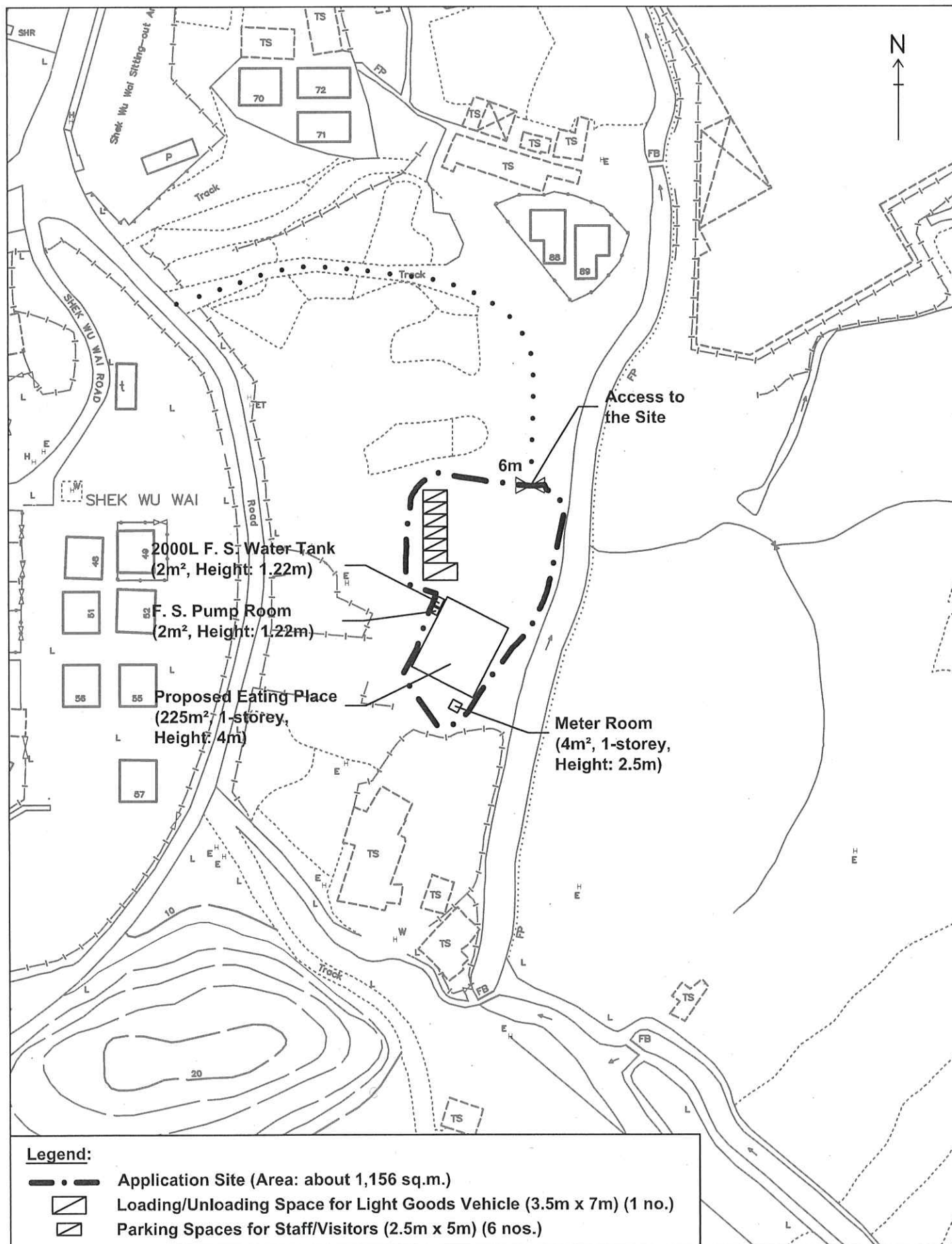
Vehicular Access to the Application Site

Figure 3

1 : 5000



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Indicative Layout Plan

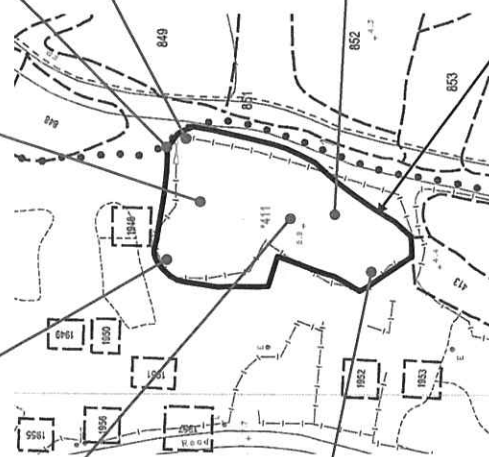
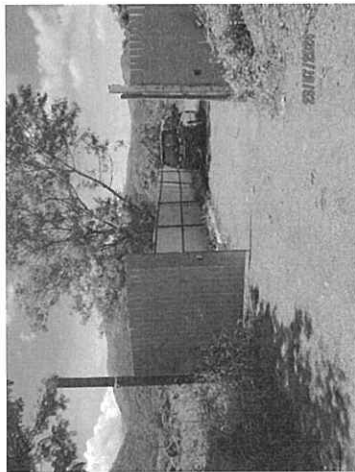
Figure 4

Scale 1:1000



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Site Photos



Application Site

Appendix 1

Approved Fire Service Installations Proposal and
Approval Letter for Compliance with Approval Condition (b)

FIRE SERVICES NOTES:

- 1. HOSE REEL SYSTEM
 - 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE (EATING PLACE) IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT
 - 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
 - 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
 - 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
 - 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
 - 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. FIRE ALARM SYSTEM

- 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 2.2 A CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM

3. EMERGENCY LIGHTING

- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.

3. EXIT SIGN

- 3.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

4. MISCELLANEOUS

- 4.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 4.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH
- 4.3 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT

LEGEND (FOR LAYOUT PLAN)

SYMBOL	DESCRIPTION
	HOSE REEL W/ LOUVERED GLASS FRONTED NOTAL BOX, SINKING ON THE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	HOSE REEL PIPE
	CHECK METER POSITION
	5KG CO2 TYPE FIRE EXTINGUISHER
	4KG DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	CONVENTIONAL TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL

ABBREVIATION

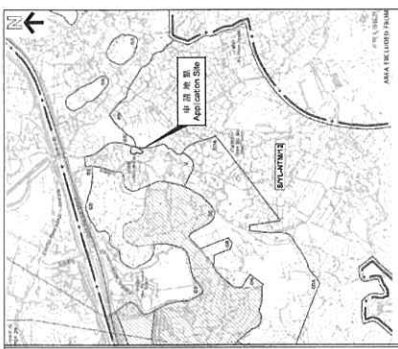
SPR	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CQ	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

COLOUR CODE

PIPE SIZES	CLOUR
#25mm	LIGHT GREEN
#32mm	RED
#40mm	PURPLE
#50mm	YELLOW
#65mm	BLUE
#80mm	GREEN
#100mm	LIGHT BROWN
#150mm	DARK BROWN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
EP-NIM445-FS01	A	FIRE SERVICES NOTES, LEGEND, ABBREVIATION, DRAWING LIST, COLOUR CODE AND SITE LOCATION BLOCK PLAN
EP-NIM445-FS02	A	F.S. LAYOUT PLAN ON GROUND FLOOR



LOCATION PLAN (NOT TO SCALE)

B	FSD SUBMISSION	20-08-2023	NC
A	FSD SUBMISSION	01-02-2023	NC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Fax :

PROJECT
PROPOSED F.S. INSTALLATION AT LOTS 411
IN D.D. 105, NGAU TAM MEI, YURN LONG, NEW
TERRITORIES

DRAWING TITLE

FIRE SERVICES INSTALLATION—
F.S. NOTES, LEGEND, LOCATION PLAN,
ABBREVIATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-08-2022
DESIGN BY	JACKIE	S.ENG	07-08-2022
CHECK BY	CM	PM	08-08-2022
APPROVED BY			
PROJECT NO.	NTM-445		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-NIM445-FS01	N.T.S	REVISION	A

Access to
the Site

6m

2000L
FS WATER TANK
Pump Room
(1.96 sq.m., Height: 1.22m)
Proposed Eating Place
(225m², 1-storey,
Height: 4m)

Meter Room
(4m², Height: 2.5m)

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	FOR SUBMITTAL	20-05-2021	ME
2	FOR SUBMITTAL	24-05-2021	ME
3	FOR SUBMITTAL	24-05-2021	ME
4	FOR SUBMITTAL	24-05-2021	ME
5	FOR SUBMITTAL	24-05-2021	ME
6	FOR SUBMITTAL	24-05-2021	ME
7	FOR SUBMITTAL	24-05-2021	ME
8	FOR SUBMITTAL	24-05-2021	ME
9	FOR SUBMITTAL	24-05-2021	ME
10	FOR SUBMITTAL	24-05-2021	ME
11	FOR SUBMITTAL	24-05-2021	ME
12	FOR SUBMITTAL	24-05-2021	ME
13	FOR SUBMITTAL	24-05-2021	ME
14	FOR SUBMITTAL	24-05-2021	ME
15	FOR SUBMITTAL	24-05-2021	ME
16	FOR SUBMITTAL	24-05-2021	ME
17	FOR SUBMITTAL	24-05-2021	ME
18	FOR SUBMITTAL	24-05-2021	ME
19	FOR SUBMITTAL	24-05-2021	ME
20	FOR SUBMITTAL	24-05-2021	ME
21	FOR SUBMITTAL	24-05-2021	ME
22	FOR SUBMITTAL	24-05-2021	ME
23	FOR SUBMITTAL	24-05-2021	ME
24	FOR SUBMITTAL	24-05-2021	ME
25	FOR SUBMITTAL	24-05-2021	ME
26	FOR SUBMITTAL	24-05-2021	ME
27	FOR SUBMITTAL	24-05-2021	ME
28	FOR SUBMITTAL	24-05-2021	ME
29	FOR SUBMITTAL	24-05-2021	ME
30	FOR SUBMITTAL	24-05-2021	ME
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94	FOR SUBMITTAL	24-05-2021	ME
95	FOR SUBMITTAL	24-05-2021	ME
96	FOR SUBMITTAL	24-05-2021	ME
97	FOR SUBMITTAL	24-05-2021	ME
98	FOR SUBMITTAL	24-05-2021	ME
99	FOR SUBMITTAL	24-05-2021	ME
100	FOR SUBMITTAL	24-05-2021	ME

East Power Engineering Limited

PROJECT: INSTALLATION OF A 2000L FS WATER TANK AT LOT 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26N, 26O, 26P, 26Q, 26R, 26S, 26T, 26U, 26V, 26W, 26X, 26Y, 26Z, 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 28A, 28B, 28C, 28D, 28E, 28F, 28G, 28H, 28I, 28J, 28K, 28L, 28M, 28N, 28O, 28P, 28Q, 28R, 28S, 28T, 28U, 28V, 28W, 28X, 28Y, 28Z, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 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40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 41R, 41S, 41T, 41U, 41V, 41W, 41X, 41Y, 41Z, 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z, 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I, 43J, 43K, 43L, 43M, 43N, 43O, 43P, 43Q, 43R, 43S, 43T, 43U, 43V, 43W, 43X, 43Y, 43Z, 44A, 44B, 44C, 44D, 44E, 44F, 44G, 44H, 44I, 44J, 44K, 44L, 44M, 44N, 44O, 44P, 44Q, 44R, 44S, 44T, 44U, 44V, 44W, 44X, 44Y, 44Z, 45A, 45B, 45C, 45D, 45E, 45F, 45G, 45H, 45I, 45J, 45K, 45L, 45M, 45N, 45O, 45P, 45Q, 45R, 45S, 45T, 45U, 45V, 45W, 45X, 45Y, 45Z, 46A, 46B, 46C, 46D, 46E, 46F, 46G, 46H, 46I, 46J, 46K, 46L, 46M, 46N, 46O, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47A, 47B, 47C, 47D, 47E, 47F, 47G, 47H, 47I, 47J, 47K, 47L, 47M, 47N, 47O, 47P, 47Q, 47R, 47S, 47T, 47U, 47V, 47W, 47X, 47Y, 47Z, 48A, 48B, 48C, 48D, 48E, 48F, 48G, 48H, 48I, 48J, 48K, 48L, 48M, 48N, 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規 劃 署

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



Planning Department

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

By Email

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/445
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

31 August 2023

Lawson David & Sung Surveyors Ltd.

(Attn.: Cannis Lee)

Dear Madam,

Compliance with Approval Condition (b)
Submission of a Fire Service Installations (FSIs) Proposal
Proposed Temporary Eating Place for a Period of 5 Years
in "Village Type Development" Zone, Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long
(Section 16 Application No. A/YL-NTM/445)

I refer to your submission dated 21.8.2023 regarding the submission of a FSIs proposal in an attempt to comply with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detail comments of Director of Fire Services (D of FS) at **Appendix**.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it **has not been fully complied with**.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. CHAU Nai-yin (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

(Attn.: Mr. CHAU Nai-yin)

CTP/TPB(2)

AL/GL/wm

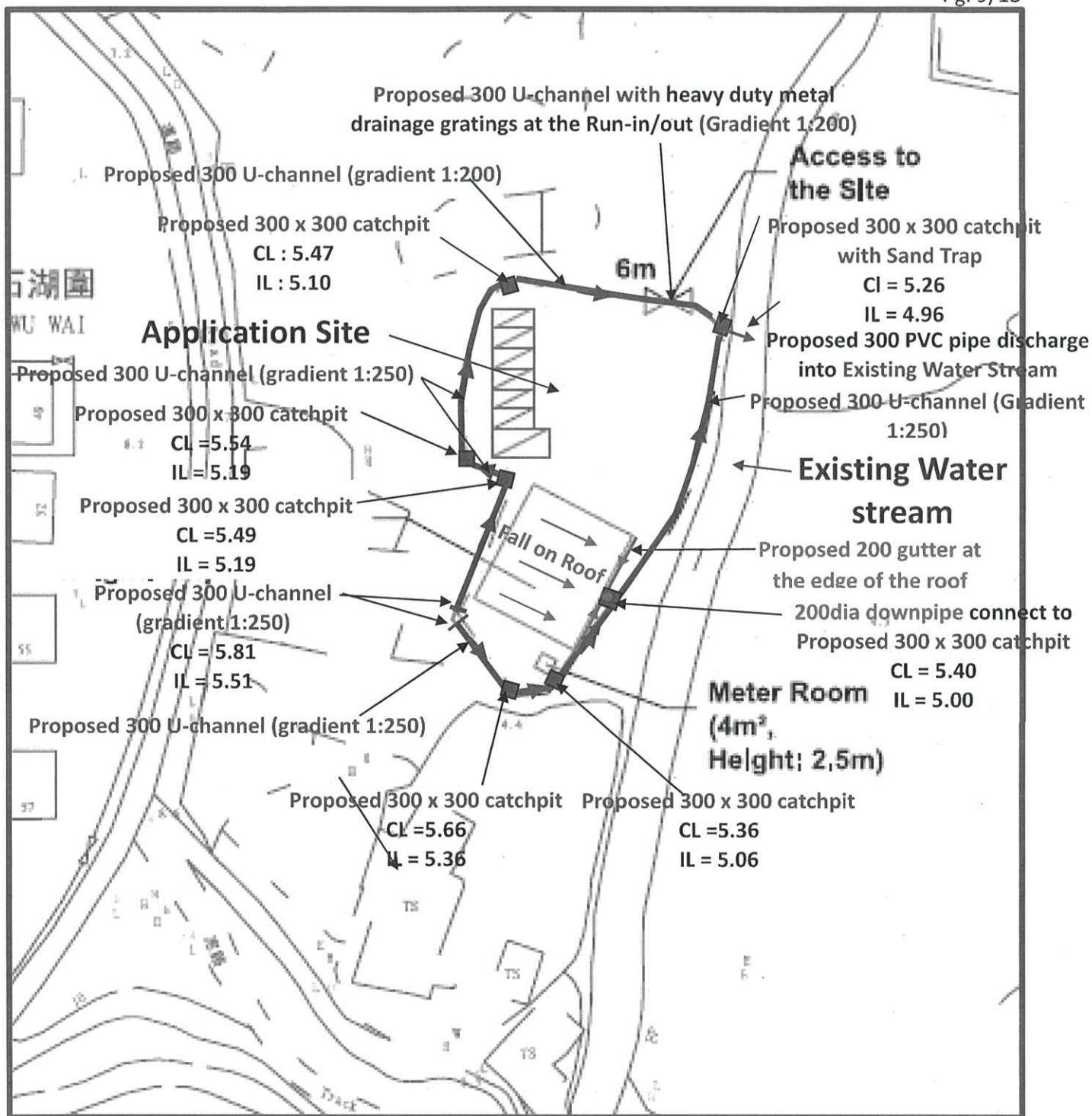
Detailed comments of D of FS

Appendix

The applicant should be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

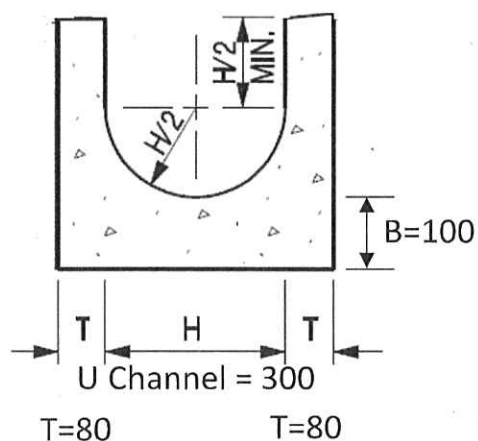
Appendix 2

Approved Drainage Proposal and
Approval Letter for Compliance with Approval Condition (d)

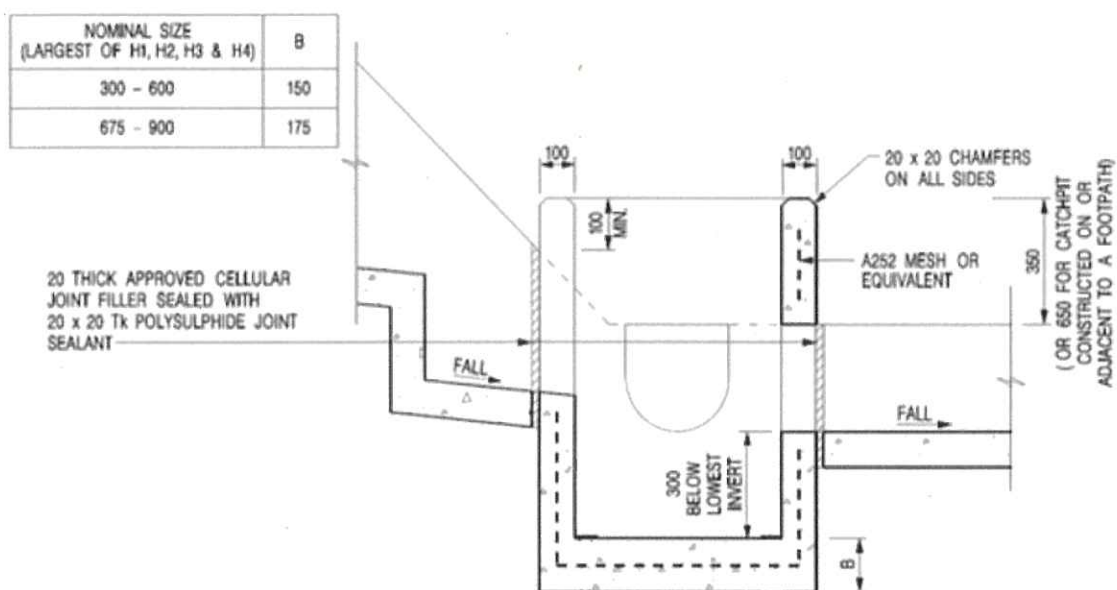


Drainage Plan for the Application site at
Shek Wu Wai

Figure 3



U-channel Details



Details of Catchpit with Sand Trap Details

Details of Catchpit and U Channel

Figure 4

DSD - STORMWATER DRAINAGE MANUAL**7.5.2 Rational Method**

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95 (mid value of 0.85 is used)(Application Site)
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15 (highest value of 0.15 is used)(Adjacent Area)
Steep	0.15 - 0.20

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = **101mm/hr** (50-year and Duration of 60min is used)

$$Q_p = 0.278 C_i A$$

C1 = 0.15 (Grassland (sandy soil) Flat

C2 = 0.85 (Asphalt mid Value)

i = 101 mm/hr (50-year is used)

A1 = 2,350m² (0.00235km²) (Adjacent Area)

A2 = 1,150m² (0.00115km²) (Application Site)

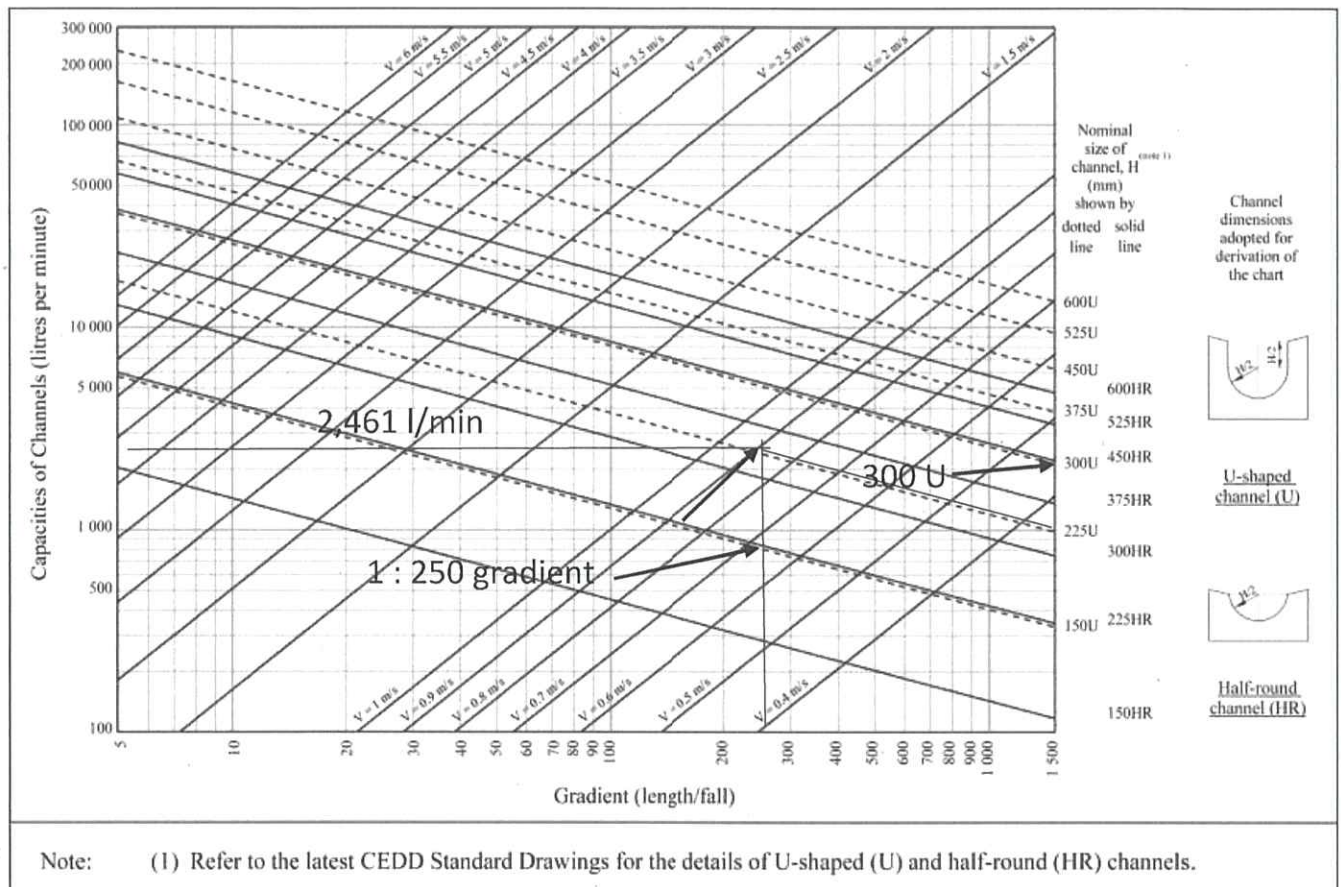
$$Q_p = 0.278 \times 101 \times (0.15 \times 0.00235 + 0.85 \times 0.00115)$$

$$Q_p = 0.0373 \text{m}^3/\text{s} \text{ or } 2,238 \text{ l/min}$$

According to Section 9.3 of Storm Water Design Manual regarding the deposition of sediment in stormwater channel, 10% reduction of flow capacity for fall gradient less than 1 : 25 has been considered or increasing the Q_p by 10% = 2,238 x 1.1 = 2,461 l/min.

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 2,461 l/min, **300 U-channel** is used.

規 劃 署

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



Planning Department

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

來函檔號	Your Reference :	LDS/PLAN/6875
本署檔號	Our Reference :	() in TPB/A/YL-NTM/445
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4045

15 January 2024

Lawson David & Sung Surveyors Ltd.

(Attn.: Cannis Lee)

Dear Sir/Madam,

Compliance with Approval Condition (d) Submission of Drainage Proposal

Proposed Temporary Eating Place for a Period of 5 Years in "Village Type Development" Zone, Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long (Section 16 Application No. A/YL-NTM/445)

I refer to your submission dated 28.12.2023 regarding the submission of a responses-to-comments of Drainage Services Department in an attempt for compliance with approval condition (d). Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the respective comments, please contact Mr LEONG Cheung Ching (Tel: 2300 1432) of DSD direct.

Yours faithfully,



(K.W. NG)

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

C.C.
CE/MN, DSD
CTP/TPB(3)

(Attn.: Mr LEONG Cheung Ching)

KWN/GL/mw

Appendix 3

Submission of Implementation Records of
Approved Drainage Proposal to the Planning Department dated 17.7.2024



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



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property professionalism worldwide



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACIArb RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
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FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MSc BBus (Mktg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCMi MCIArb MSc

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 17 July 2024
Your Ref.: TPB/A/YL-NTM/445
Our Ref. : LDS/PLAN/6875

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

Attn.: Mr. Gary Lam

Dear Sir,

Compliance with Approval Condition (e)
Proposed Temporary Eating Place for a Period of 3 Years at
Lot 411 in D.D.105, Ngau Tam Mei, Yuen Long, N.T.
(Planning Application No. A/YL-NTM/445)

We refer to the captioned application and write to inform you that the implementation of the approved drainage proposal was completed for compliance with approval condition (e). A set of photos showing the completed works with relevant viewpoint location marked on the approved drainage plan is attached for your approval.

Should there be any queries, please contact our Miss Cannis Lee at .

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. Town Planning Board (By Email only)
Client

Your Assets for Growth

Email :

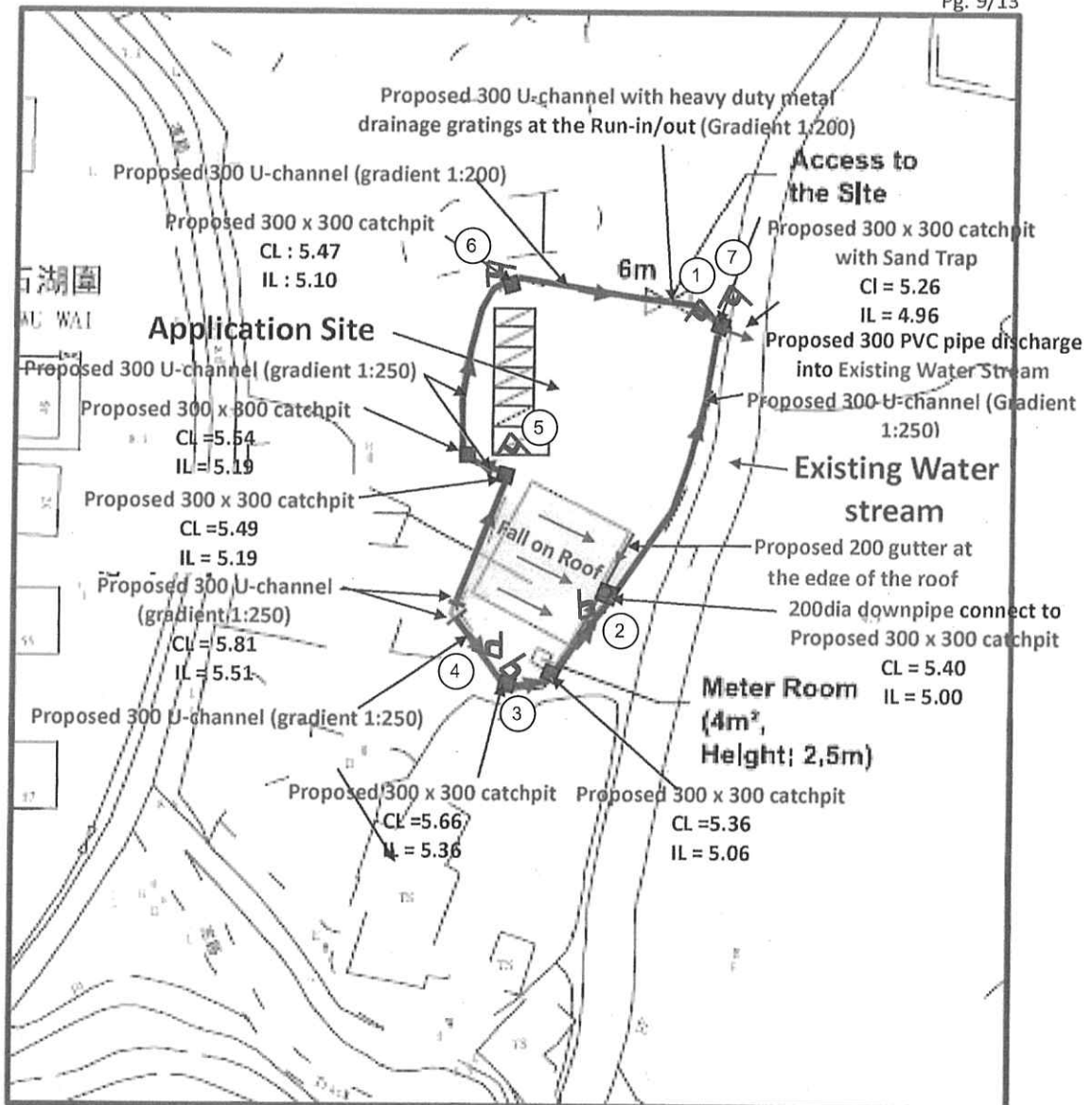
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ong.

OX

Application No. A/YL-NTM/445
Approved Drainage Plan

Pg. 9/13



Drainage Plan for the Application site at
Shek Wu Wai

Figure 3

Viewpoint of site photos

① Photo No.

A/YL-NTM/445 – Compliance with Approval Condition (e)
Implementation of the Approved Drainage Proposal
Site Photos

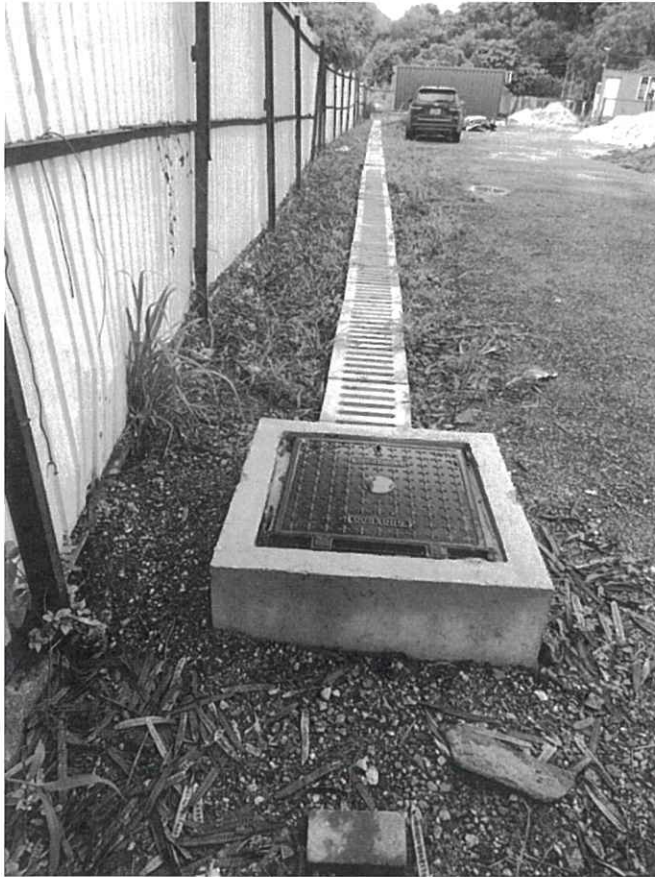


Photo 1



Photo 2



Photo 3

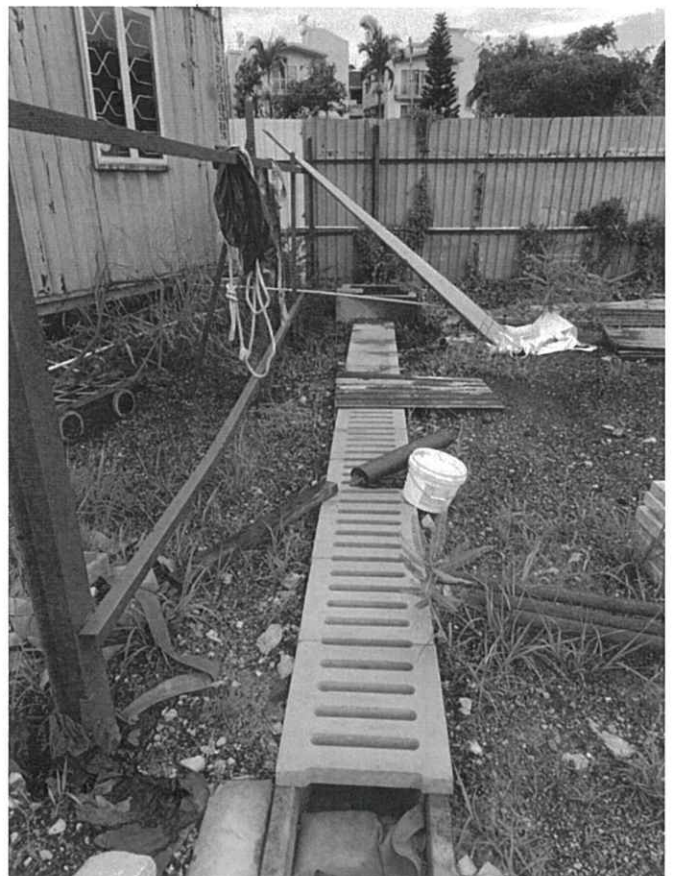


Photo 4



Photo 5

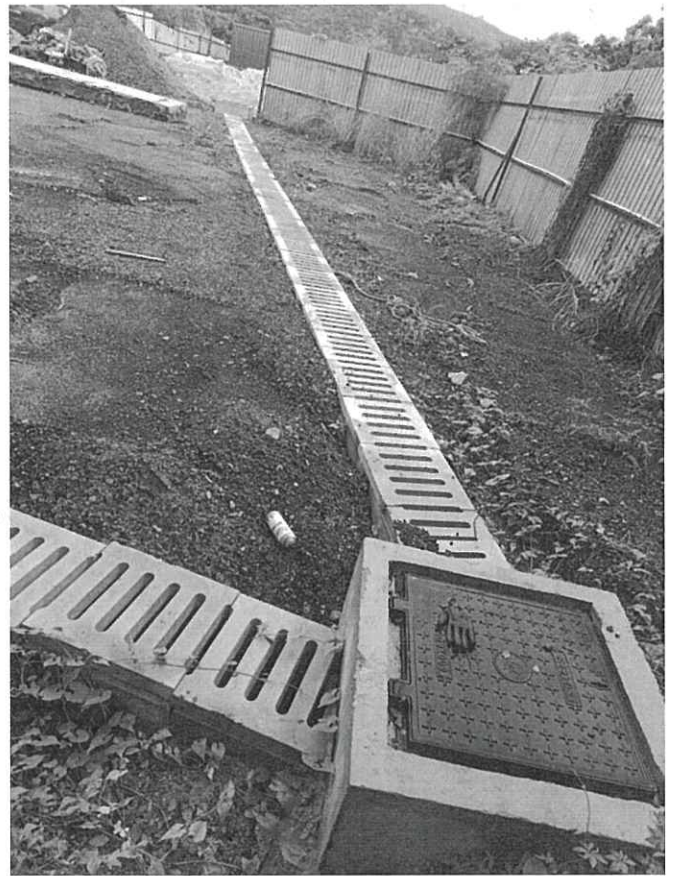


Photo 6



Photo 7



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Appendix Ia of RNTPC
Paper No. A/STT/10



宋梓華
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趙慧姿
Chiu Wai Chi
MRICS MSc BBus (MKIlg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCMI MCIArb MSc

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email

Date : 20 September 2024

Your Ref.: TPB/A/STT/10

Our Ref. : LDS/PLAN/7072

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

Dear Sir/Madam,

**Application for Planning Permission for Proposed Temporary Eating Place
for a Period of 3 Years at Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.**
(Application No. A/STT/10)

We refer to the captioned application and submit herewith a Fire Service Installations (FSIs) Proposal for the current application. Please be informed that the FSIs Proposal is same as the approved FSIs proposal of the last application (No. A/YL-NTM/445).

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. DPO/FSS & YLE (Attn.: Mr. Louis Cheung) – By Email
Client

Your Assets for Growth

1. HOSE REEL SYSTEM

- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE (EATING PLACE) IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE F'S WATER TANK AND F'S PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL
2. FIRE ALARM SYSTEM
 - 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
 - 2.2 A CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM
3. EMERGENCY LIGHTING
 - 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
3. EXIT SIGN
 - 3.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

4 MISCELLANEOUS

- 4.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 4.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH
- 4.3 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT

H.R. HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE
BOX, STIKER, C/W FINE ALARM BELL & BREAK GLASS UNIT

100mm fire ALUM ROLL	BREAK GLASS UNIT	5kg CO2 TYPE FIRE EXTINGUISHER
BOX STRUCK C/W THE ALUM ROLL & BREAK GLASS UNIT	ONE VALVE	4kg DRY POWDER TYPE FIRE EXTINGUISHER
	NON RETURN VALVE	PUMP
	VORTEX INHIBITOR	CONVENTIONAL TYPE FIRE ALARM PANEL
	BALL FLOAT VALVE	PUMP CONTROL PANEL
	HOZE REEL PIPE	
	CHECK VALVE POSITION	

ABBREVIATION

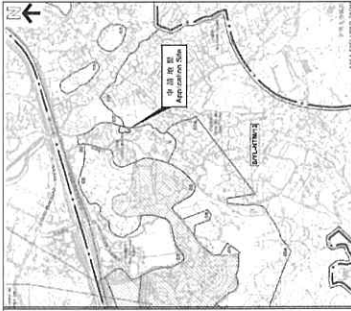
SPR	SPRINKLER
HR	HOSE REEL
Q	FIRE EXTINGUISHER
CQ	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

COLOUR CODE

PIPE SIZES	COLOR
#25mm	LIGHT GREEN
#32mm	RED
#40mm	PURPLE
#50mm	YELLOW
#65mm	BLUE
#80mm	GREEN
#100mm	LIGHT BROWN
#150mm	DEEP BROWN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
EP-STT10-FS01	A	FIRE SERVICES NOTES; LEGEND; ABBREVIATION, DRAWING LIST, COLOUR CODE AND SITE LOCATION BLOCK PLAN
EP-STT10-FS02	A	F.S. LAYOUT PLAN ON GROUND FLOOR



LOCATION PLAN (NOT TO SCALE)

[illegible]

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

PROPOSED F. S. INSTALLATION AT
LOT 411 IN D. D. 105, NGAU TAM MEI,
YUEN LONG N. T.

DRAWING TITLE

FIRE SERVICES INSTALLATION -
F.S. NOTES, LEGEND, LOCATOIN
PLAN, ABBREVIATION

		INITIAL	DESIGNATION	DATE
DRAWN BY	CAO		CAO	10-9-2024
DESIGN BY	JACKIE		SLENG	10-9-2024
CHECK BY	CM		PM	10-9-2024
APPROVED BY	-		-	-
PROJECT NO.	ST-10			
PAPER SIZE	A1		PLOT SCALE	1 : 1
DRAWING NO.	EP-ST10-F501			
SCALE				

**Relevant Extract of Town Planning Board Guidelines for
Application for Eating Place within “Village Type Development” Zone in
Rural Areas under Section 16 of the Town Planning Ordinance
(TPB PG - No. 15A)**

1. In June 2003, the Town Planning Board Guidelines for Application for Eating Place within “Village Type Development” Zone in Rural Area under Section 16 of the Town Planning Ordinance (TPB PG-No.15A) were promulgated. Extracts of the scope and application of the guidelines are set out as follows:
 - (a) the general planning intention of the “Village Type Development” (“V”) zone in the rural New Territories is to demarcate both existing recognised villages and areas of land considered suitable for village expansion. It is the planning intention to concentrate village and related development within the “V” zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. A selective range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Town Planning Board (the Board) on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages;
 - (b) in view of the above planning intention, eating place use (such as restaurant and alfresco dining facility) in the “V” zone should be compatible with the surrounding land-uses and would not create any nuisance or cause inconvenience to the local residents. The development should not have adverse impacts on traffic, drainage, sewage disposal and fire safety aspects. In addition, it should not reduce the land area available for village type development. For sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given if the above considerations are not compromised; and
 - (c) even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.
2. In accessing the applications, the main planning criteria are also summarised as follows:
 - (a) the eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
 - (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
 - (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
 - (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions

which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;

- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/392*	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 5 Years	4.10.2019 [Revoked on 4.1.2022]
2.	A/YL-NTM/445*	Proposed Temporary Eating Place for a Period of 5 Years	25.11.2022 (Approved for a period of 3 years only) [Revoked on 25.8.2024]

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the planning application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 411 in D.D. 105 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no Small House application is being processed or approved at the Site; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the planning application; and
- advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- there was no substantiated environmental complaint concerning the Site received by Environmental Protection Department in the past three years; and
- advisory comments as detailed in **Appendix V**.

4. Food and Environmental Hygiene

Comments of the Director of Food and Environment Hygiene:

- no adverse comments on the planning application;
- no Food and Environmental Hygiene Department's facilities and the operation will be affected; and
- advisory comments as detailed in **Appendix V**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within “Village Type Development” (“V”) zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

6. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- it is noted that the applicant implemented the drainage facilities on site under the previously approved planning application No. A/YL-NTM/445. The current application maintains the same use and site boundary as the previous application. In this regard, the applicant shall provide DSD a set of reference photographs, marking clearly the corresponding locations on the approved drainage plan after the completion of drainage works. DSD will conduct a joint site inspection with the applicant;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

7. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable to his department; and
- advisory comments as detailed in **Appendix V**.

8. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department:

- no objection in principle to the application from project interface perspective since the Site is within the “V” zone and is in the close proximity of the boundary of San Tin Technopole.

9. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD;
- (d) Chief Highway Engineer/New Territories West, Highway Department (HyD);
- (e) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the concerned private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the proposed access arrangement to the Site should be commented and approved by Transport Department;
 - HyD shall not be responsible for the maintenance of any access connecting between the Site and Shek Wu Wai Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that:
 - the vehicular access at Shek Wu Wai Road under the application has overlapped with part of the construction access of Northern Link (NOL) Main Line. The occupation period of three years for the Site would be beyond the works commencement of NOL Main Line which is currently scheduled for Q4 2025. As the Site will share common access with the NOL Main Line, the applicant should be aware of potential constraints on the usage of Shek Wu Wai Road under NOL Main Line works; and
 - the applicant is reminded to coordinate with the MTR Corporation Limited to ensure that the proposed development would not affect the NOL Main Line works;

- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and the following guidelines;
 - to control the only fume and cooking odour emissions from the proposed use, please follow 'Control of Oily Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department; and
 - all wastewater collected from the kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with ProPECC PN 1/23 'Drainage Plans subject to Comment by Environmental Protection Department' and effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance;
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- 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 this department 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;
 - 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
 - proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and

mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:

- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. It is noted that existing drains are running through the Site. Please ensure the flow remains unobstructed during the period;
- the applicant is reminded that the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
- no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the DEP shall be obtained;
- the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;

(i) To note the comments of the Director of Agriculture, Fisheries and Conservation that:

- the applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;

(j) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised that the installation / maintenance / modification / repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation / maintenance / modification / repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:

- it is noted that four structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized

Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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/STT/10

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍DD105 Lot 411申請臨時食堂，臨時食堂
可以滿足本村居民和週邊工人的飲食需求，提供方便的餐飲服務，提升村民
的生活質量，亦可減少村民和工人外出就餐的交通壓力，提升工作效率。

「提意見人」姓名／名稱 Name of person/company making this comment 文錦濤村長
簽署 Signature [Signature] 日期 Date 10-9-2024

致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍**DD105 Lot 411**申請臨時食堂可以方便
工人午餐需要。

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

簽署 Signature



日期 Date **10-9-2024**



致城市規劃委員會秘書：

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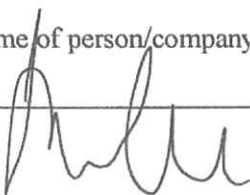
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍DD105 Lot 411申請臨時食堂，方便工人外出就餐。

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

簽署 Signature

日期 Date **10-9-2024**

致城市規劃委員會秘書：

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3

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍**DD105 Lot 411**申請臨時食堂。

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

簽署 Signature



日期 Date **10-9-2024**



致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)本人支持相關人仕於元朗新田石湖圍**DD105 Lot 411**申請臨時食堂。「提意見人」姓名／名稱 Name of person/company making this comment **Henry**

簽署 Signature

Henry

日期 Date

10-9-2024

致城市規劃委員會秘書：

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5

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有關的規劃申請編號 The application no. to which the comment relates **A/STT/10**

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍**DD105 Lot 411**申請臨時食堂，臨時食堂
可以滿足本村居民和我們公司貨倉工人的飲食需求，因為石湖圍位處偏遠地區。

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

簽署 Signature



日期 Date **8-9-2024**



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

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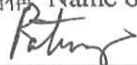
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍**DD105 Lot 411**申請臨時食堂，自從村內唯一的士多永利士多於幾年前結業後，村民或工人購買或食飯都要開車或乘車到新田或元朗非常不方便，所以我是非常支持今次的申請人申請，希望可以很快會有一家新的食市能夠服務本村，到時候村民又可以有個新的聚腳點。

「提意見人」姓名／名稱 Name of person/company making this comment **Mr. Choi**

簽署 Signature

日期 Date **9-9-2024**

致城市規劃委員會秘書：

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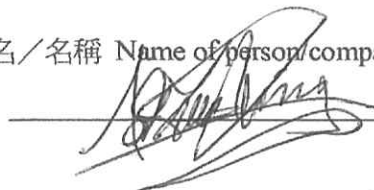
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍**DD105 Lot 411**申請臨時食堂，臨時食堂
 可以滿足當地居民和工人的飲食需求，亦可以創造就業機會，促進當地經濟發展。

「提意見人」姓名／名稱 Name of person/company making this comment **Mr. Lok**

簽署 Signature


日期 Date **10-9-2024**

致城市規劃委員會秘書：

8

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates **A/STT/10**

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持相關人仕於元朗新田石湖圍**DD105 Lot 411**申請臨時食堂，
提供方便的餐飲服務，減少居民和工人外出就餐的交通壓力，提升工作效率。

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

簽署 Signature



日期 Date **9-9-2024**



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可以減少居民和工人外出就餐的交通壓力，提升工作效率。

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

簽署 Signature

日期 Date **10-9-2024**

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

From: [REDACTED]
Sent: 2024-09-19 星期四 03:30:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/STT/10 DD 105 Shek Wu Wai, Ngau Tam Mei

Dear TPB Members,

Again conditions not fulfilled. It is shocking that the HK government allows eating places to operate for so long when conditions that can impact public safety and health are not complied with.

The applicant has had more than enough time to cooperate. Rolling over applications like send out a strong message that all the blah blah about rule of law is no more than hot air.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 31 October 2022 2:29 AM HKT
Subject: A/YL-NTM/445 DD 105 Shek Wu Wai

A/YL-NTM/445

Lot 411 in D.D. 105, Ngau Tam Mei

Site area: About 1,156sq.m

Zoning: "VTD"

Applied use: Eating Place / **5 Years** / 7 Vehicle Parking

Dear TPB Members,

Application 392 was approve in Oct 2019. "A similar application for temporary public vehicle park use within the same "V" zone had been approved by the Committee" but members did not question if there was indeed need for another.

Six extensions of time recorded and it would appear that that the parking facility was phased out as "the application site is currently vacant".

Members should question what conditions were not fulfilled. In the wake of Covid it is essential that operations like eating places meet high standards of hygiene and public safety.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 17 September 2019 2:50 AM CST
Subject: A/YL-NTM/392 DD 105 Shek Wu Wai

A/YL-NTM/392
Lot 411 (Part) in D.D. 105, Shek Wu Wai
Site area : About 1,063m²
Zoning : "VTD"
Applied Use : 20 Vehicle Parking / **5 Years**

Dear TPB Members,

Google Maps show that part of this site has been brownfield use for some time. The larger site would entail the excavation of trees and the plan would appear to be to join the site with another excavated lot to the north.

This is obviously a Destroy to Build application. The 'parking' facility is dubious as the site is not next to the village that already has a number of parking options.

Hopefully members will raise some questions on the legitimacy of this application.

Mary Mulvihill