

**Previous s.16 Applications covering the Application Site (the Site)**

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/474	Proposed Temporary Hobby Farm for a Period of Three Years	7.8.2015 [revoked on 7.8.2016]
2.	A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Camp Site) for a Period of Three Years	27.5.2016
3.	A/YL-KTN/665	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of Three Years	5.7.2019 [revoked on 5.12.2021]
4.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of Three Years	9.7.2021 [revoked on 9.7.2022]
5.	A/YL-KTN/817	Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of Three Years and Filling of Land	4.3.2022 [revoked on 4.9.2023]
6.	A/YL-KTN/859	Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of Three Years and Filling of Land	28.10.2022 [revoked on 28.4.2024]

**Similar s.16 Application within the same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years**

Approved Application

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/876	Proposed Temporary Eating Place (Restaurant and Outside Seating Accommodation) for a Period of Three Years and Filling of Land	28.7.2023 [revoked on 28.10.2024]



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 925 RP and 926 RP both in D.D. 107 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;
- Lot No. 926 RP in D.D. 107 is covered by Short Term Waiver No. 4477 for the purpose of "Temporary Hobby Farm"; and
- his advisory comments are in **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- her advisory comments are in **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are in **Appendix IV**.

**3. Drainage**

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

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**4. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application;

- there were two substantiated environmental complaints related to suspected wastewater discharged from a restaurant against the Site in 2021 and 2022. During inspections, no offence act violating environmental protection ordinance was spotted; and
- his advisory comments are in **Appendix IV**.

## 5. **Fire Safety**

Comments of the Director of Fire Services:

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

## 6. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a rural inland plains landscape character comprising temporary structures, open storage, vacant land, farmland and scattered tree groups. The applied use is not incompatible with the surrounding landscape character;
- based on the site photos of 2024, the Site is partly hard paved with some structures. An eating place is in operation. An existing tree of common species is observed within the Site. According to the information provided, the proposed land filling work may be in conflict with the existing tree. Given the existing tree is common species, significant adverse impact on the existing landscape resources arising from the applied use is not anticipated; and
- her advisory comments are in **Appendix IV**.

## 7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- his advisory comments are in **Appendix IV**.

## 8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application; and



- his advisory comments are in **Appendix IV**.

**9. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application.

**10. Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department; and
- Chief Engineer/Construction, Water Supplies Department.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupants;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for an STW to permit the structure(s) erected within Lot No. 952 RP in D.D. 107. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Mei Fung Road and the local access road). Mei Fung Road is not maintained by HyD; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (g) to note the comments of the Director of Environmental Protection that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of

Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the applied use;

- (h) to note the comments of the Director of Fire Services (D of FS) 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 D of FS; and
  - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD):
  - the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - 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 buildings works (UBW) under the 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;
  - if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - if the applied use 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;

(k) 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:
  - i. under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - ii. depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation:
    1. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
    2. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
    3. if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
    4. if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- 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 Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or



Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

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

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From: [REDACTED]  
Sent: 2024-10-30 星期三 05:55:35  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-KTN/1055 DD 107 Fung Kat Heung

A/YL-KTN/1055

Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 959sq.m

Zoning: "Agriculture"

Applied use: Eating Place/ 7 Vehicle Parking /Filling of Land

Dear TPB Members,

Another slice of the brownfield 859 brownfield masquerading as a holiday camp / BBQ revoked for failure to fulfil Fire and Drainage conditions. This portion of the site was used for catering.

Solution – carve up into smaller lots and do a death by a thousand cuts.

The applicant purports to be a different operator, but this is NT and company registration in HK is far too lax.

It is unconscionable that members would approve an application for an eating place when the site has a history of failure to two conditions that are of paramount importance when it comes to the safety and security of the community, hygiene and fire. There is also the issue of the need to provide adequate hand washing and toilet facilities to be considered.

The application should be rejected.

Mary Mulvihill

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From: [REDACTED]  
Sent: 2024-11-05 星期二 08:00:00  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Comments on the Section 16 Application No. A/YL-KTN/1055  
Attachment: TPB20241105(KTN1055).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)  
Campaign Manager  
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

5<sup>th</sup> November 2024

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1055

The Conservancy Association (CA) OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. While all the proposed uses are not related to agriculture, the entire site, according to the application, would be paved by concrete. We opine that this is not in line with the planning intention of AGR zone.

**2. Adverse environmental impacts**

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including eating place, parking area, washroom, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We worry that if the above issues cannot be properly



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addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.

- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed land filling would largely change the hydrology of the site, and such change would affect the adjacent uses.

Yours faithfully,

The Conservancy Association



2024年10月3日

此文件在  
只會在收到後才  
申請的日期

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

Appendix I of RNTPC  
Paper No. A/YL-KTN/1055

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](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](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

### 1. Name of Applicant 申請人姓名/名稱

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

LAM Tung Man 林東文

### 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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)	Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 959 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 306 ..... 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)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan : S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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. 如上述任何方格的空間不足，請另頁說明)

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

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
7/8/2024 - 21/8/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/8/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for  
申請的許可有效期
☒ year(s) 年 ..... 3  
☐ month(s) 個月 .....
**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 653 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 306 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 3 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 306 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 306 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT)	228 m <sup>2</sup> (ABOUT)	228 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	DETACHABLE RAIN SHELTER	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	20 m <sup>2</sup> (ABOUT)	20 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		306 m <sup>2</sup> (ABOUT)	306 m <sup>2</sup> (ABOUT)	
D.G.G. - DANGEROUS GOODS GODOWN				

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 ..... 7

Motorcycle Parking Spaces 電單車車位 ..... N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 ..... N/A

Coach Spaces 旅遊巴車位 ..... N/A

Light Goods Vehicle Spaces 輕型貨車車位 ..... N/A

Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....



Proposed operating hours 擬議營運時間 09:00 to 23:00 daily, 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)) Accessible from Mei Fung Road via a local access.	
	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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 959 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.1. m 米 <input checked="" 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 type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</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>(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 supplementary planning statement.



**8. Declaration 聲明**

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

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

  
Michael WONG

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表 R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation 機構名稱及蓋章 (如適用)

Date 日期

2/9/2024

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 <u>as far as possible</u> . 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	Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	959 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" ("AGR")
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 with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land



(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	306 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.32 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 3.5 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	32 % <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		7
	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) _____ _____		7 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	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) _____ _____		N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
Location Plan, Plan showing the zoning and land status of the application site,		
Swept path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號		

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

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

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (Plan 1)**.
- 1.2 The workforce in Fung Kat Heung has been expanding as a result of the increase of brownfield development in recent years. Nevertheless, due to the lack of restaurant choices in the vicinity, workers frequently have to commute to Kam Tin and Yuen Long to have their meals.
- 1.3 Furthermore, the Site formerly served as an ancillary eating place for an existing holiday camping site, offering catering services to visitors. However, the camping site had to cease operations as the operator deemed it financially infeasible to sustain due to the decline in local camping industry. In view of this, the applicant would like to take up the operation of the eating place, in order to alleviate the pressing demand for such use and better serve the nearby locals working in Fung Kat Heung.

#### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Ting North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'eating place' is not a column one nor column two use within the "AGR" zone, which requires permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vacant land, sites occupied by temporary structures for warehouse uses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the precious land resources in the New Territories.
- 2.3 Furthermore, a similar S.16 planning application (No. A/YL-KTN/876) for 'eating place' use was approved by the Board within the same "AGR" zone, which was approved by the Board on a



temporary basis for 3 years in 2023. Therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

- 2.4 The Site is the subject of 2 previous S.16 planning applications, in which the latest application (No. A/YL-KTN/859) for 'holiday camp', 'barbecue site' and 'eating place' uses (i.e. submitted by a different applicant) was approved by the Board in 2022. The portion where the Site is located was the exact location of the ancillary eating place of the previous application (No. A/YL-KTN/859).

### 3) Development Proposal

- 3.1 The Site occupies an area of 959 m<sup>2</sup> (about) (**Plan 3**). A total of 3 structures are proposed at the Site for eating place (restaurant), detachable rain shelter and washroom with total GFA of 306 m<sup>2</sup> (**Plans 4**). The operation hours of the Site are from 09:00 to 23:00 daily, including public holidays. It is estimated that 4 staff will work at the Site. It is estimated that the proposed development would be able to attract not more than 30 visitors per day. Major development parameters are shown at **Table 1** below:

**Table 1 - Major Development Parameters**

<b>Application Site Area</b>	959 m <sup>2</sup> (about)
<b>Covered Area</b>	306 m <sup>2</sup> (about)
<b>Uncovered Area</b>	653 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.32 (about)
<b>Site Coverage</b>	32% (about)
<b>Number of Structure</b>	3
<b>Total GFA</b>	306 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	306 m <sup>2</sup> (about)
<b>Building Height</b>	3 m – 3.5 m (about)
<b>No. of Storey</b>	1

- 3.2 Portion of the Site (i.e. about 670m<sup>2</sup>) has already been hard paved for circulation and site formation of existing structures. The whole Site will be filled with concrete of not more than 0.1m in depth to facilitate a flat surface for site formation of structures parking and circulation



The associated filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.

- 3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 7 parking spaces is provided for staff and visitor, details are shown at **Table 2** below:

**Table 2 - Parking Provisions**

Type of Space	No. of Space
Parking Space for Private Car for Staff - 2.5 m (W) x 5 m (L)	1
Parking Space for Private Car for Visitor - 2.5 m (W) x 5 m (L)	6

- 3.4 Due to the limited number of parking spaces, visitors are required to reserve parking spaces prior visiting the Site. This is intended to regulate the number of vehicles at the Site to prevent affect the public. As the Site is also easily accessible by public transport services (i.e. the nearest minibus stop is located at approximate 320m at Fung Kat Heung Road), majority of visitor and staff are required to access the Site by using public transport and then walk to the Site. Regarding the logistics arrangement, goods to support the daily operation of the Site will be transported by private car by staff, hence, loading/unloading space for goods vehicle is not provided at the Site.
- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3 - Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	2	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	2	2	4
Traffic trip per hour (average)	2	2	4

- 3.6 The applicant will follow '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 eating place for the site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.
- 3.7 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage on a regular basis to minimize adverse environmental impact to the surrounding areas.
- 3.8 Garbage or other form of waste will be taken away by staff to the nearest public refuse collection point regularly. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of a drainage proposal and a fire services installations proposal (FSIs) will be provided to mitigate any adverse impact arising from the

proposed development after planning approval has been granted by the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'**.

**R-riches Property Consultants Limited**

**August 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Filling of Land of the Application Site
<b>Plan 6</b>	Swept Path Analysis





PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOTS 925 RP (PART) AND 926 RP  
(PART) IN D.D. 107, FUNG  
KAT HEUNG, KAM TIN, YUEN  
LONG, NEW TERRITORIES

SCALE  
1:3000 @ A4

DRAWN BY  
MN

CHECKED BY  
DATE

APPROVED BY  
DATE

DWG. TITLE  
LOCATION PLAN

DWG. NO.  
PLAN 1

YEAR  
001

LEGEND



APPLICATION SITE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 959 m<sup>2</sup> (ABOUT)

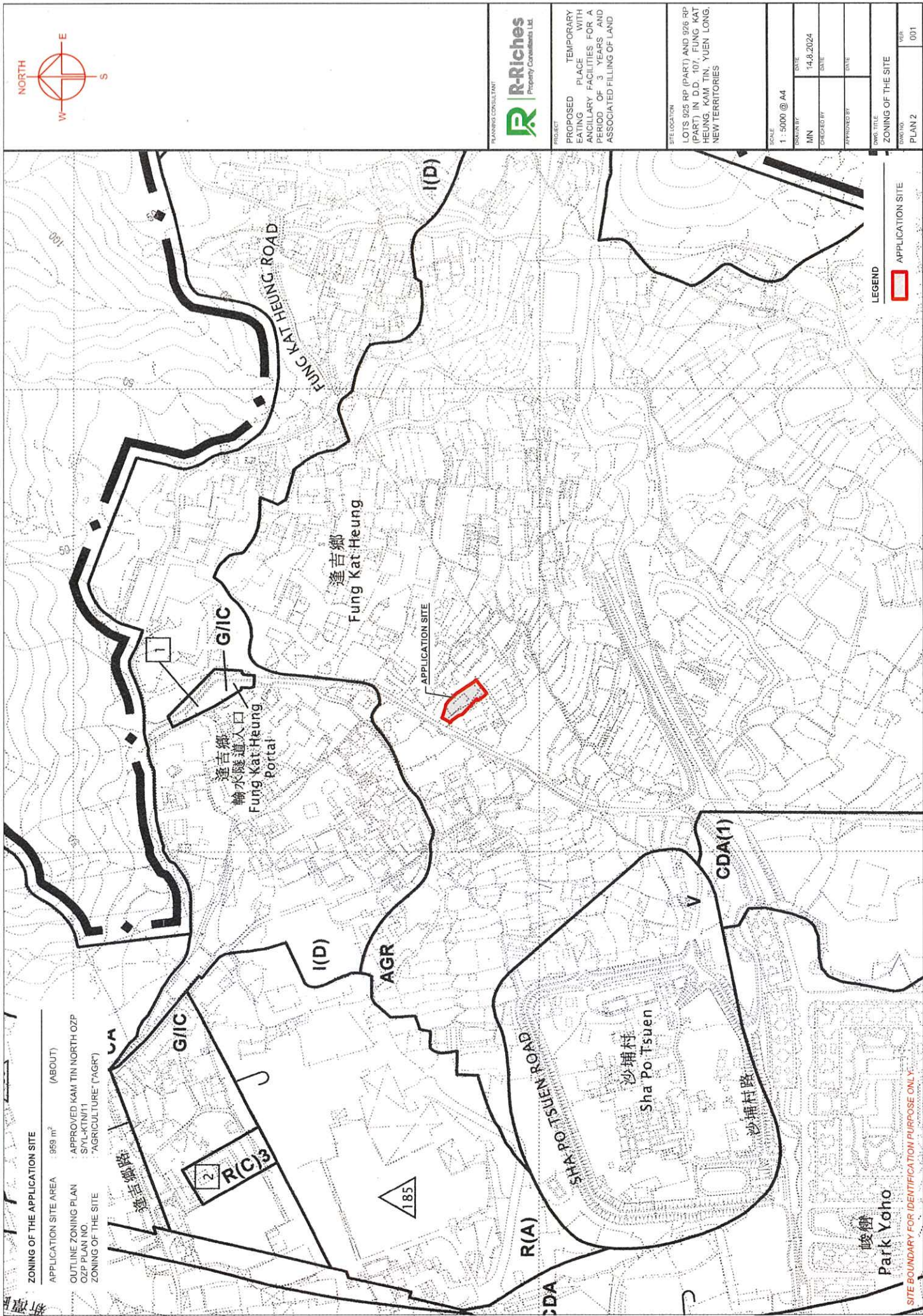
VEHICULAR ACCESS  
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM MEI FUNG  
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 959 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
OZP PLAN NO. : SYL-KTN/11  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")

逢吉鄉路 Fung Kat Heung Road

1

G/I/C

逢吉鄉

輸水隧道入口

Fung Kat Heung

Portal

2

R(C)3

185

I(D)

AGR

V

GDA(1)

沙埔村

Sha Po Tsuen

沙埔村路

Park Yoho

新界

新界

新界

新界

新界

新界

新界

新界

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PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOTS 925 RP (PART) AND 926 RP  
(PART) IN D.D. 107, FUNG KAT  
HEUNG, KAM TIN, YUEN LONG,  
NEW TERRITORIES

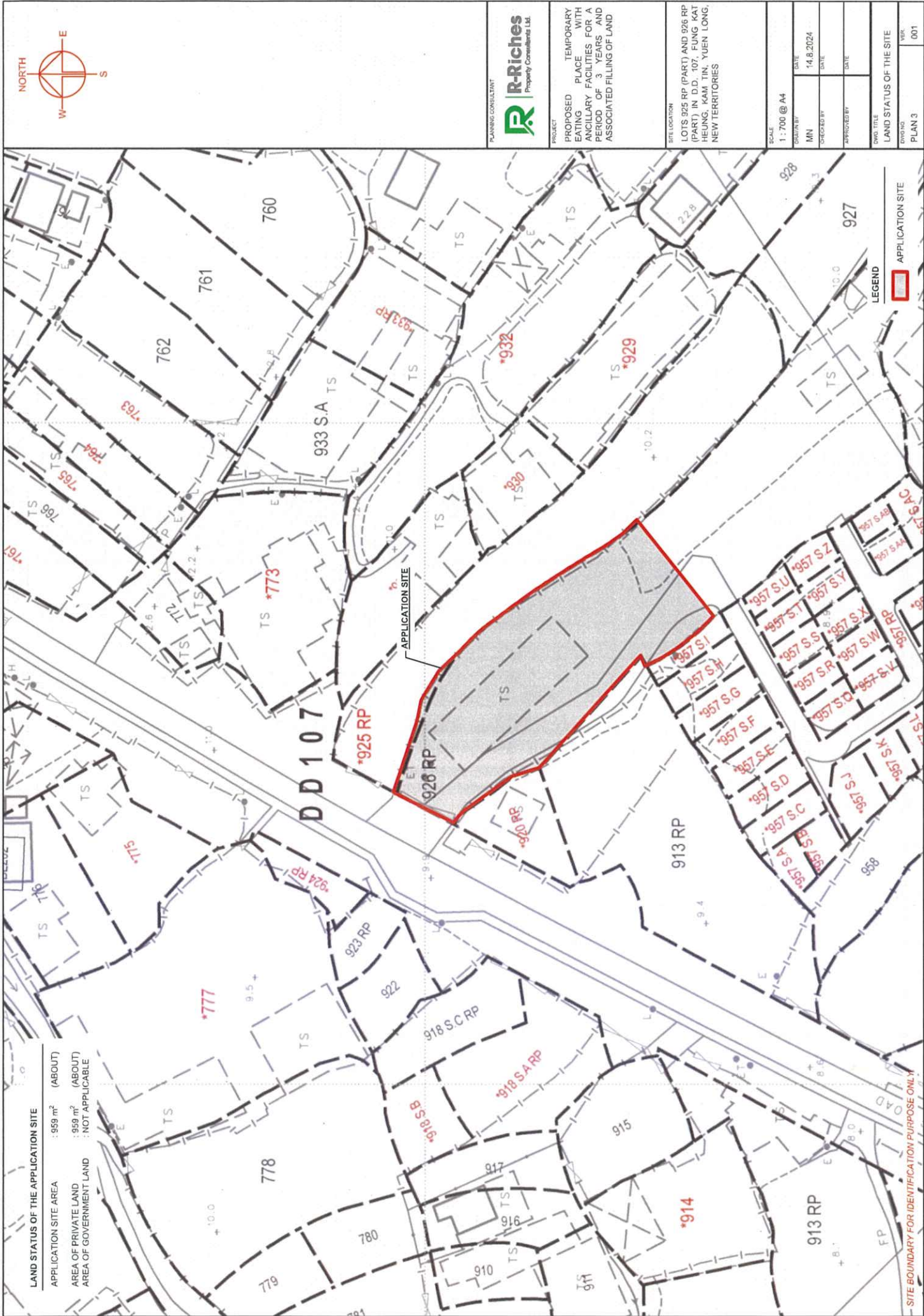
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MN  
DATE  
14.8.2024  
CHECKED BY  
DATE  
APPROVED BY  
DATE

DWG. TITLE  
ZONING OF THE SITE  
PLAN 2  
001

LEGEND  
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 959 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 306 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 653 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 32 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 306 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 306 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

## STRUCTURE

## USE

B1	EATING PLACE (RESTAURANT)	228 m <sup>2</sup> (ABOUT)	228 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	DETACHABLE RAIN SHELTER	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	20 m <sup>2</sup> (ABOUT)	20 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		306 m <sup>2</sup> (ABOUT)	306 m <sup>2</sup> (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN

BUILDING  
HEIGHT

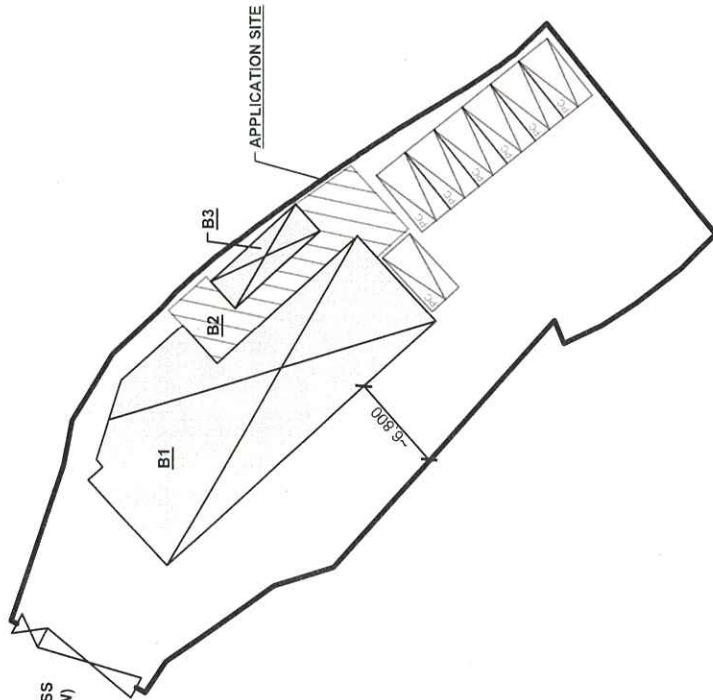
## GFA

COVERED  
AREA

## STRUCTURE

## USE

INGRESS / EGRESS  
7.3 m (ABOUT)(W)

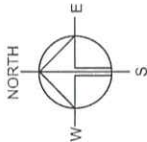


## LEGEND

	APPLICATION SITE
	STRUCTURE
	RAIN SHELTER
	PARKING SPACE (PC)
	INGRESS / EGRESS

## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 7
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP  
(PART) IN D.D. 107, FUNG KAT  
HEUNG, KAM TIN, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

14.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 4

VER.

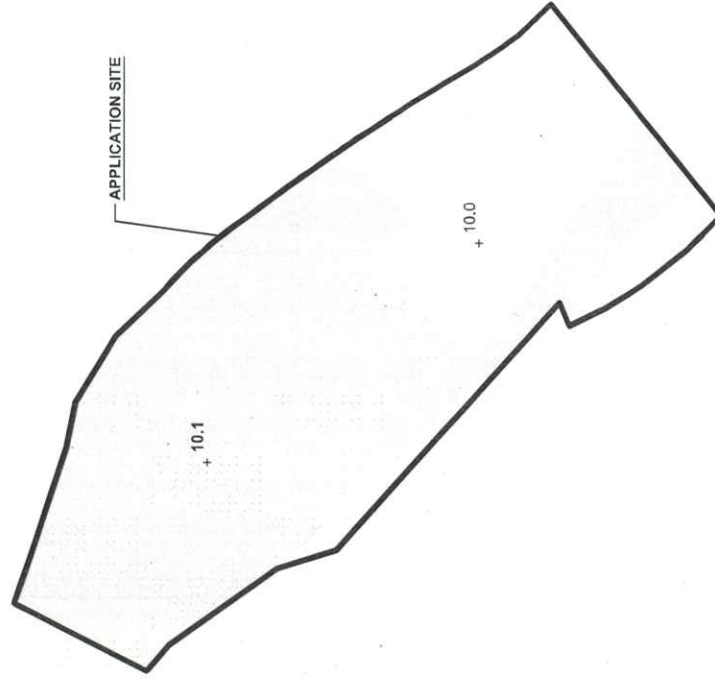
001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 959 m <sup>2</sup>	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND AND HARD-PAVED	(ABOUT)
EXISTING FILLED AREA	: 670 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVELS	: +10.0 mPD TO +10.1 mPD	(ABOUT)

PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.

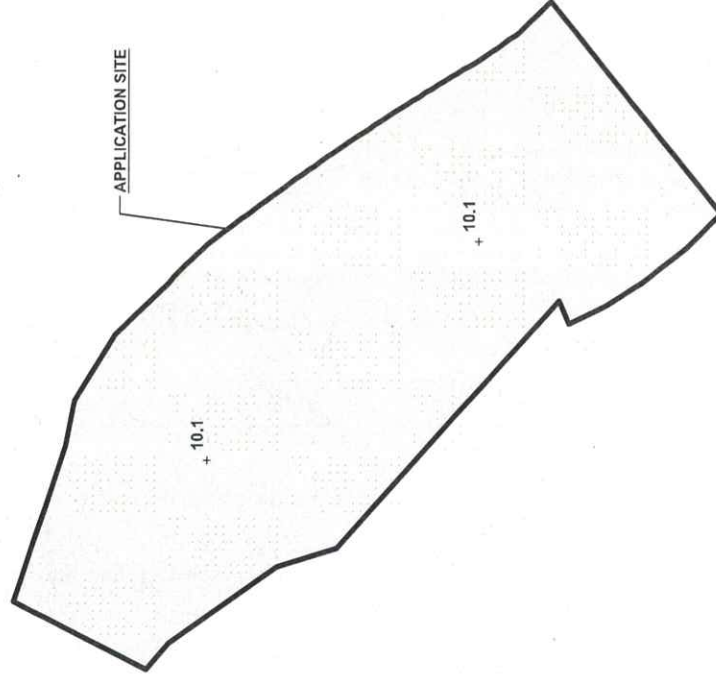


EXISTING SITE LEVEL OF  
THE APPLICATION SITE  
(INDICATIVE ONLY)

LEGEND	
	APPLICATION SITE
	EXISTING SOILED GROUND
	EXISTING PAVED AREA
	+10.0 EXISTING SITE LEVEL

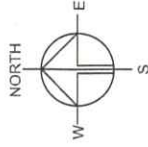
PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

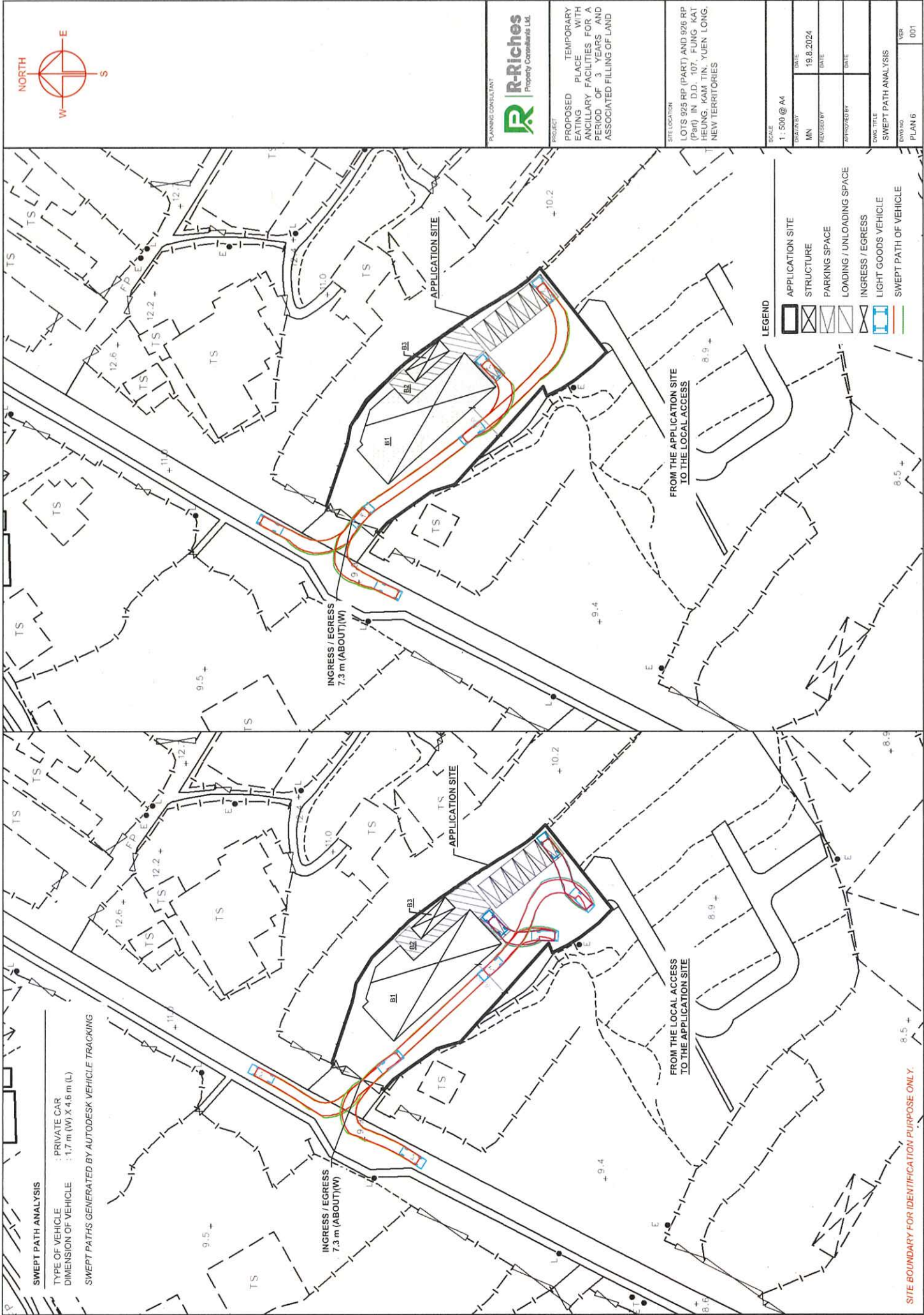
APPLICATION SITE AREA	: 959 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 959 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	(ABOUT)
PROPOSED SITE LEVELS	: +10.1 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	



PROPOSED SITE LEVEL OF  
THE APPLICATION SITE  
(INDICATIVE ONLY)

LEGEND	
	APPLICATION SITE
	PROPOSED FILLED AREA
	+10.1 PROPOSED SITE LEVEL





寄件者: Louis Tse [REDACTED]  
寄件日期: 2024年10月09日星期三 10:02  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: [SI] S.16 Application No. A/YL-KTN/1055 - Supplementary information  
附件: SI for A\_YL-KTN\_1055 (20241009).pdf  
類別: Internet Email

Dear Sir,

Attached herewith the supplementary information to support the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

**Louis TSE** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

[REDACTED]



Our Ref. : DD107 Lot 913 RP & VL  
Your Ref. : TPB/A/YL-KTN/1055

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

By Email

9 October 2024

Dear Sir,

**Supplementary Information**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone, Lots 925 RP (Part) and  
926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long. New Territories**

**(S.16 Planning Application No. A/YL-KTN/1055)**

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The supplementary statement and development plans are revised to support the current application (**Annexes I to II and Plans 1 to 6**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN  
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk )  
email: olyng@pland.gov.hk )



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

### 1. Name of Applicant 申請人姓名/名稱

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

LAM Tung Man 林東文

### 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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)	Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 959 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 306 ..... 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)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

**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))**

(如屬於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

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 653 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 306 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 3 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 306 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 306 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	EATING PLACE (RESTAURANT)	228 m <sup>2</sup> (ABOUT)	228 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)	.....
B2	DETACHABLE RAIN SHELTER	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
B3	WASHROOM	20 m <sup>2</sup> (ABOUT)	20 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
TOTAL		306 m <sup>2</sup> (ABOUT)	306 m <sup>2</sup> (ABOUT)		.....
D.G.G. - DANGEROUS GOODS GODOWN					

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 ..... 7

Motorcycle Parking Spaces 電單車車位 ..... N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 ..... N/A

Coach Spaces 旅遊巴車位 ..... N/A

Light Goods Vehicle Spaces 輕型貨車車位 ..... N/A

Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....



Proposed operating hours 擬議營運時間 09:00 to 23:00 daily, 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)) Accessible from Mei Fung Road via a local access.	
	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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 959 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.1. m 米 <input checked="" 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 type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	_____		
	_____		



Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	959 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" ("AGR")
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 with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (Plan 1)**.
- 1.2 The workforce in Fung Kat Heung has been expanding as a result of the increase of brownfield development in recent years. Nevertheless, due to the lack of restaurant choices in the vicinity, workers frequently have to commute to Kam Tin and Yuen Long to have their meals.
- 1.3 Furthermore, the Site formerly served as an ancillary eating place for an existing holiday camping site, offering catering services to visitors. However, the camping site had to cease operations as the operator deemed it financially infeasible to sustain due to the decline in local camping industry. In view of this, the applicant would like to take up the operation of the eating place, in order to alleviate the pressing demand for such use and better serve the nearby locals working in Fung Kat Heung.

#### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Ting North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'eating place' is not a column one nor column two use within the "AGR" zone, which requires permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vacant land, sites occupied by temporary structures for warehouse uses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the precious land resources in the New Territories.
- 2.3 Furthermore, a similar S.16 planning application (No. A/YL-KTN/876) for 'eating place' use was approved by the Board within the same "AGR" zone, which was approved by the Board on a

temporary basis for 3 years in 2023. Therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

- 2.4 The Site is the subject of 2 previous S.16 planning applications, in which the latest application (No. A/YL-KTN/859) for 'holiday camp', 'barbecue site' and 'eating place' uses (i.e. submitted by a different applicant) was approved by the Board in 2022. The portion where the Site is located was the exact location of the ancillary eating place of the previous application (No. A/YL-KTN/859).

### 3) Development Proposal

- 3.1 The Site occupies an area of 959 m<sup>2</sup> (about) (**Plan 3**). A total of 3 structures are proposed at the Site for eating place (restaurant), detachable rain shelter and washroom with total GFA of 306 m<sup>2</sup> (**Plans 4**). The operation hours of the Site are from 09:00 to 23:00 daily, including public holidays. It is estimated that 4 staff will work at the Site. It is estimated that the proposed development would be able to attract not more than 30 visitors per day. Major development parameters are shown at **Table 1** below:

**Table 1 - Major Development Parameters**

<b>Application Site Area</b>	959 m <sup>2</sup> (about)
<b>Covered Area</b>	306 m <sup>2</sup> (about)
<b>Uncovered Area</b>	653 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.32 (about)
<b>Site Coverage</b>	32% (about)
<b>Number of Structure</b>	3
<b>Total GFA</b>	306 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	306 m <sup>2</sup> (about)
<b>Building Height</b>	3 m – 3.5 m (about)
<b>No. of Storey</b>	1

- 3.2 Portion of the Site (i.e. about 670m<sup>2</sup>) has already been hard paved for circulation and site formation of existing structures. The whole Site will be filled with concrete of not more than 0.1m in depth to facilitate a flat surface for site formation of structures parking and circulation





PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

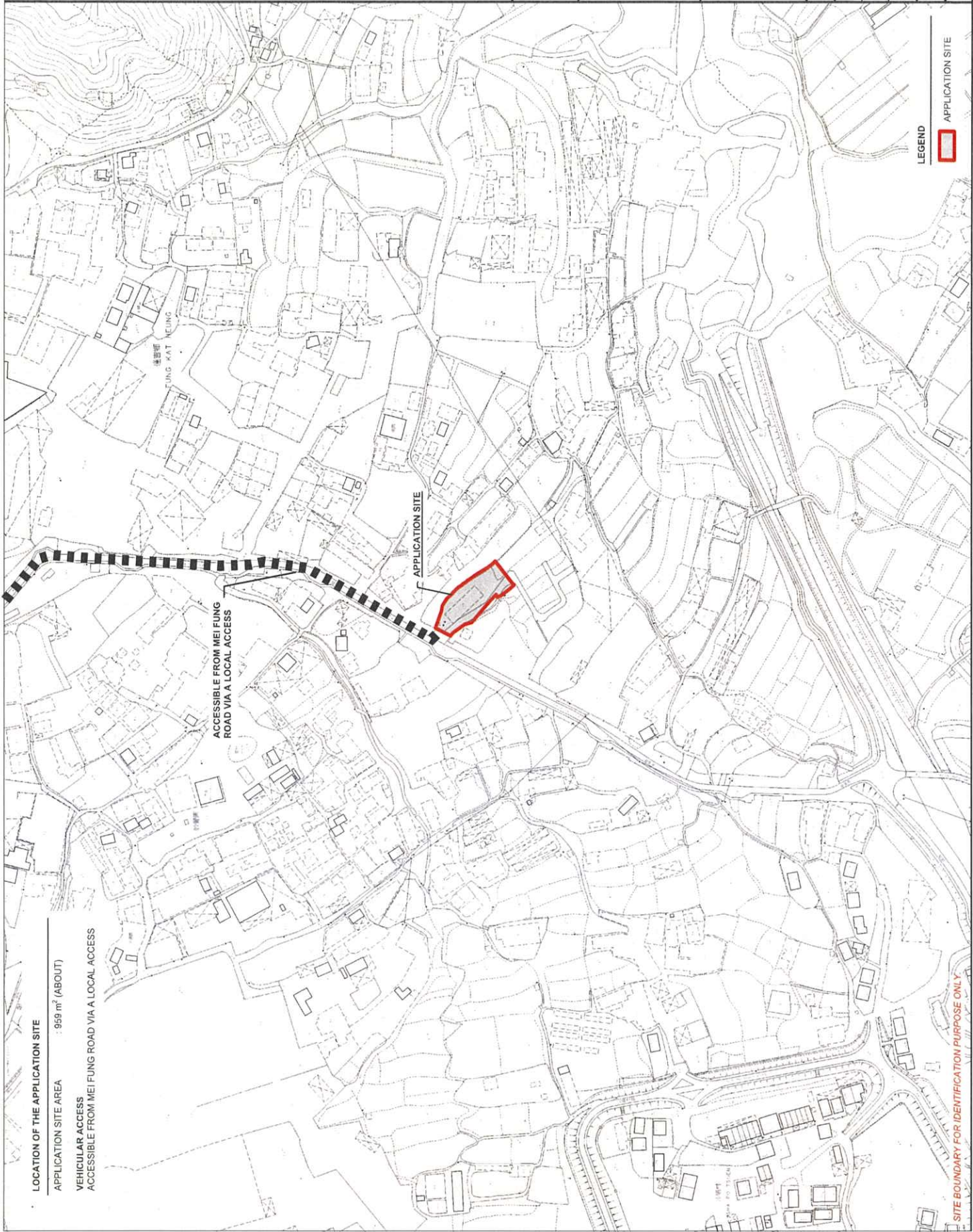
PROJECT  
PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOTS 925 RP (PART) AND 926 RP  
(PART) IN D.D. 107, FUNG  
KAT HEUNG, KAM TIN, YUEN  
LONG, NEW TERRITORIES

SCALE  
1: 3000 @ A4

DRAWN BY	DATE
MIN	14.8.2024
CREATED BY	DATE
APPROVED BY	DATE

LOCATION PLAN	
DWG NO.	PLAN 1
VER.	001



LOCATION OF THE APPLICATION SITE

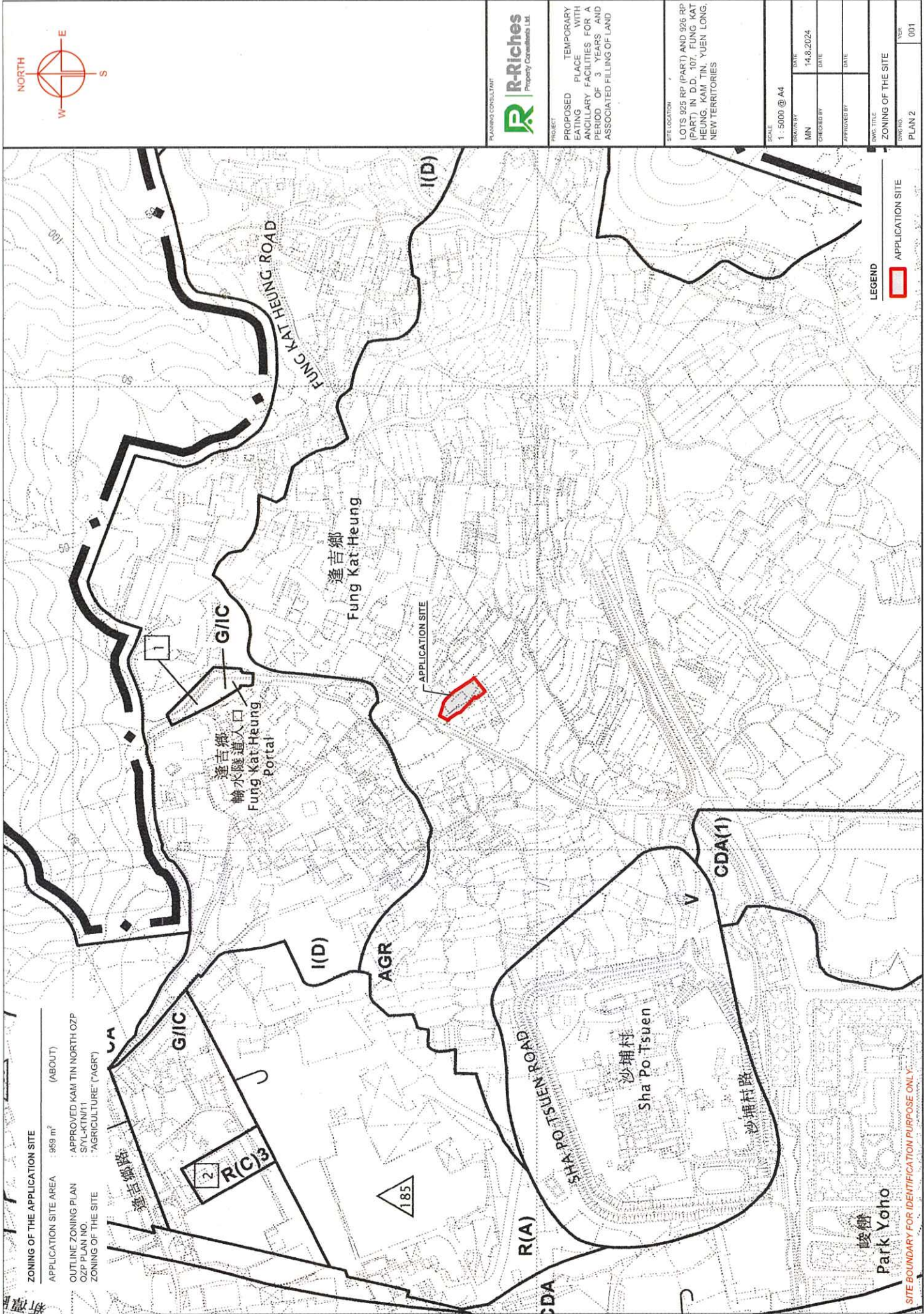
APPLICATION SITE AREA : 959 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

LEGEND  
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





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Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOTS 925 RP (PART) AND 926 RP  
(PART) IN DD, 107, FUNG KAT  
HEUNG, KAM TIN, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:5000 @ A4  
DRAWN BY  
MN  
CHECKED BY  
DATE  
14.8.2024  
APPROVED BY  
DATE

DWG TITLE  
ZONING OF THE SITE  
DWG NO.  
PLAN 2  
YEAR  
001

LEGEND  
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED  
TEMPORARY  
PLACE WITH  
EATING  
FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOTS 925 RP (PART) AND 926 RP  
(PART) IN D.D. 107, FUNG KAT  
HEUNG, KAM TIN, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700 @ A4

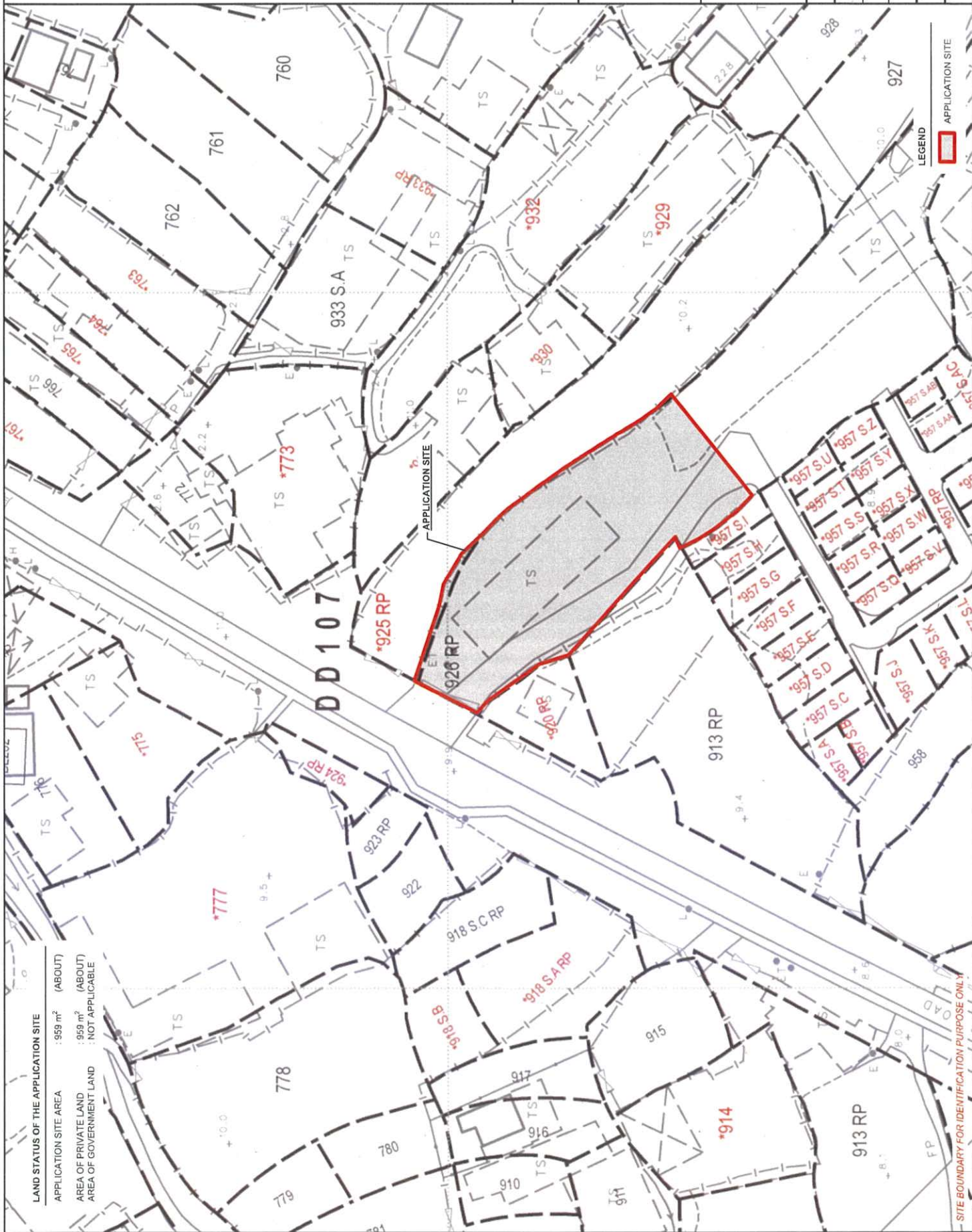
DATE  
14.8.2024

CHECKED BY  
DATE

APPROVED BY  
DATE

DWG TITLE  
LAND STATUS OF THE SITE

PLAN NO.  
001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 959 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 959 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	959 m <sup>2</sup>	(ABOUT)
COVERED AREA	306 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	653 m <sup>2</sup>	(ABOUT)
PLOT RATIO	0.32	(ABOUT)
SITE COVERAGE	32%	(ABOUT)
NO. OF STRUCTURE	3	NOT APPLICABLE
DOMESTIC GFA	306 m <sup>2</sup>	(ABOUT)
NON-DOMESTIC GFA	306 m <sup>2</sup>	(ABOUT)
TOTAL GFA	306 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	3 m - 3.5 m	(ABOUT)
NO. OF STOREY	1	

## STRUCTURE

## USE

COVERED  
AREA

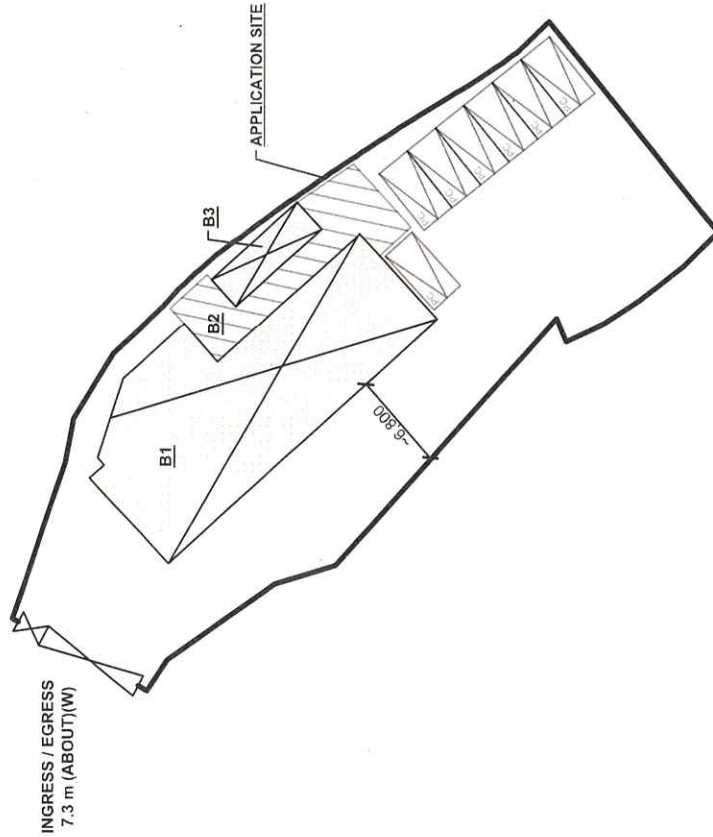
## GFA

BUILDING  
HEIGHT

B1	EATING PLACE (RESTAURANT)	228 m <sup>2</sup> (ABOUT)	228 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	DETACHABLE RAIN SHELTER	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	20 m <sup>2</sup> (ABOUT)	20 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)

TOTAL 306 m<sup>2</sup> (ABOUT)

D.G.G. - DANGEROUS GOODS GODOWN

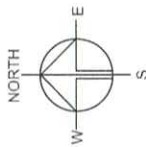


## LEGEND

	APPLICATION SITE
	STRUCTURE
	RAIN SHELTER
	PARKING SPACE (PC)
	INGRESS / EGRESS

## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	7
DIMENSION OF PARKING SPACE	5 m (L) X 2.5 m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED  
EATING PLACE  
WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP  
(PART) IN D.D. 107, FUNG KAT  
HEDUNG, KAM TIN, YUEN LONG,  
NEW TERRITORIES

SCALE

1: 500 @ A4

DRAWN BY

MN

DATE

14.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DRAWING NO.

PLAN 4

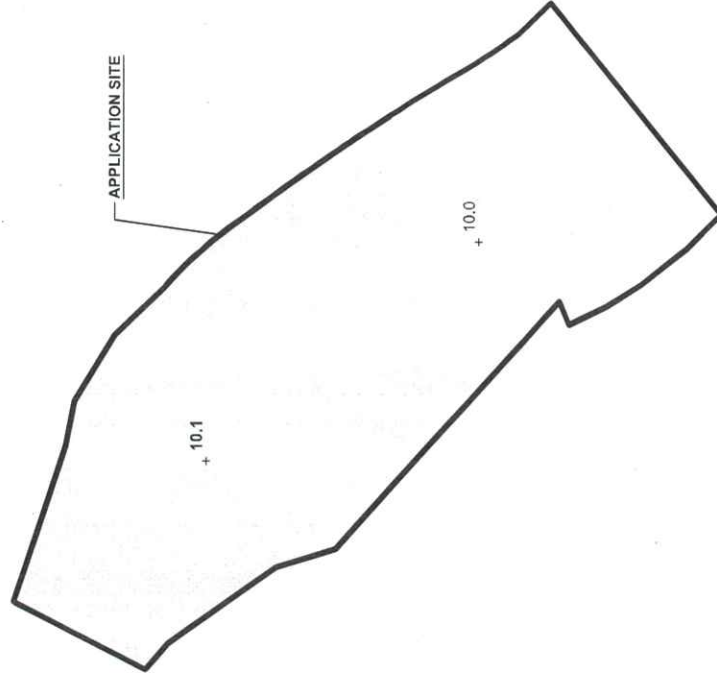
YEAR

001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 959 m <sup>2</sup>	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND AND HARD-PAVED	(ABOUT)
EXISTING FILLED AREA	: 670 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVELS	: +10.0 mPD TO +10.1 mPD	(ABOUT)

PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.



EXISTING SITE LEVEL OF  
THE APPLICATION SITE  
(INDICATIVE ONLY)

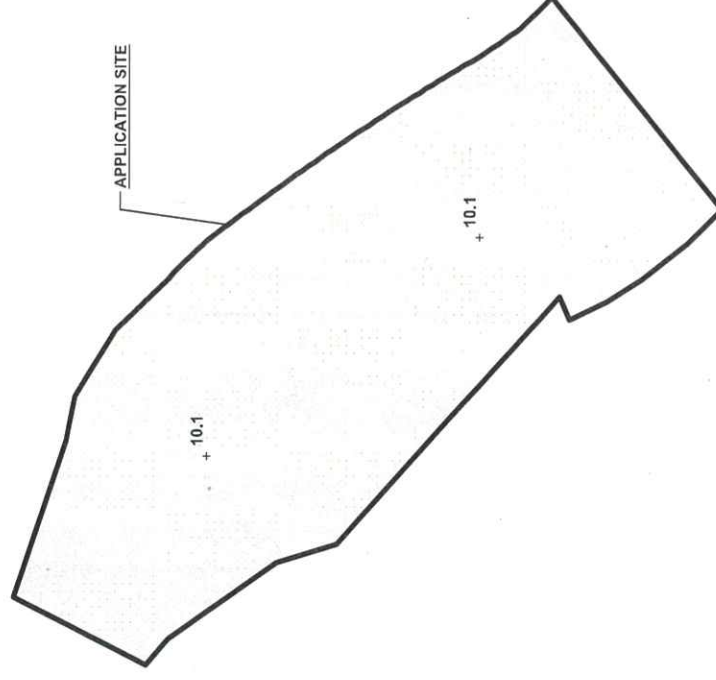
LEGEND

	APPLICATION SITE
	EXISTING SOILED GROUND
	EXISTING PAVED AREA
	+10.0 EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

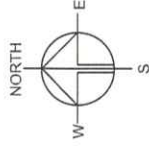
APPLICATION SITE AREA	: 959 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 959 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	(ABOUT)
PROPOSED SITE LEVELS	: +10.1 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

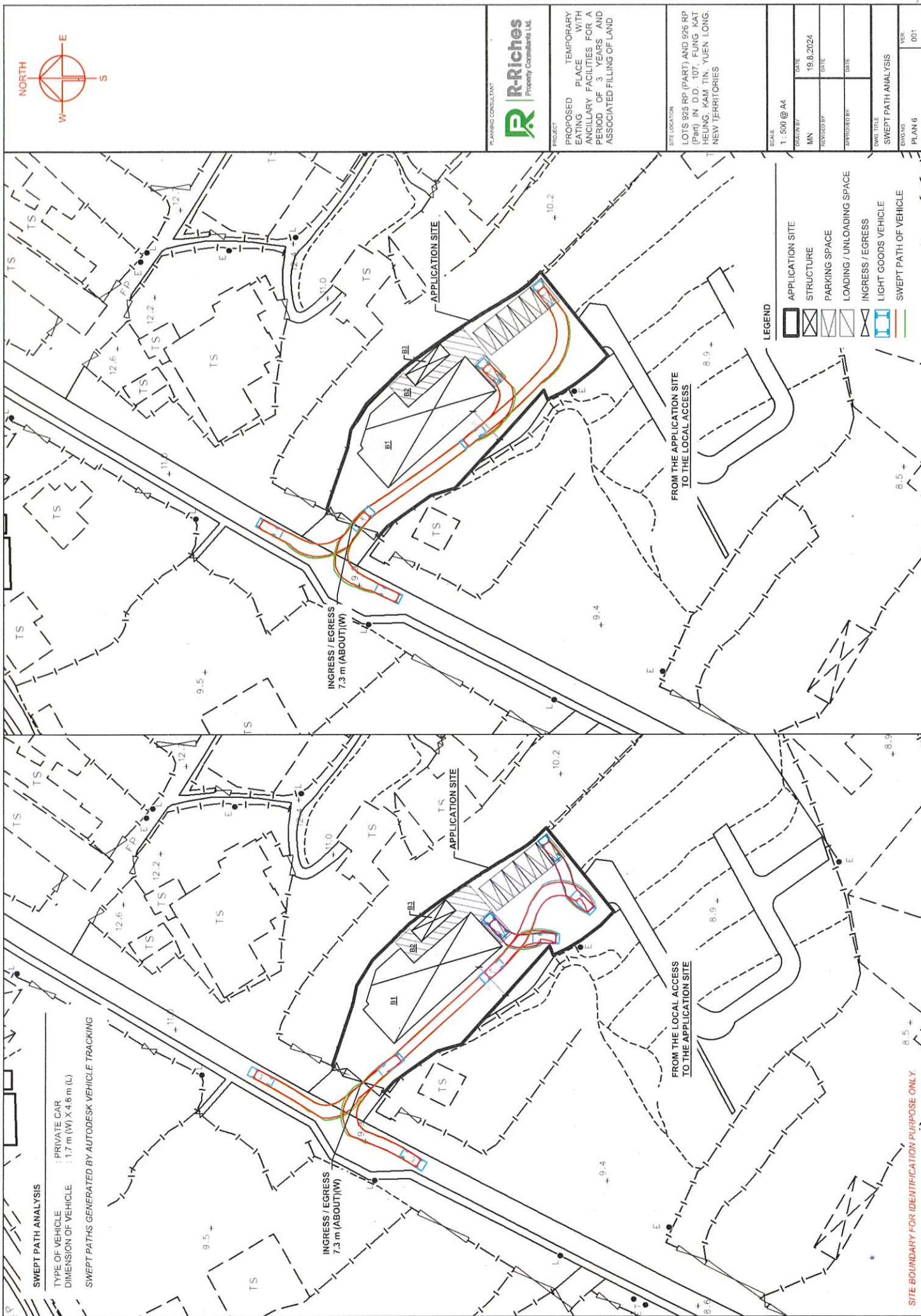


PROPOSED SITE LEVEL OF  
THE APPLICATION SITE  
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
	PROPOSED FILLED AREA
	+10.1 PROPOSED SITE LEVEL





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Property Consultants Ltd.

PROPOSED TEMPORARY  
EATING PLACE WITH  
FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

TE LOCATION

[illegible]

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.





顧問有限公司  
盈卓物業

Our Ref.: DD107 Lot 913 RP & VL  
Your Ref.: TPB/A/YL-KTN/1055

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

**By Email**

1 November 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone, Lots 925 RP (Part) and  
926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long. New Territories**

**(S.16 Planning Application No. A/YL-KTN/1055)**

We write to submit further information to provide clarifications on the subject application  
(Appendix I).

Should you require more information regarding the application, please contact our Mr.  
Louis TSE at or the undersigned at your convenience.  
Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN  
(Attn.: Mr. David CHENG  
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk )  
email: dcccheng@pland.gov.hk )  
email: olyng@pland.gov.hk )



**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in “Agriculture” Zone, Lots 925 RP (Part) and  
926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long. New Territories**

**(Application No. A/YL-KTN/1055)**

- (i) The applicant provides the following clarifications for the application:
- portion the application site (the Site) (i.e. about 670 m<sup>2</sup>, about 70% of the Site) has already been hard-paved. The current application serves to regularise the existing hard paving (not more than 0.1 m in depth). The existing site level of the paved area is at 10.1 mPD;
  - apart from the existing hard-paving pending regularisation by the Town Planning Board (the Board), the applicant proposes to fill the remaining portion of the Site (i.e. about 289 m<sup>2</sup>, about 30% of the Site) with concrete of not more than 0.1 m in depth. The site level of the remaining portion of the Site will increase from +10.0 mPD to +10.1 mPD;
  - the concrete site formation at 10.1 mPD is considered necessary to provide a relatively flat and solid surface for the erection of structures and circulation space; and
  - for details, please refer to Plan 5 and Section 3.2 of the Planning Statement in the supplementary information submitted to the Board on 09.10.2024.



顧問有限公司  
盈卓物業

Our Ref.: DD107 Lot 913 RP & VL  
Your Ref.: TPB/A/YL-KTN/1055

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

**By Email**

13 November 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone, Lots 925 RP (Part) and  
926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1055)**

We write to submit further information to provide the fire service installation and drainage proposals for the subject application.

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk )





## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 959 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 306 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 653 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 32 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 306 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 306 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 7
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

INGRESS / EGRESS  
7.3 m (ABOUT)(W)

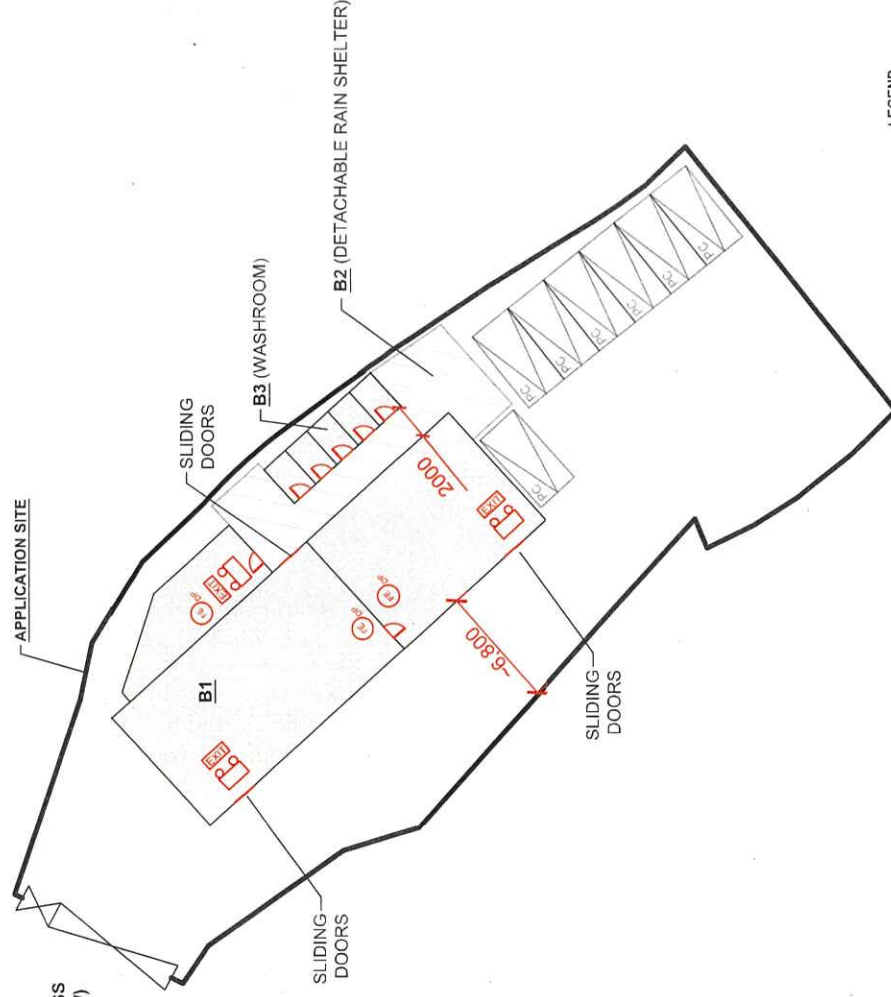
## STRUCTURE

USE

BUILDING  
HEIGHT

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT)	228 m <sup>2</sup> (ABOUT)	228 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	DETACHABLE RAIN SHELTER	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	20 m <sup>2</sup> (ABOUT)	20 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		306 m <sup>2</sup> (ABOUT)	306 m <sup>2</sup> (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN



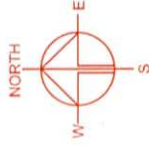
## FIRE SERVICE INSTALLATIONS

- EXIT SIGN
- EMERGENCY LIGHT
- 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP  
(PART) IN D.D. 107, FUNG KAT  
HEUNG, KAM TIN, YUEN LONG,  
NEW TERRITORIES

SCALE

1:400 @ A4

DRAWN BY

MIN

DATE

12.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DRAWN TITLE

FSIS PROPOSAL

DRAWING NO.

APPENDIX I

VER.

001

PROPOSED DRAINAGE LAYOUT PLAN FOR S.16  
PLANNING APPLICATION NO. A/YL-KTN/1055

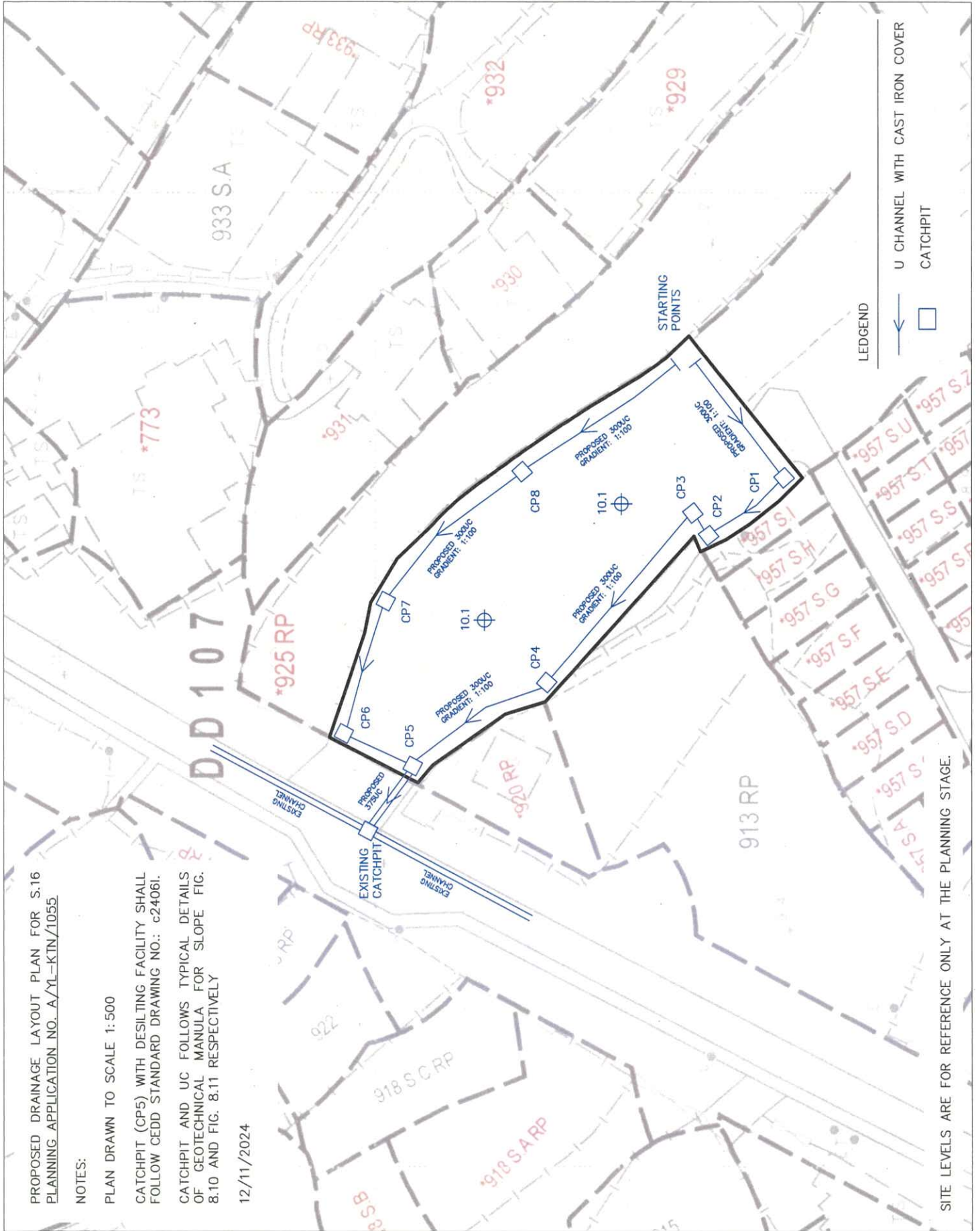
NOTES:

PLAN DRAWN TO SCALE 1:500

CATCHPIT (CP5) WITH DESILTING FACILITY SHALL  
FOLLOW CEDD STANDARD DRAWING NO.: c24061.

CATCHPIT AND UC FOLLOWS TYPICAL DETAILS  
OF GEOTECHNICAL MANULA FOR SLOPE FIG.  
8.10 AND FIG. 8.11 RESPECTIVELY

12/11/2024



SITE LEVELS ARE FOR REFERENCE ONLY AT THE PLANNING STAGE.

