

2023年 8月 2 9日

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

Appendix I of RNTPC
Paper No. A/YL-KTS/975

29 AUG 2023

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.

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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/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.info.gov.hk/tpb/en/plan_application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2302335 25/8 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/YL-KTS/975
	Date Received 收到日期	28 AUG 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Trans-Concept Limited 傳念有限公司

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)

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)	Lot 1165 (Part) in D.D. 106, Pat Heung, 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 770 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 297 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	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
(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	Occupied by vacant structures (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
08/08/2023 (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 08/08/2023 (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 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	<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	..... 617 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	..... 153 .....sq.m <input checked="" type="checkbox"/> 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	..... / .....sq.m <input type="checkbox"/> About 約			
Proposed non-domestic floor area 擬議非住用樓面面積	..... 297 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	..... 297 .....sq.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 (下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT) WASHROOM, DINING ROOMS	90 m ² (ABOUT)	180 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B2	EATING PLACE (RESTAURANT) WASHROOM, KITCHEN, DINING ROOMS	54 m ² (ABOUT)	108 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B3	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		153 m ² (ABOUT)	297 m ² (ABOUT)	
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		..... 4		
Motorcycle Parking Spaces 電單車車位		.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		.....	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		.....	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		.....	
Others (Please Specify) 其他 (請列明)		.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位		.....	
Coach Spaces 旅遊巴車位		.....	
Light Goods Vehicle Spaces 輕型貨車車位		..... 1		
Medium Goods Vehicle Spaces 中型貨車車位		.....	
Heavy Goods Vehicle Spaces 重型貨車車位		.....	
Others (Please Specify) 其他 (請列明)		.....	

Proposed operating hours 擬議營運時間 From 11:00 am to 22:00 pm 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 Kam Sheung 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 764 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2m 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 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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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
 位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>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 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

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

Michael WONG

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



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

Date 日期

23/08/2023

(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 1165 (Part) in D.D.106, Pat Heung, Yuen Long, New Territories	
Site area 地盤面積	770 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)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15	
Zoning 地帶	"Agriculture" zone	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	297	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	<input type="checkbox"/> (Not more than 不多於) m 米
		/	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 7 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 to 2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(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 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)		4 4 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		1 1 (LGV)

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"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site Location Plan, Plan Showing the Filling of Land of the Site, Swept path analysis, FSIs proposal		
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"/>
The accepted photographic records of the existing drainage facilities of the previous application No. A/YL-KTS/900		
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 planning permission from the Town Planning Board (the Board) to use *Lot 1165 (Part) in D.D. 106, Pat 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'** (proposed development) (Plan 1).
- 1.2 The applicant intended to operate a new restaurant to serve nearby locals. Due to the lack of dining options along Kam Sheung Road, locals usually have to travel to Kam Tin or Yuen Long to dine. In view of this, the applicant would like to operate the applied use to serve nearby locals, i.e. residents of Shui Tsan Tin Tsuen, Seasons Palace and Ngau Keng Tsuen etc..

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (Plan 2). According to the Notes of the OZP, 'Eating Place' is not column 1 or column 2 use within the "AGR" zone, which requires permission from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site has already been occupied by temporary structures with no active agricultural activities. As the proposed development is intended to support the local community, approval of the application on a temporary basis of 3 years would not jeopardize the long term planning intention of the "AGR" zone. The Site is also surrounded by 3-storey houses and some low-rise temporary structures, the layout and scale of the proposed development is considered not incompatible with the surrounding area.
- 2.3 Furthermore, the Site is the subject of 2 previous S.16 planning applications, within which, the latest application No. A/YL-KTS/900 for 'shop and services' use was approved by the Board on a temporary basis of 3 years in 2021. Since 'shop and services' and applied use are both intended to bring convenience to nearby locals, approval of the current application is in line with the Board's previous decision. When compared with the previous application No. A/YL-KTS/900, the GFA, cover area, number of structures are the same, while the site area, building height and number parking space are slightly adjusted to meet the operation needs. The applicant has shown effort to comply with approval condition of the previous application,

details are shown as follow at **Table 1** below:

Table 1 – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-KTS/900		Date of Compliance
(f)	The submission of a record of the existing drainage facilities	11/4/2023
(g)	The submission of fire service installations (FSIs) proposal	13/2/2023
(h)	The implementation of FSIs proposal	Not complied with

- 2.4 Regarding approval condition (h), the applicant encountered difficulties in identifying a suitable contractor for the installation of the FSIs due to cost considerations, therefore, the applicant could not comply with this approval condition within the designated time period, which led to revocation of the application on 24/6/2023. In support of the application, the applicant submitted the accepted photographic records of the existing drainage facilities at the Site (of A/YL-KTS/900) and a FSIs proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 770 m² (about) (**Plan 3**). 3 structures (1 to 2 storey) are provided at the Site for eating place (restaurant), washroom, dining rooms and kitchen with total GFA of 297 m² (**Plan 4**). The operation hours of the proposed development are 11:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site is 6. The estimated number of visitors per day are 40. The restaurant requires visitors to make reservations in advance. This could help regulate parking space usage and prevent an excessive number of vehicles and visitors at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	770 m ² (about)
Covered Area	153 m ² (about)
Uncovered Area	617 m ² (about)
Plot Ratio	0.39 (about)
Site Coverage	20% (about)

Number of Structure	3
Total GFA	297 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	297 m ² (about)
Building Height	3 m - 7 m (about)
No. of Storey	1 - 2

- 3.2 Majority of the Site has been filled with concrete by no more than 0.2m in depth (site level varies from +16.5mPD to 16.6mPD) for site formation of structures, parking and L/UL spaces. The remaining solid ground area is reserved for the existing trees (Plan 5). The filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.3 A total of 5 parking and L/UL spaces are provided at the Site (Plan 4), details are shown at Table 3 below:

Table 3 – Parking and Loading/Unloading (L/UL) Provisions

Type of Space	No. of Space
Private Car Parking Space	4
- 2.5 m (W) x 5 m (L)	
Light Goods Vehicle Parking Space	1
- 3.5 m (W) x 7 m (L)	

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (Plan 5). No medium or heavy goods vehicles are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period. As trip generation and attraction of the proposed development is minimal (as shown at Table 4 below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour	2	1	1	1	5

(11:00 – 10:00)					
Trips at PM peak per hour (18:00 – 19:00)	3	1	0	0	4
Traffic trip per hour (average)	1	1	0.5	0.5	3

3.5 The applicant will strictly follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.

3.6 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted photographic records of the existing drainage facilities and a FSIs proposal to mitigate any potential adverse impact arising from the proposed development (**Appendices I and II**).

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

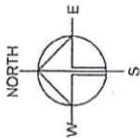
August 2023

LIST OF PLANS

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

APPENDICES

Appendix I	The Accepted Photographic Records of the Existing Drainage Facilities of The Previous Application No. A/YL-KTS/900
Appendix II	Fire Service Installations Proposal



PLANNING CONSULTANT



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

SITE LOCATION
LOT 1165, PART 1 IN D.D. 105,
PAT HEUNG YUEN LONG, NEW
TERRITORIES

SCALE
1:2000 @ A4

DATE	DATE	DATE
7.5.2023	7.5.2023	7.5.2023
MAN	CHECKED BY	APPROVED BY

DRAWN BY
LOCATION PLAN

PLAN 1
001

APPLICATION SITE
AREA : 770 m² (ABOUT)
ACCESS
FROM KAM SHEUNG ROAD VIA A LOCAL

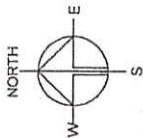
APPLICATION SITE

ACCESSIBLE FROM KAM
SHEUNG ROAD VIA A LOCAL
ACCESS

LEGEND



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



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
LOT 1165 (PART) IN D.D. 106,
PAT HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
1:3000 @ A4

DRAWN BY
MIN

DATE
7.8.2023

CHECKED BY

DATE

APPROVED BY

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

NO.

001

LEGEND

APPLICATION SITE



*** SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY ***

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 770 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP

OZP PLAN NO. : SYL-KTS/15

AREA ZONED AS "AGR" : 770 m² (ABOUT)

"AGR" : "AGRICULTURE"

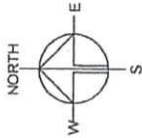
AGR / 金水南路

AGR

AGR

AGR

Shui Tsan Tin



PLANNING CONSULTANT
R Riches
Property Consultants Ltd.

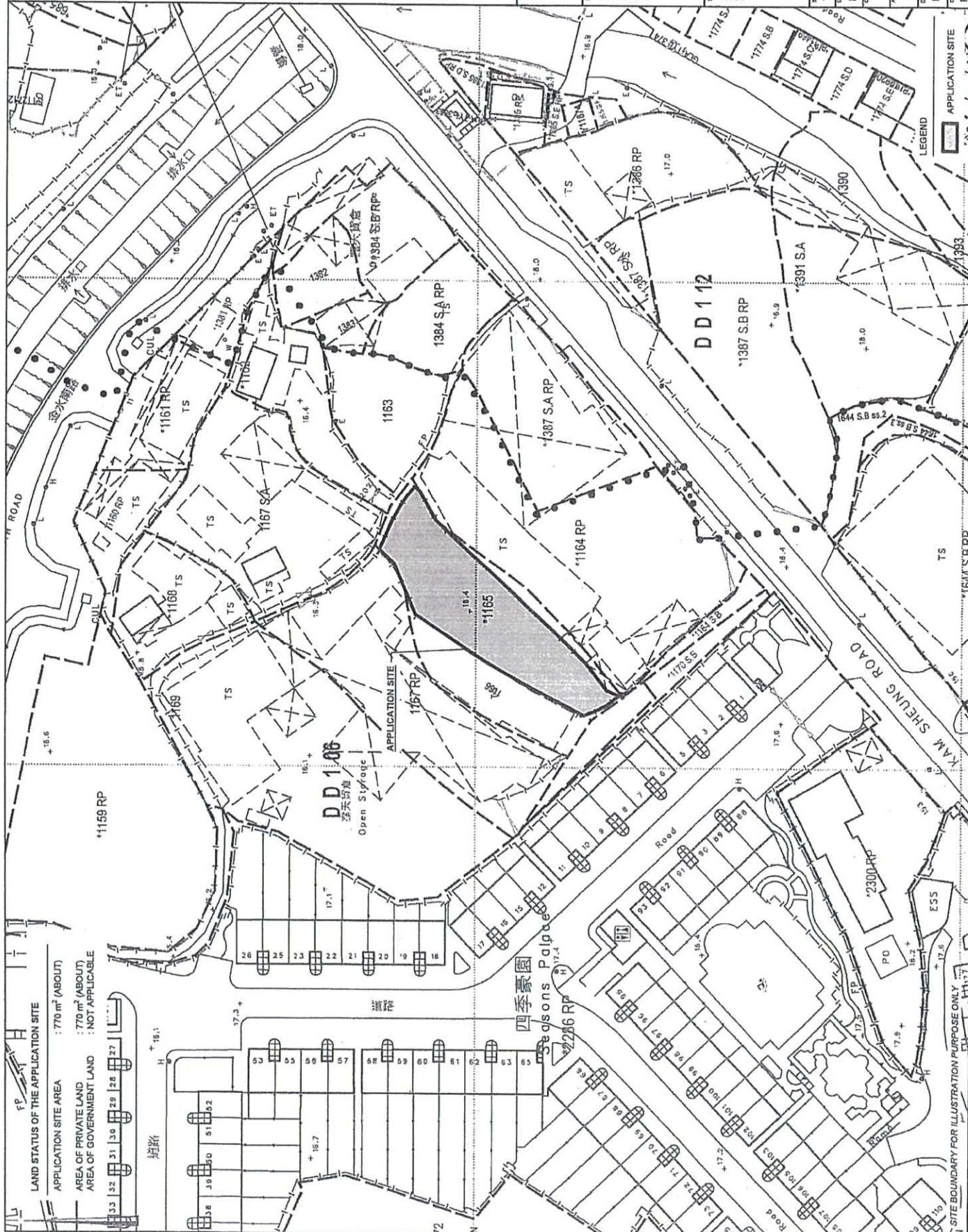
PROPOSED TEMPORARY
EATING PLACE WITH
ANCILLARY FACILITIES FOR
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOT 1165 (PART) IN D.D. 106,
PAT HEUNG YUEN LONG, NEW
TERRITORIES

SCALE
1:1000 @ A4

DATE
7.8.2023
DRAWN BY
CHECKED BY
APPROVED BY

LAND STATUS OF THE SITE
PLAN 3
001



LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 770 m² (ABOUT)
AREA OF PRIVATE LAND : 770 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

LEGEND
APPLICATION SITE
SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

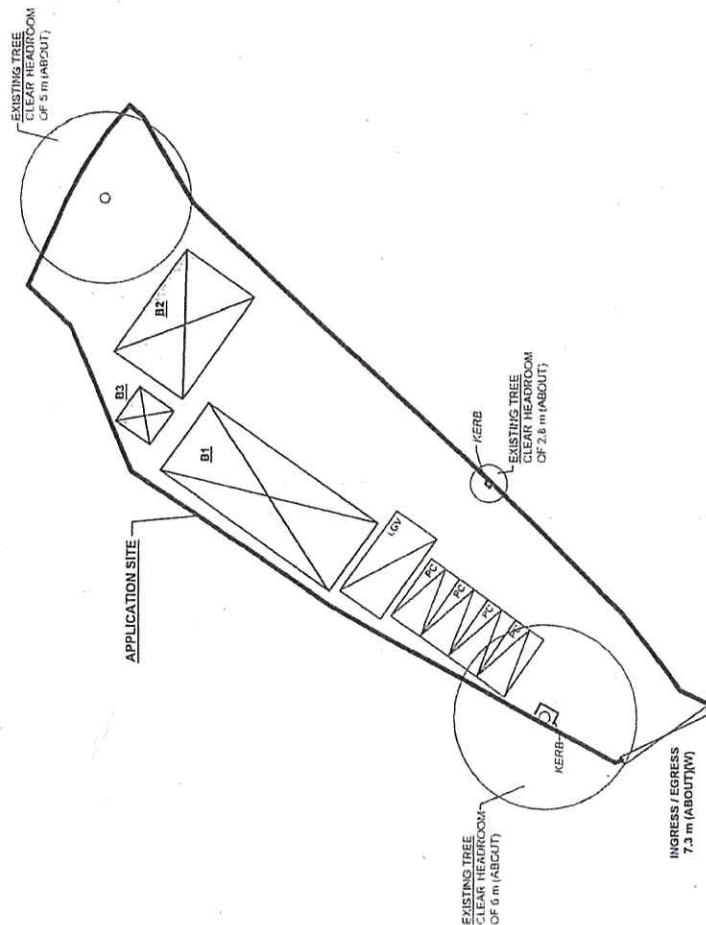
APPLICATION SITE AREA	: 770 m ²	(ABOUT)
COVERED AREA	: 153 m ²	(ABOUT)
UNCOVERED AREA	: 617 m ²	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 3	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 297 m ²	(ABOUT)
TOTAL GFA	: 297 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	(ABOUT)

ALL EXISTING TREES WILL BE WELL PRESERVED BY THE APPLICANT DURING THE PLANNING APPROVAL PERIOD.

PARKING AND LOADING/UNLOADING PROVISION

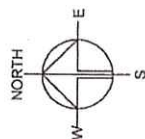
NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT) WASHROOM, DINING ROOMS	90 m ² (ABOUT)	180 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	EATING PLACE (RESTAURANT) WASHROOM, KITCHEN, DINING ROOMS	54 m ² (ABOUT)	108 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		153 m ² (ABOUT)	297 m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS
	EXISTING TREE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1165 (PART) IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

DATE

7.8.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

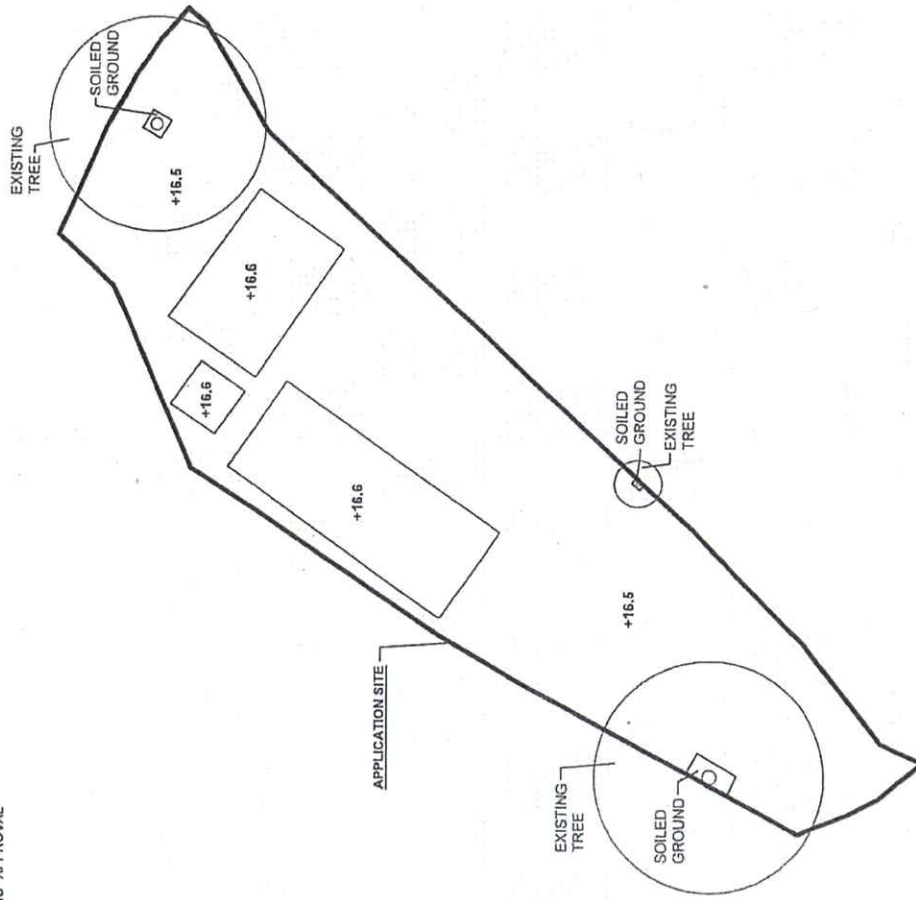
PLAN 4

001

FILLING OF LAND AREA OF THE APPLICATION SITE

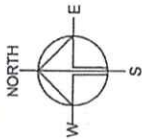
APPLICATION SITE AREA	: 770 m ²	(ABOUT)
EXISTING FILLING OF LAND AREA	: 764 m ²	(ABOUT)
EXISTING SITE LEVEL	: +16.5mPD TO +16.6mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF FILLING OF LAND	: CONCRETE	
PURPOSE OF FILLING OF LAND	: SITE FORMATION OF STRUCTURE CIRCULATION AREA AND PARKING AND LOADING/UNLOADING SPACE	

THE APPLICATION SITE HAS BEEN FILLED, NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



EXISTING SITE LEVELS OF THE APPLICATION SITE (INDICATIVE ONLY)

LEGEND



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1165 (PART) IN D.D. 105, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DESIGNED BY

DATE

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

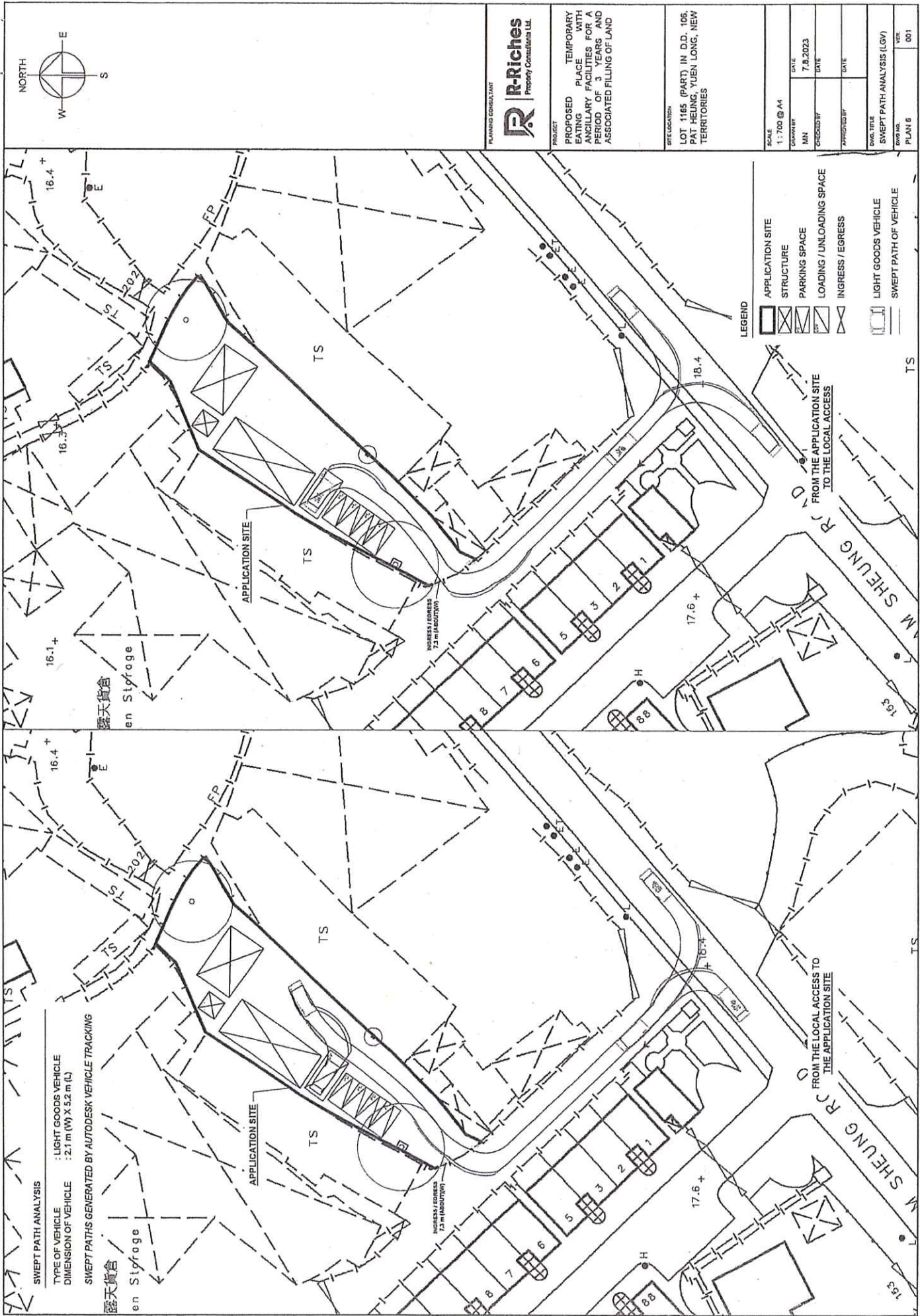
FILLING OF LAND AREA

DWG. NO.

PLAN 5

REV

001



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 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: DD106 Lot 1165 (Part)
本署檔號 Our Reference: TPB/A/YL-KTS/900
電話號碼 Tel. No.: [REDACTED]
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post & Fax [REDACTED]

R-riches Property Consultants Ltd.

(Attn: Orpheus LEE)

11 April 2023

Dear Sir/Madam,

Submission for Compliance with Approval Condition (f)
- The Submission of a Record of the Existing Drainage Facilities

Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land
in "Agriculture" Zone, Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long
(Application No. A/YL-KTS/900)

I refer to your submission dated 1.3.2023 for compliance 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 detailed departmental comments. Please find detailed departmental comment(s) in **Appendix**.
- ☐ 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, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

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

- 2 -

C.E.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal
CTP/TPB

AL/CP/pn

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

Please be reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

Our Ref.: DD106 Lot 1165(Part)
Your ref.: TPB/A/YL-KTS/900

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

By Email

1 March 2023

Dear Sir,

Compliance with Approval Condition (f)

**Temporary Shop and Services for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/900)

We are writing to submit photographic records of the implemented drainage facilities (Appendix I) for compliance with approval condition (f) of the subject application, i.e. the submission of a record of the existing drainage facilities the drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

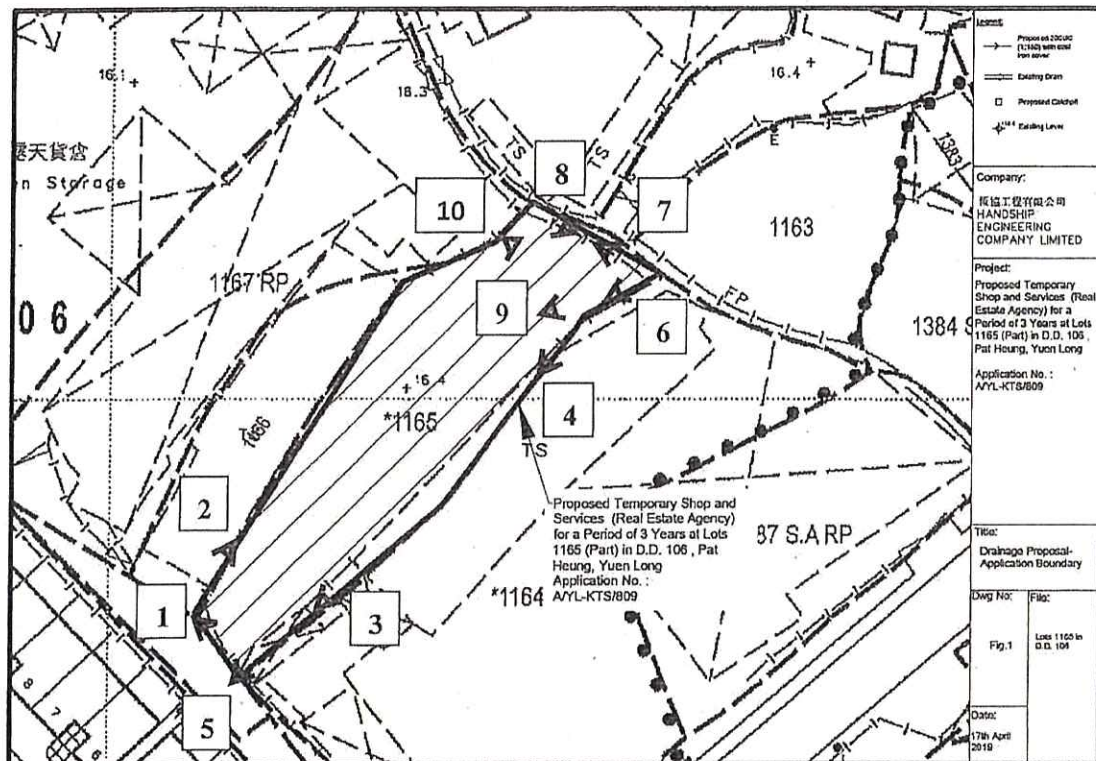
 

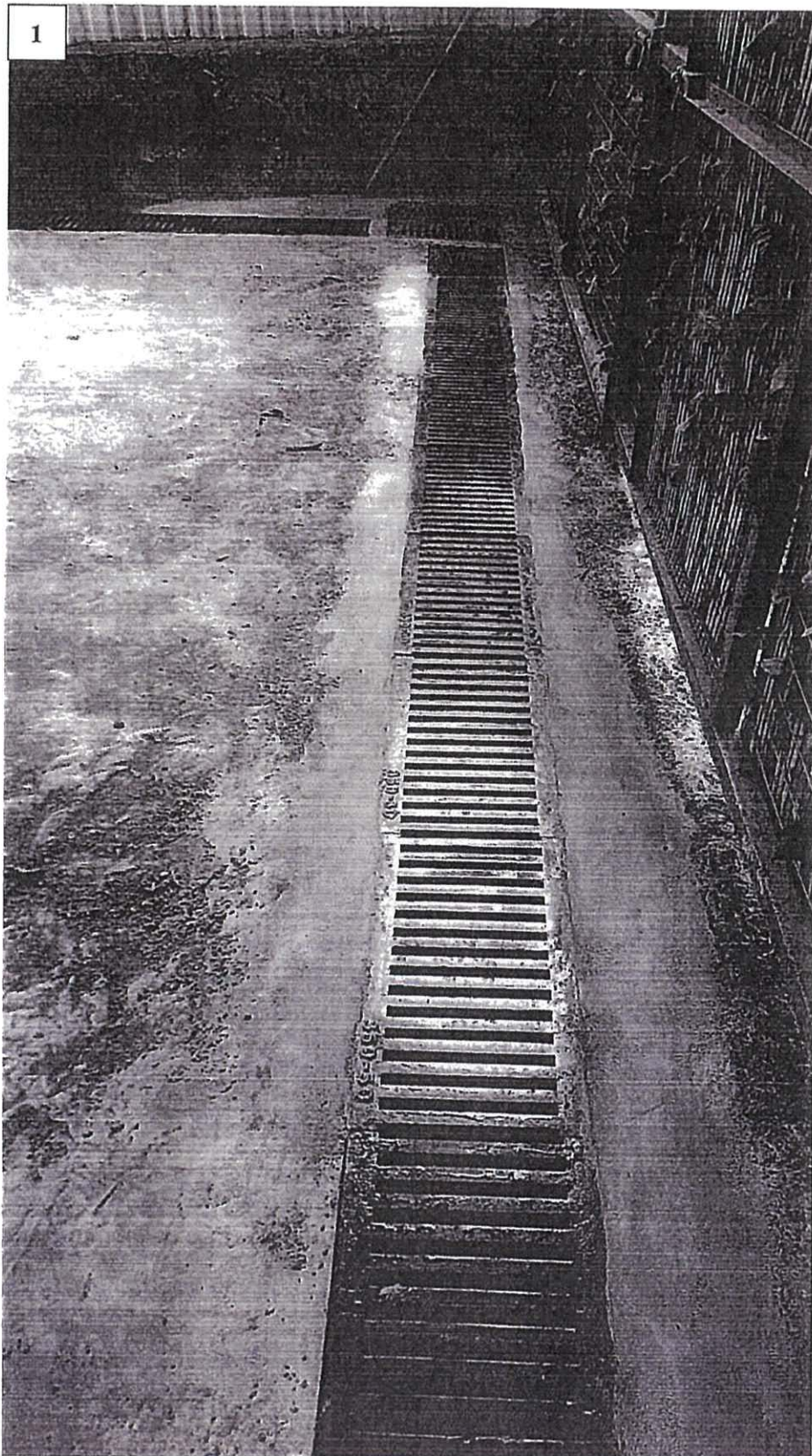
Orpheus LEE
Planning and Development Consultant

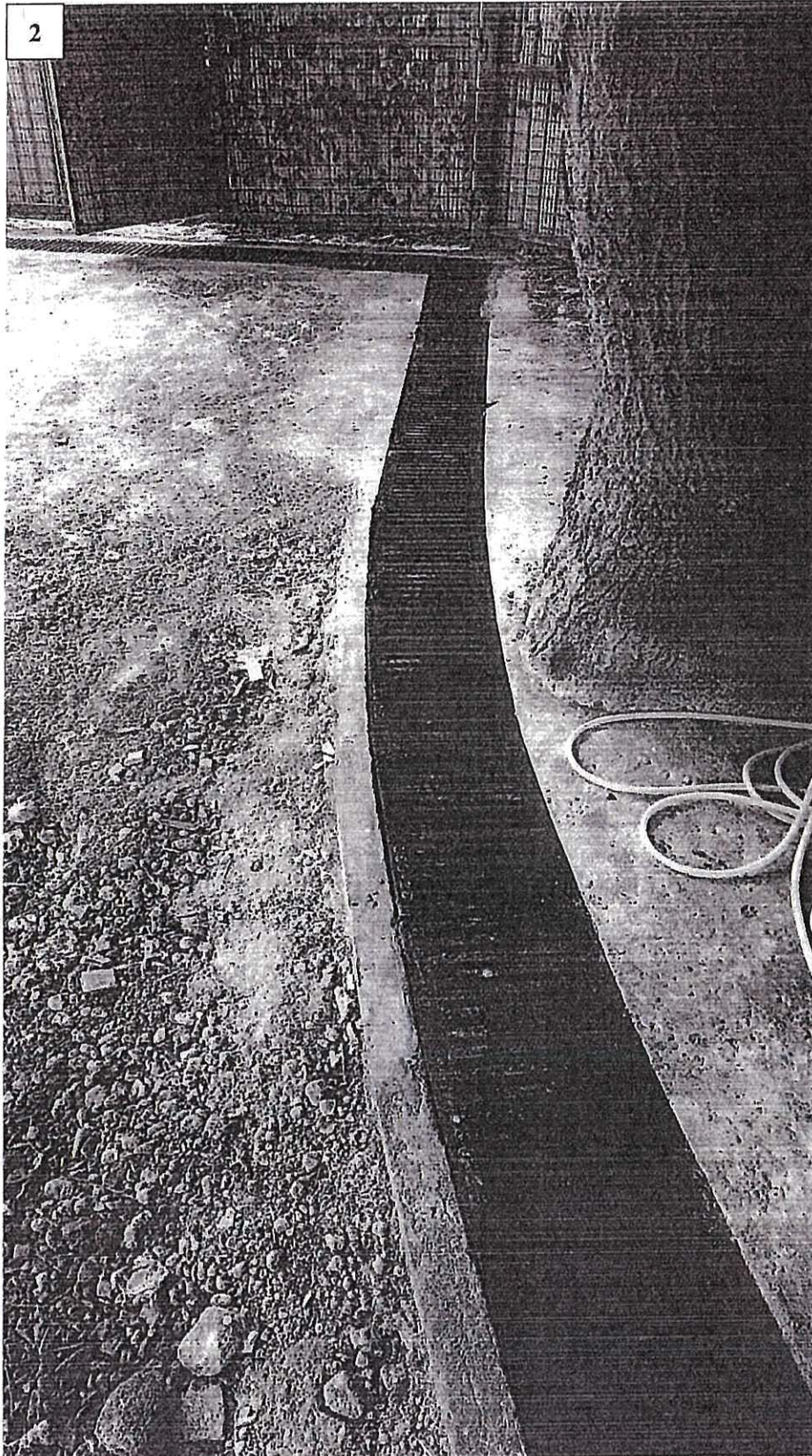
Compliance with Approval Condition (f)

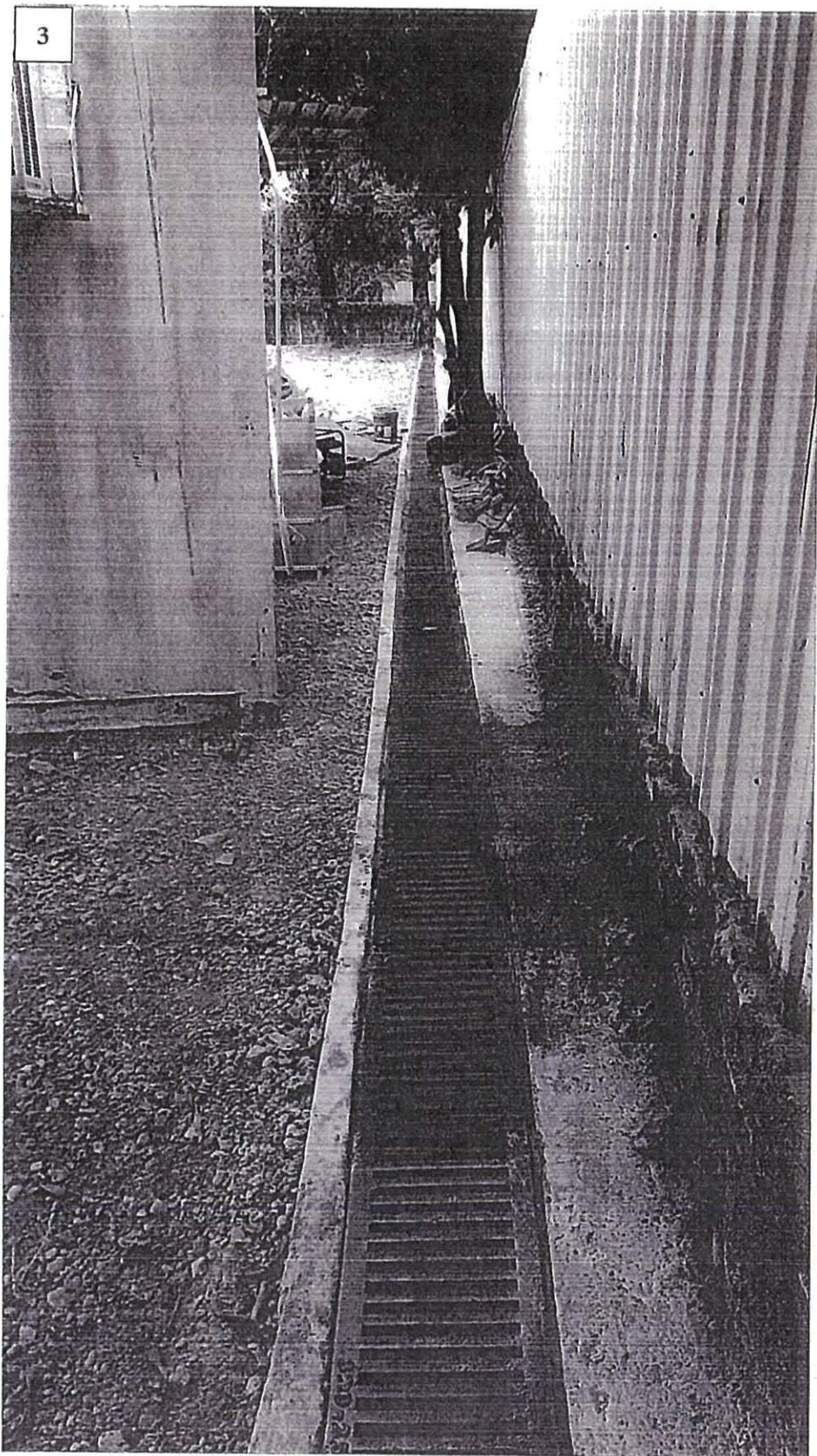
Temporary Shop and Services for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

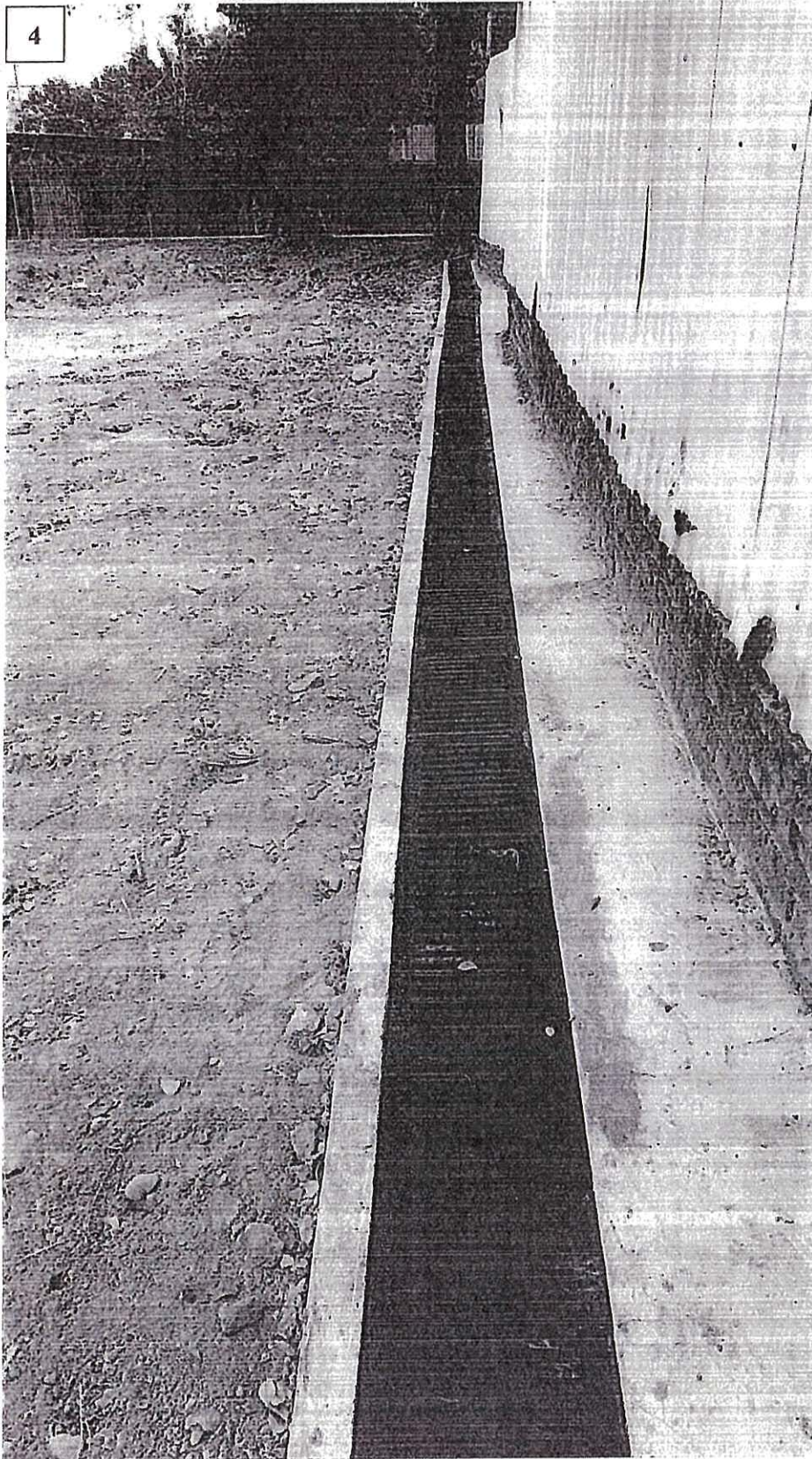
(S.16 Planning Application No. A/YL-KTS/900)

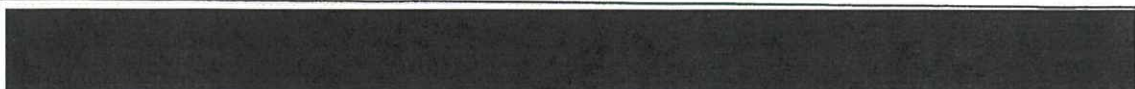


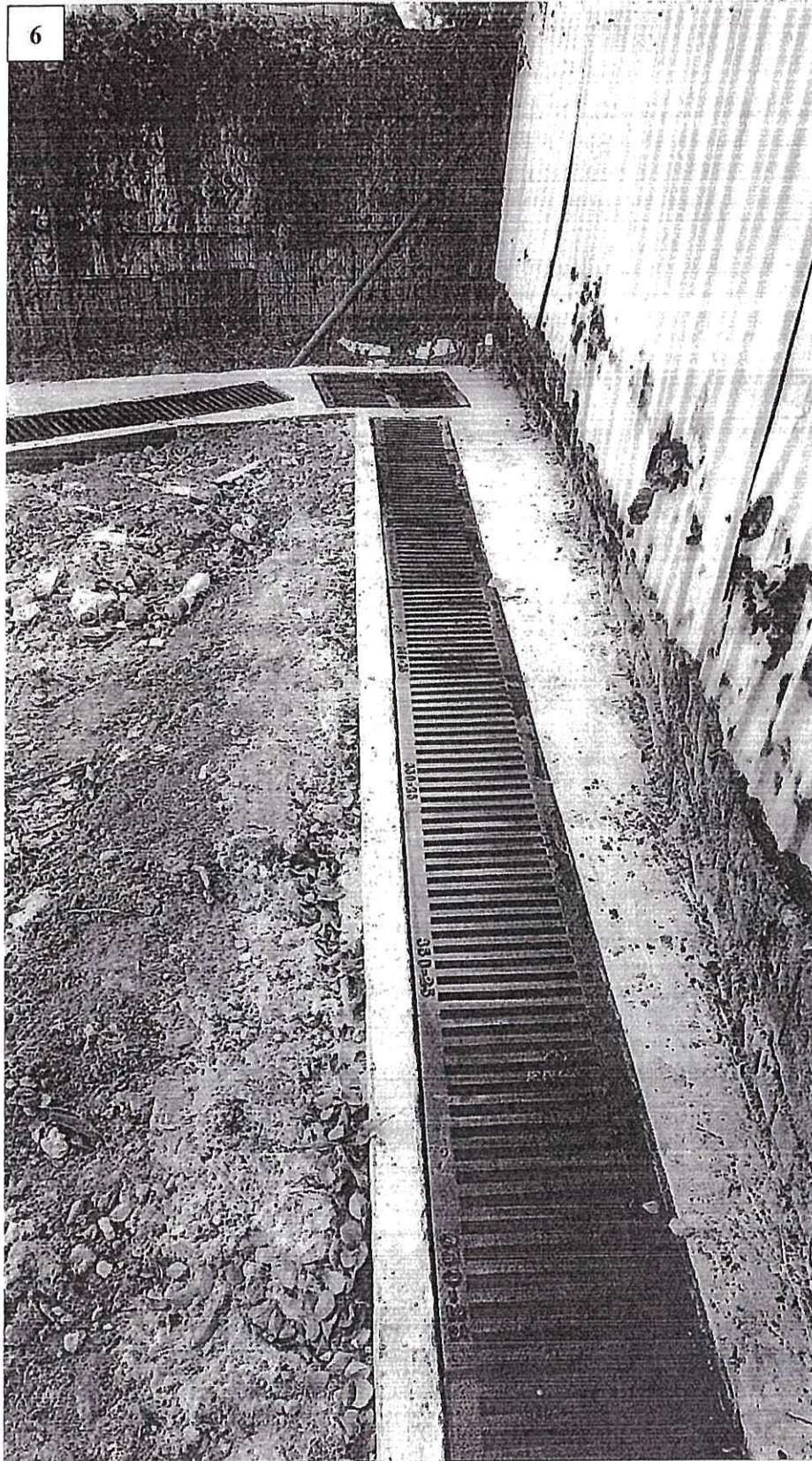


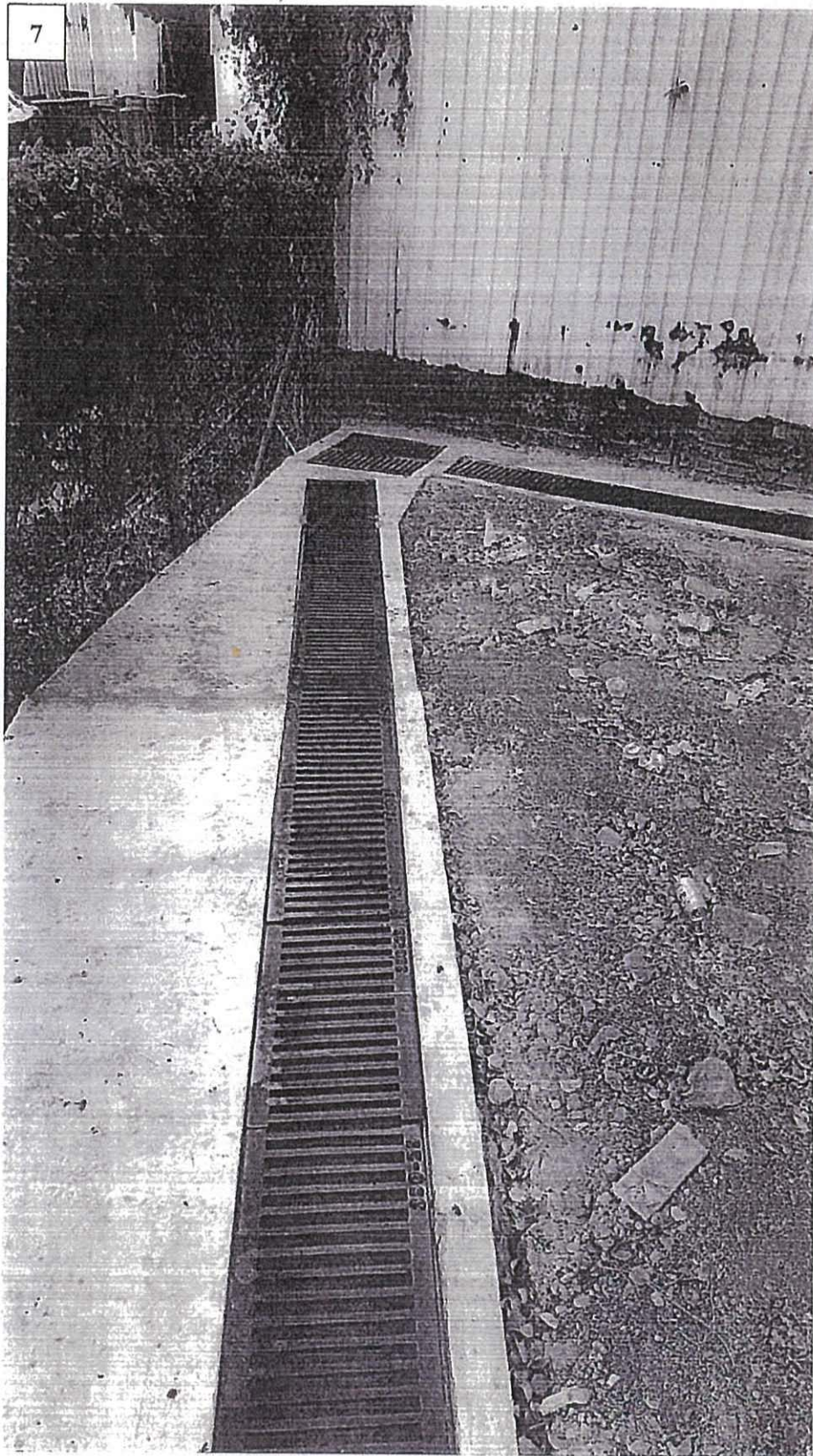




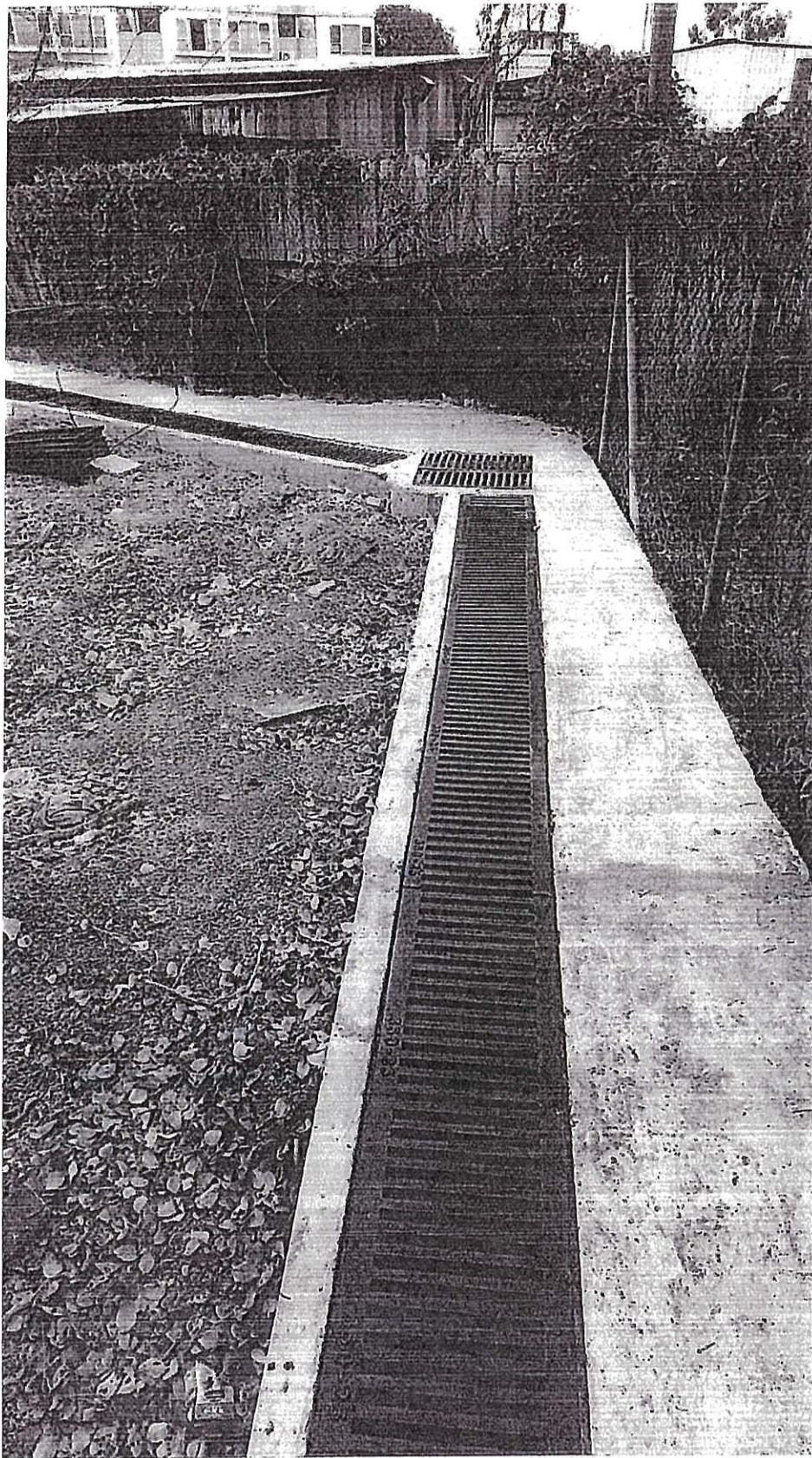








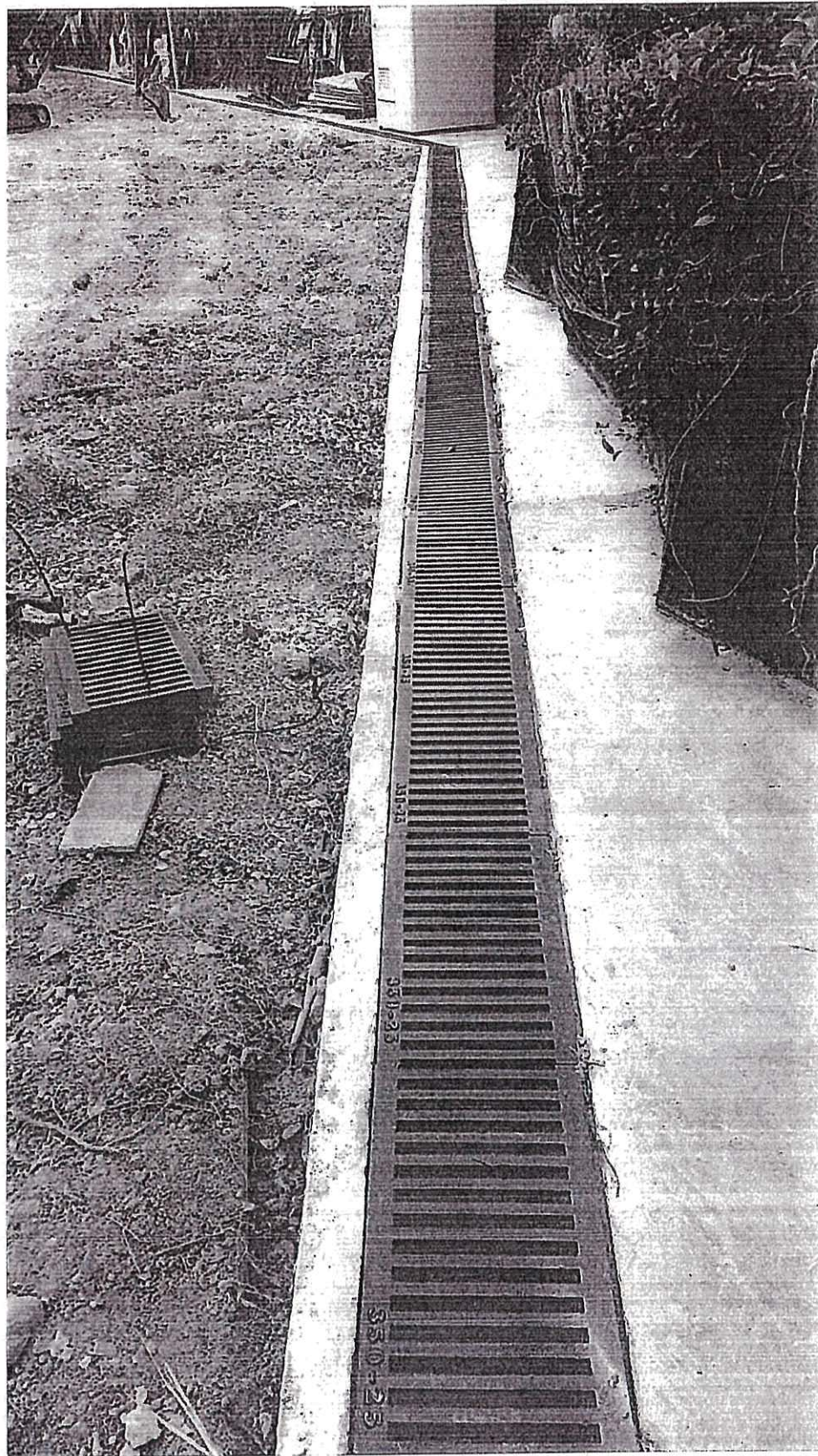
8



9



10



DEVELOPMENT PARAMETERS

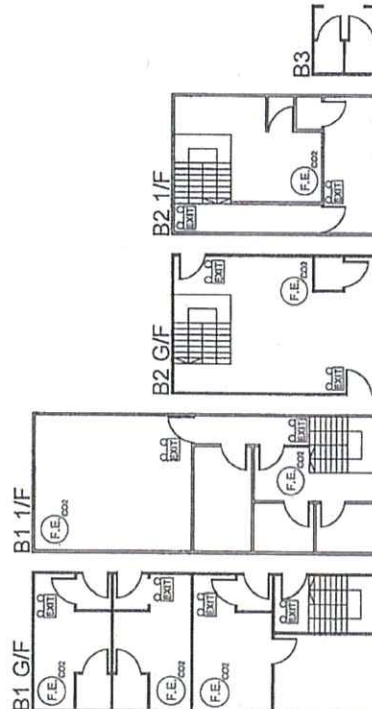
APPLICATION SITE AREA	: 770 m ² (ABOUT)
COVERED AREA	: 153 m ² (ABOUT)
UNCOVERED AREA	: 617 m ² (ABOUT)
PLOT RATIO	: 0.39 (ABOUT)
SITE COVERAGE	: 20 % (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 297 m ² (ABOUT)
TOTAL GFA	: 297 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 7 m (ABOUT)
NO. OF STOREY	: 1 - 2

FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 5 KG GAS-TYPE FIRE EXTINGUISHER

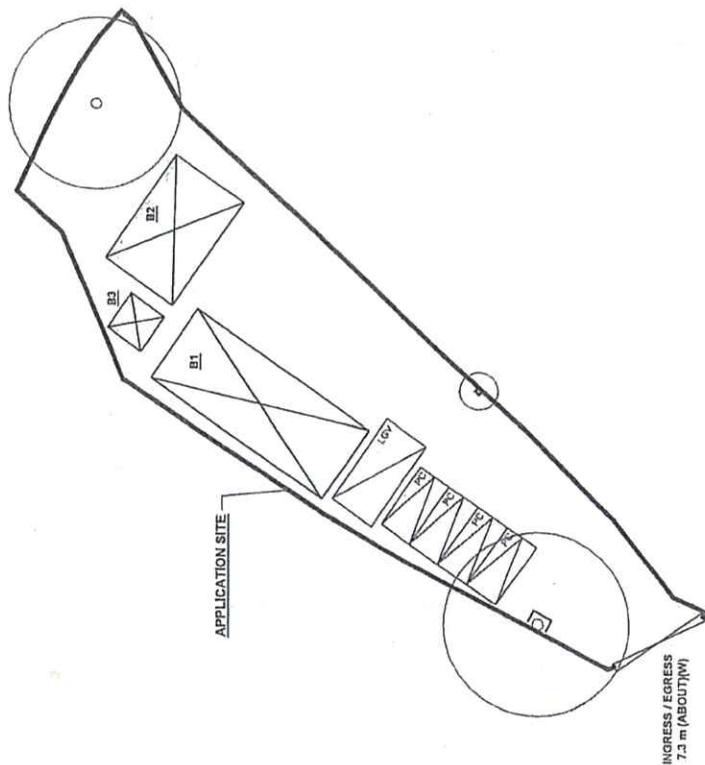
FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 52/008.
- 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.

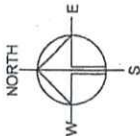


INTERNAL LAYOUT OF STRUCTURES B1 TO B3
(SCALE 1:300)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT) WASHROOM, DINING ROOMS	90 m ² (ABOUT)	180 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	EATING PLACE (RESTAURANT) WASHROOM, KITCHEN, DINING ROOMS	54 m ² (ABOUT)	108 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		153 m ² (ABOUT)	297 m ² (ABOUT)	



- LEGEND
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE
 - LOADING / UNLOADING SPACE (LGV)
 - INGRESS / EGRESS
 - EXISTING TREE



Our Ref. : DD106 Lot 1165
Your Ref. : TPB/A/YL-KTS/975

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

By Email

31 August 2023

Dear Sir,

Supplementary Information

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Associated Filling of Land in "Agriculture" Zone, Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/975)

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

- i) Photographic record of the existing drainage facilities (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE
Planning and Development Consultant

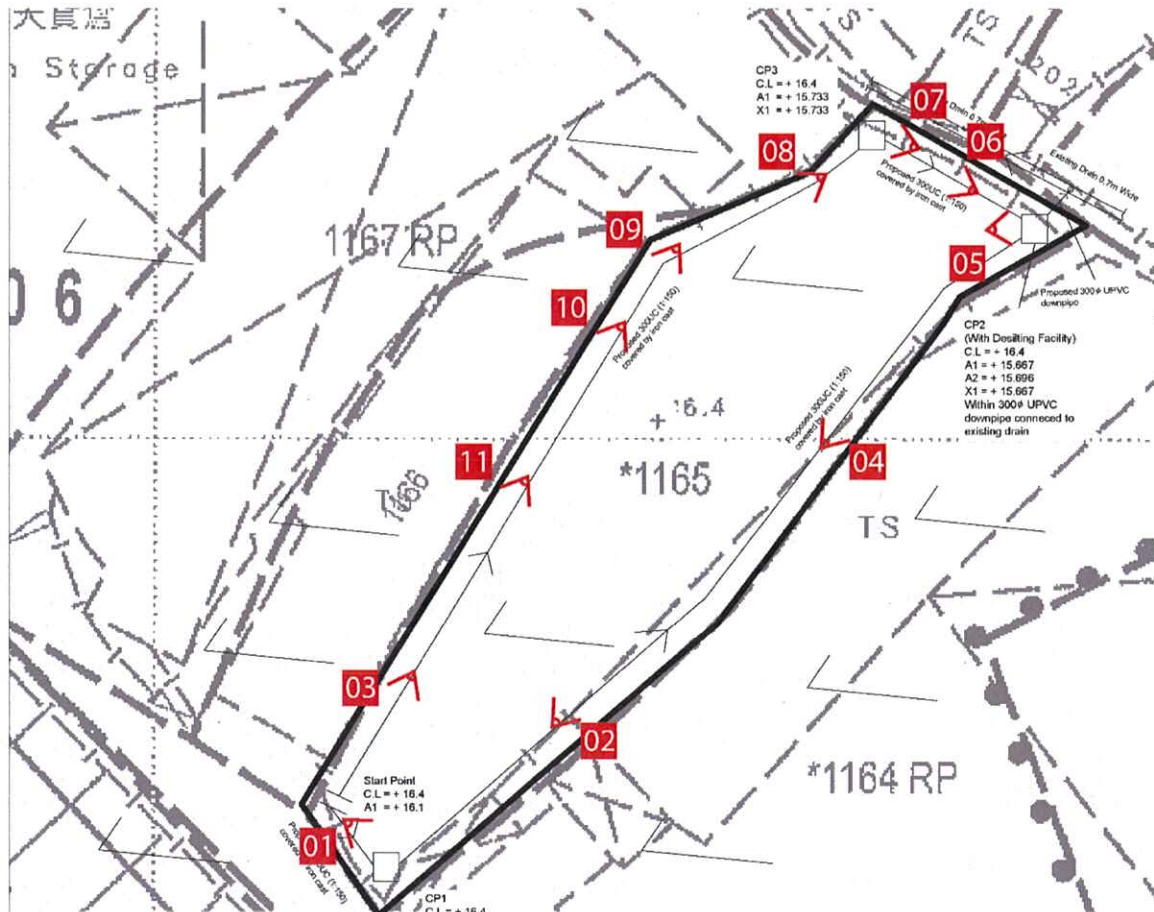
DPO/FSYLE, PlanD

(Attn.: Mr. 
(Attn.: Mr. 

email: 
email: 

Appendix I – Photographic record of the existing drainage facilities

(i) Photo location:

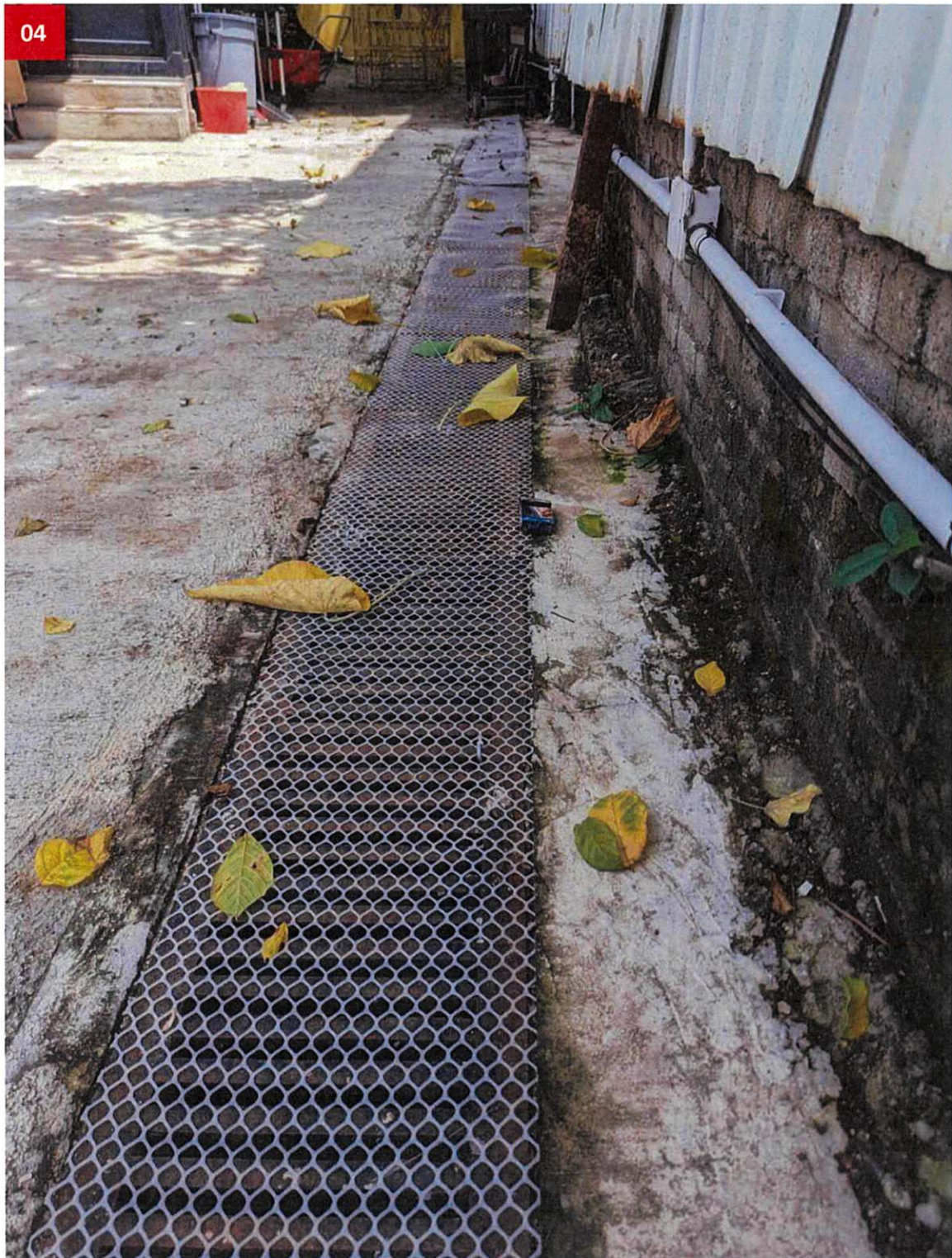


(ii) Photographic record:





















11





顧問有限公司
盈卓物業

Our Ref.: DD106 Lot 1165
Your Ref.: TPB/A/YL-KTS/975

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

By Email

16 October 2023

Dear Sir,

1st Further Information

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long

(S.16 Planning Application No. A/YL-KTS/975)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 / louistse@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])
(Attn.: [REDACTED])

[REDACTED]

Responses-to-Comments

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long

(Application No. A/YL-KTS/975)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection		
	Grateful if the applicant could confirm that:	
(a)	No public announcement or any form of audio amplification system will be used at the site;	The applicant will ensure that no public announcement or any form of audio amplification system will be used at the application site (the site) at any time during the planning approval period.
(b)	Whether all wastewater collected from the restaurant kitchen will be discharged via a grease trap capable of providing at least 20 minutes retention during peak flow to meet the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department"; and	The applicant will ensure that all wastewater collected from the restaurant kitchen will be discharged via a grease trap capable of providing at least 20 minutes retention during peak flow to meet the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans.
(c)	Whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 5/93, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	The septic tank and soakaway system will be provided by the applicant and that system will be designed and constructed in accordance to the requirements of EPD's ProPECC PN 5/93, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

Our Ref.: DD106 Lot 1165
Your Ref.: TPB/A/YL-KTS/975

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

By Email

19 October 2023

Dear Sir,

2nd Further Information

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long

(S.16 Planning Application No. A/YL-KTS/975)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 / louistse@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])
(Attn.: [REDACTED])

[REDACTED]

Responses-to-Comments

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long

(Application No. A/YL-KTS/975)

(i) A RtoC Table:

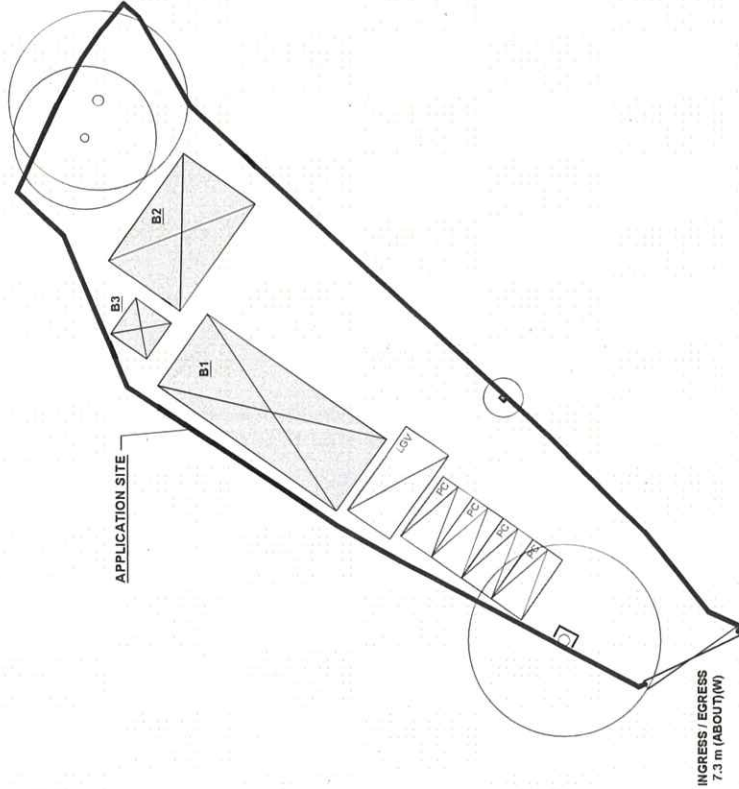
Departmental Comments		Applicant's Responses
1. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department		
(a)	Noting that 2 no. of existing trees were proposed to be retained in the northeast corner of the site under previous application A/YL-KTS/900. However, only 1 no. of existing tree is indicated on the layout plan (Dwg. No. Plan 4 and Plan 5). Please clarify.	Please be informed that the 2 no. of existing trees located at the northeast corner of the application site (the Site) will be retained and well-preserved by the applicant during the planning approval period (Plans 1 to 3). Furthermore, no tree felling will be carried by the applicant at any time during the planning approval period.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 770 m ²	(ABOUT)
COVERED AREA	: 153 m ²	(ABOUT)
UNCOVERED AREA	: 617 m ²	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 2	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 297 m ²	(ABOUT)
TOTAL GFA	: 297 m ²	(ABOUT)
BUILDING HEIGHT	: 3m - 7m	(ABOUT)
NO. OF STOREY	: 1 - 2	(ABOUT)

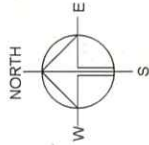
ALL EXISTING TREES WILL BE WELL PRESERVED BY THE APPLICANT DURING THE PLANNING APPROVAL PERIOD.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT) WASHROOM, DINING ROOMS	90 m ² (ABOUT)	180 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	EATING PLACE (RESTAURANT) WASHROOM, KITCHEN, DINING ROOMS	54 m ² (ABOUT)	108 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		153 m ² (ABOUT)	297 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1165 (PART) IN D.D. 106,
PAT HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

7.8.2023

CHECKED BY

MN

DATE

19.10.2023

APPROVED BY

DATE

DRAWN TITLE

LAYOUT PLAN

DRAWING NO.

PLAN 1

VER

002

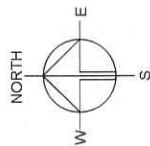
LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS
	EXISTING TREE

APPLICATION SITE AREA	: 770 m ²	(ABOUT)
EXISTING FILLING OF LAND AREA	: 763 m ²	(ABOUT)
EXISTING SITE LEVEL	: +16.5mPD TO +16.6mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF FILLING OF LAND	: CONCRETE	
PURPOSE OF FILLING OF LAND	: SITE FORMATION OF STRUCTURE CIRCULATION AREA AND PARKING AND LOADING/UNLOADING SPACE	

The site plan shows a rectangular building footprint with a total area of +16.6. The building is oriented horizontally. To the left of the building is a parking area with two parking spaces, each labeled +16.6. To the right of the building is a landscaped area with a total area of +16.5. The landscaped area includes two existing trees, each labeled 'EXISTING TREE', and two areas of soiled ground, each labeled 'SOILED GROUND'. The building footprint is labeled '+16.6'. The parking area is labeled '+16.6'. The landscaped area is labeled '+16.5'. The site is labeled 'APPLICATION SITE'.

**EXISTING SITE LEVELS OF
THE APPLICATION SITE**
(INDICATIVE ONLY)



PLANNING LINE ITEM



R-Riches
Property Consultants Ltd.

1. **Introduction**

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

SITE LOCATION

LOT 1165 (PART) IN D.D. 106,
PAT HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1:400 @ A4

WAVEN H

MANI

1111

1.001

100

DWMG. TITLE

FILLING

References

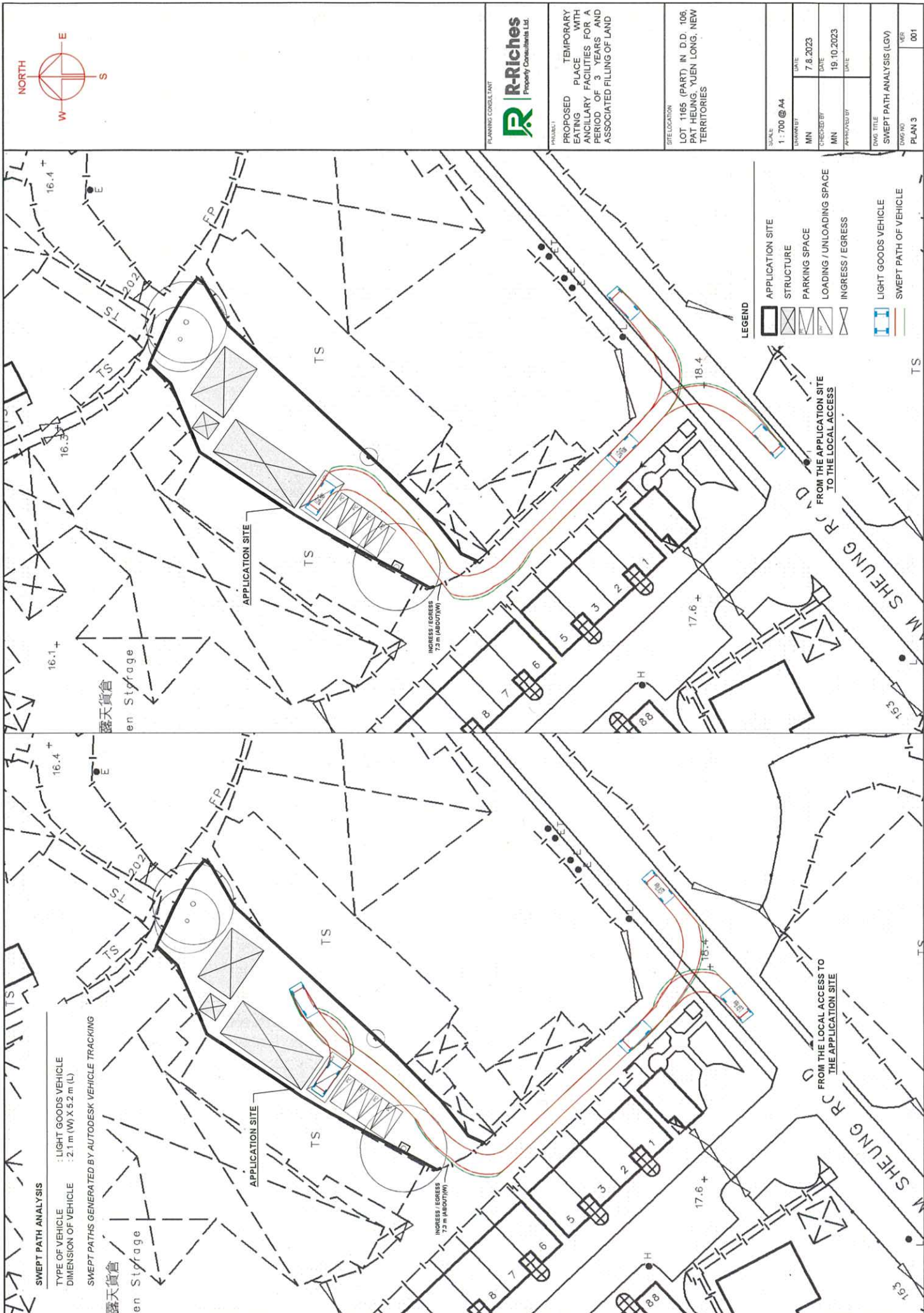
PLAN -

LEGEND



APPLICATION SITE

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.



R-Riches
Property Consultants Ltd.

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

SITE LOCATION

SCALE
1 : 700 @ A4

MAINT BY	DATE
MN	7 8 2023

RECEIVED BY	DATE
MN	19.10.2023

DATE	REVIEWED BY
------	-------------

SWG TITLE
SWEEP PATH ANALYSIS (LGM)

DMG NO	VER
PLAN 3	001

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/809	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	4.1.2019 [Revoked on 4.6.2021]
A/YL-KTS/900	Temporary Shop and Services for a Period of 3 Years and Filling of Land	24.9.2021 [Revoked on 24.6.2023]

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- the application site (the Site) comprises an Old Schedule Agricultural Lot 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.

2. Traffic

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

- no adverse comment from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment from highways maintenance perspective.

3. Environment

Comments of Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

4. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring maintenance of the existing drainage facilities on the Site and submission of condition records of the drainage facilities to the satisfaction of his department should be imposed.

5. Fire Safety

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

- no objection in-principle to the application subject to fire services installations being provided to the satisfaction of the Director of Fire Services.

6. **Landscape**

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

- no objection to the application from landscape planning perspective; and
- significant adverse landscape impact on landscape character and resources arising from the applied use is not anticipated.

7. **Food and Environmental Hygiene**

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

- no adverse comment on the application; and
- detailed advisory comments are in **Appendix IV**

8. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- no comment from regulatory services perspective.

9. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application.

10. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

11. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing proposed development at the application site (the Site);
- (b) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads or exclusive road drains;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
 - the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the maintenance parties and relevant department prior to the commencement of the works; and
 - the applicant should properly maintain the existing trees within the Site;

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- 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;
 - to avoid the use of public announcement system or any form of audio amplification system at the Site;
 - that all wastewater collected from the restaurant kitchen should be discharged via a grease trap and septic tank and soakaway system should be used for sewage collection and disposal in view of the unavailability of public sewer. Their design and construction shall follow the requirements of Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the EPD" including retention time for grease trap and minimum clearance distance, percolation test and certification by Authorized Person for septic tank and soakaway system;
 - to control the oily fume and cooking odour emissions from the restaurant, the applicant should follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" issued by EPD; and
 - to meet the statutory requirements under relevant pollution control ordinances.
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
 - if the proposed structure is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- 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. 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 (e.g. a restaurant, a refreshment kiosk, etc.). The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments

concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- 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;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
 - 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 should be obtained, otherwise, they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - 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 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 application 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 BO will be carried out at building plan submission stage.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTS/975 DD 106 Pat Heung

25/09/2023 02:27

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTS/975

Lot 1165 (Part) in D.D.106, Pat Heung

Site area : About 770m²

Zoning : "Agriculture"

Applied Development: Eating Place / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Again conditions not fulfilled so now back with an eating place. This is a cause for alarm as eating place should require higher standards and more stringent conditions as there is far greater risk of fire and also the issue of hygiene, toilet facilities, etc.

Members should question the identity of the applicant and if there are any guarantees that conditions will be fulfilled.

Mary Mulvihill

From:

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

Date: Monday, 23 August 2021 3:55 AM CST

Subject: A/YL-KTS/900 DD 106 Pat Heung

Dear TPB Members,

Despite objections from local residents PlanD recommended approval of 809 and members asked no questions.

After NINE extensions of time approval was revoked for non compliance with FIRE conditions. As there are many people living close by and there was recently been a number of fires on brownfield sites causing environmental and health issues this should be taken seriously.

Our Chief Secretary John Lee insists that we are to be a law abiding community,

so failure to comply with conditions should not be tolerated.

Mary Mulvihill

From: [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, December 6, 2018 2:48:17 AM

Subject: A/YL-KTS/809 DD 106 Pat Heung

A/YL-KTS/809

Lot 1165 (Part) in D.D.106, Pat Heung

Site area : About 777m²

Zoning : "Agriculture"

Applied Development: Real Estate Agency / 4 Vehicle Parking

Dear TPB Members,

A quick check on Google Map shows that the site has long been used for illegal operations, probably since the 1998 application for Open Storage was rejected.

The question is why no action was ever taken with regard to the unapproved land use.

Approval would reward the operator for long term abuse of the lax system.

Mary Mulvihill