

2303143 4/12 by hand

Form No. S1

Appendix I

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14-KTS 1986
	Date Received 收到日期	5 JAN 2004

1. 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。
2. 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。
3. 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)TSANG Hin Keung
曾憲強

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)Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 1637 R. P., 1649 S.A (G/F) and 1649 R. P. (G/F) in D. D. 106, Kam Sheung Road, 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 1,400 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 409.18 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

2024年 1月 5日

收到・城市規劃委員會
及文件後才正式確認收到

5 JAN 2024

Form No. S16-III
表格第 S16-III 號

The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

(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" ("AGR")
(f) Current use(s) 現時用途	Temporary Restaurant (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
16/11/2023 (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 16/11/2023 (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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Temporary Restaurant

(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 990.82sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 409.18sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

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

Proposed non-domestic floor area 擬議非住用樓面面積 409.18sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 409.18sq.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)

Refer to Layout Plan and Planning Statement at Plan 3 and Appendix I respectively

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

8

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)

-

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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)

-

-

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-

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-

-

Proposed operating hours 擬議營運時間 9:00 a.m. to 11:00 p.m. daily (including Sundays and 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)) Kam Sheung Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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>.....</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。

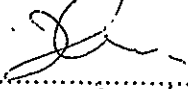
Refer to Planning Statement at Appendix I

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

Lau Tak Francis

Planning Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

01/12/2023

(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 Nos. 1637 R. P., 1649 S.A (G/F) and 1649 R. P. (G/F) in D. D. 106, Kam Sheung Road, Yuen Long, New Territories	
Site area 地盤面積	1,400	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	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" ("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 <u> </u> <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 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u>	
Applied use/ development 申請用途/發展	Temporary Restaurant	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	409.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.29 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.7 <input type="checkbox"/> About 約 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	29 % <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)		8 8 - - - -
	Total no. of vehicle loading/unloading bays/lays 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 - -

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"/>
Location Plan, Lot Index Plan, Swept Path Analyses, Plan showing nearest public transport services, Approved Drainage Proposal from previous application & Approved FSI Proposal from previous application		
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 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。

Planning Statement

(Revised on 3.1.2024)

Introduction

1. This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of Mr. TSANG Hin Keung ("the Applicant") in support of the planning application for a temporary restaurant for a period of 3 years ("the Development") at Lot Nos. 1637 R. P., 1649 S.A (G/F) and 1649 R. P. (G/F) in D. D. 106, Kam Sheung Road, Yuen Long, New Territories ("the Site") under Section 16 of the Town Planning Ordinance.

Application Site

2. The Site comprises Lot Nos. 1637 R. P., 1649 S.A (G/F) and 1649 R. P. (G/F) in D. D. 106, Yuen Long, New Territories. The Site is accessible from Kam Sheung Road via the ingress to the northwest (Plans 1 and 2).
3. The site area is about 1,400 m². No Government Land is involved.
4. The hard-paving on the Site had been in existence before the incorporation of land filling restriction to the "AGR" zone on the Draft Kam Tin South OZP No. S/YL-KTS/8 on 1.4.2005.
5. Two New Territories Exempted Houses ("NTEHs") were erected at Lot Nos. 1649 S.A and 1649 R. P. respectively. The ground floor of the NTEHs and the adjoining area within the Site are currently used for the applied use.
6. The applied use is operating with a General Restaurant Licence No. 22 94 001099 issued by the Food and Environmental Hygiene Department.

Planning Context

7. The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (the "OZP") No. S/YL-KTS/15.
8. The planning intention of the "AGR" zone is 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.
9. According to the Notes of the OZP, although 'Restaurant' is neither a Column 1 nor 2 use within the "AGR" zone, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board notwithstanding that the use or development is not provided for in terms of the OZP.

10. Provided that the structures of the Development are temporary in nature, approval of the Application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone.

Development Parameters

11. The following table summarises the details of the structures on site (Plan 3):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey	
1	Open shed (seating area)	72.39	72.39	2.7	1	
2	Open shed (storage)	110.70	110.70			
3	Open shed (seating area)	81.46	81.46			
4	Restaurant (G/F of an NTEH)	65.03	65.03	2.4		
5	Kitchen (G/F of an NTEH)	46.40	46.40			
6	Open shed (corridor)	33.20	33.20	2.7		
Total		<u>409.18</u>	<u>409.18</u>			
		Plot Ratio	Site Coverage			
		0.29	29%			

12. The restaurant and kitchen are accommodated on the G/F of two NTEHs in the eastern portion of the Site. Outside seating area is also provided in area adjoining the restaurant.
13. 8 nos. of parking space for private cars are provided within the Site for staff and customer use. 1 no. of loading/unloading ("L/UL") space for light goods vehicles ("LGV") is provided for operational need. Sufficient space is provided for vehicle manoeuvring (Plan 4).
14. Operation hours are from 9 a.m. to 11 p.m. daily (including Sundays and public holidays).
15. No vegetation clearance and tree felling will be carried out at the Site.

Previous Applications

16. The Site is the subject of 5 previous applications approved by the Rural and New Town Planning Committee ("the Committee") between 2006 and 2017:

Application No.	Applied Use	Date of Approval
A/YL-KTS/368	Temporary Restaurant for a Period of 3 Years	7.4.2006
A/YL-KTS/415	Temporary Restaurant for a Period of 3 Years	7.3.2008
A/YL-KTS/533	Temporary Restaurant for a Period of 3 Years	15.4.2011

Application No.	Applied Use	Date of Approval
A/YL-KTS/634	Temporary Restaurant for a Period of 3 Years	4.4.2014
A/YL-KTS/738	Temporary Restaurant for a Period of 3 Years	23.6.2017

17. The previous applications were approved by the Committee mainly on considerations that the development would not have significant impact on the rural character of the area; the provision of catering services to serve local residents, workers and visitors; and there were previous approvals for the applied use.
18. Compared with the last approval no. A/YL-KTS/738, the layout and development parameters of the application remain similar. The planning context of the adjacent areas has not been significantly altered since the last approval.
19. The Applicant complied with most of the approval conditions under the last approval no. A/YL-KTS/738, including the submission of a condition record of the existing drainage facilities on the Site and the submission of a fire service installations (FSI) proposal.
20. The Applicant complied with the approval condition in relation to the implementation of the FSI proposal under previous approval no. A/YL-KTS/634. Given that the Applicant has already complied with all submission-related approval conditions, the remaining implementation-related approval condition in relation to the FSI proposal will be complied shortly upon receiving the planning approval from the Board.

Similar Applications Approved Within or Straddling the “AGR” Zone on the OZP

21. With reference to the Definition of Terms promulgate by the Board, ‘Restaurant’ is a subsumed use term under the broad use term of ‘Eating Place’.
22. There are 2 similar applications approved by the Committee within or straddling the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/964	Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land	14.7.2023
A/YL-KTS/975	Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023

23. The similar applications were approved by the Committee on considerations that the development was not incompatible with surrounding uses; no adverse comments from relevant departments; potential adverse impacts could be addressed through approval conditions; and would not frustrate the long-term planning intention of the “AGR” zone.

24. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

25. The Development involves G/F of NTEHs and the erection of single-storey temporary structures. It is considered not incompatible with surrounding land uses comprising private residential development, temporary residential structures, plant nursery and vacant land.
26. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

27. The daily trip attraction and generation rates are as follows:

Trip Generation		Trip Attraction	
Private Car	LGV	Private Car	LGV
12	2	12	2

28. A vehicular access (6.3 m in width) is provided to the west of the Site. A L/UL space for LGV and 8 parking space for private cars are provided within the Site for staff/customer use and daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (Plan 4). No parking, reversing or turning of vehicles on public road is expected.
29. The provision of 8 parking spaces for private cars is necessary to cope with the influx of customers during evening peak hours (i.e. 8 p.m. to 10 p.m.), which serve to prevent illegal parking along Kam Sheung Road. During non-peak hours, the trip attraction and generation rates are generally low, given that customers are limited and they mainly travel by public transport.
30. The Development does not incur any additional traffic to Kam Sheung Road during the morning peak hours (i.e. 7 a.m. to 9 a.m.), which is beyond its operation hours.
31. In view of the low trip attraction and generation rates, adverse traffic impacts arising from the Development to the adjacent area and road network are not expected.
32. The Development is accessible by public transport services. The walking time to the nearest franchised bus stop (Tung Pin Road Pat Heung) is about 1 minute (Plan 5).

Environment

33. The Applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
34. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

35. The drainage works (Plan 6) were completed to the satisfaction of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) under previous application no. A/YL-KTS/415 (Annex 1a).
36. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous application nos. A/YL-KTS/415, 533, 634 & 738. The condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 12.1.2018 (Annex 1b).

Fire Safety

37. The FSI proposal (Plan 7) was accepted by the Director of Fire Services (D of FS) under last approval no. A/YL-KTS/738 (Annex 2a). However, the subsequent implementation of the FSI proposal was not accepted by D of FS before the expiry of the compliance date (Annex 2b). Upon receiving the planning approval, the Applicant undertakes to implement the FSI proposal shortly.

Planning Gain

38. The Development provides job opportunities and satisfy residents' demand for catering services in the vicinity.

- End -

- (c) Should the application be approved, the approval condition on maintenance of existing trees and landscape plantings within the site at all time during the planning approval period should be included in the planning approval.

Drainage

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

- (a) As the drainage works for the site has been completed to his satisfaction under the previous Application No. A/YL-KTS/415, he has no comment on the application.

- (b) Should the application be approved, the requirement on maintenance of the existing drainage facilities implemented under Application No. A/YL-KTS/415 and submission of record of the existing drainage facilities on the site should be incorporated in the planning permission.

Fire Safety

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

- (a) He has no objection to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction.
- (b) Detailed fire safety requirement will be formulated upon formal submission of general building plans or referral from the licensing authority.

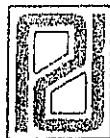
Building Matters

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

- (a) He has no in-principle objection under the Buildings Ordinance to the proposed use on the site.
- (b) There is no record of approval by the Building Authority for the structures existing at the application site and his department is not in a position to offer comments on their suitability for the use related to the application.
- (c) The applicant is advised to observe the following requirements:
- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being New Territories Exempted Houses), they are

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粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department Annex 1b

Fanling, Sheung Shui & Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/738
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057/3106 4153

By Post & Fax

Goldrich Planners & Surveyors Ltd.

(Attn.: Mr. Francis LAU)

12 January 2018

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (f) -
the submission of a condition record of existing drainage facilities
Temporary Restaurant for a Period of 3 Years in "Agriculture" Zone,
Lots 1637 RP, 1649 S.A (G/F) and 1649 RP (G/F) in D.D. 106,
Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/738)**

I refer to your submission dated 19.12.2017 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 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 on the departmental comment, please contact Ms. Anna YEUNG (Tel: 2300 1347) of Drainage Services Department directly.

Yours faithfully,

(Ms. Maggie CHIN)

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

C.C.

CE/MN, DSD

Internal

CTP/TPB

(Attn.: Ms Anna T.Y. YEUNG)

(Fax: 2770 4761)

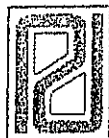
Appendix

Comments of Drainage Services Department:

3. Please remind the applicant 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.

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粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department Annex 2a

Fanling, Sheung Shui & Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

Your
Reference :
來函檔號
Our Reference : TPB/A/YL-KTS/738
本署檔號
Tel. No. : 2158 6271
電話號碼
Fax No. : 3105 0057/ 3106 4153
傳真號碼

By Post & Fax (

Goldrich Planners & Surveyors Ltd.

Y. O.
(Attn.: Mr. Francis LAU)

31 October 2017

Dear Sir/Madam,

Submission for Compliance with Approval Condition (g) -
the submission of a fire services installation proposal
Temporary Restaurant for a Period of 3 Years in "Agriculture" Zone,
Lots 1637 RP, 1649 S.A (G/F) and 1649 RP (G/F) in D.D. 106,
Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/738)

I refer to your submission dated 29.8.2017 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 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 on the departmental comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

(Ms. Maggie CHIN)

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

C.C.

D of FS

Internal

CTP/TPB

(Attn.: Mr CHAN Ming-chung)

(Fax: 2739 8775)

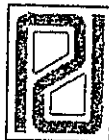
Appendix

Comments from the Director of Fire Services Department:

2. Please advise the applicant that the installation / maintenance / modification / repair work of fire service installation (FSI) shall be undertaken by an Registered Fire service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation / maintenance / modification / repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

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



Planning Department Annex 2b

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

來函編號 Your Reference :
本署編號 Our Reference : TPB/A/YL-KTS/738
電話號碼 Tel. No. : 3168 4037
傳真機號碼 Fax No. : 3168 4074/3168 4075

Goldrich Planners & Surveyors Ltd.

By Post & Fax

(Attn.: Mr. Francis LAU)

2 December 2019

Dear Sir/Madam,

Submission for Compliance with Approval Condition (h) -
the provision of a fire service installations
Temporary Restaurant for a Period of 3 Years in "Agriculture" Zone,
Lots 1637 RP, 1649 S.A (G/F) and 1649 RP (G/F) in D.D. 106,
Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/738)

I refer to your submission dated 22.11.2019 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.
- ☐ 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. Please find detailed departmental comments in Appendix.

Should you have any queries on the departmental comments, please contact Mr. Yen Chung-ming (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

L. Duen

(Ms. Loree DUEN)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Appendix

Comment from D of FS:

- The FSIs at submitted FS251 do not tally with approved FSI proposal (i.e. HR system is not included in the FS251).

c.c.

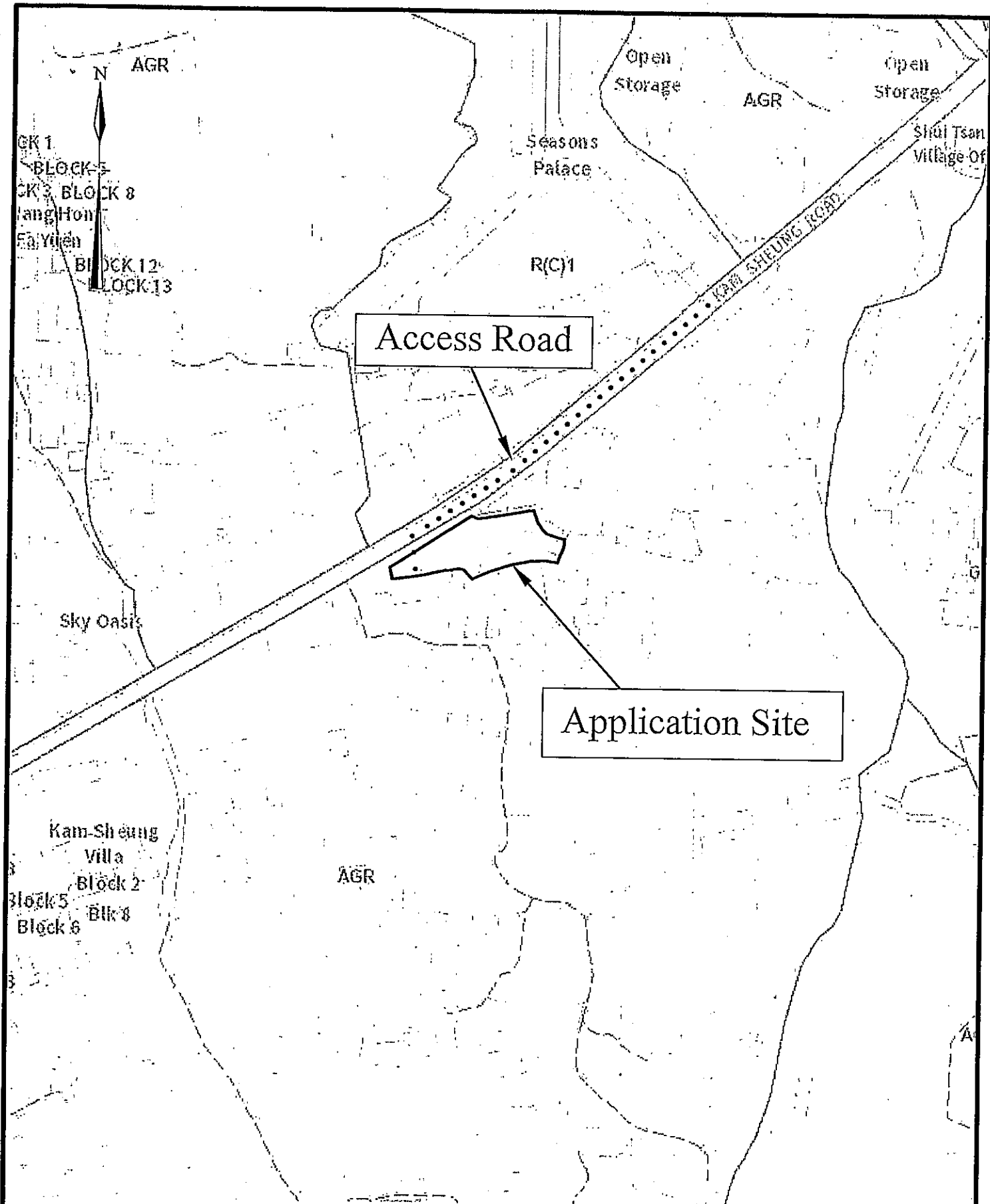
D of FS

(Attn.: Mr. YEN Chung-ming)

(Fax: 2739 8775)

Internal

CTP/TPB



Extracted from Approved Kam Tin South Outline Zoning Plan No.S/YL-KTS/15

N.T.S

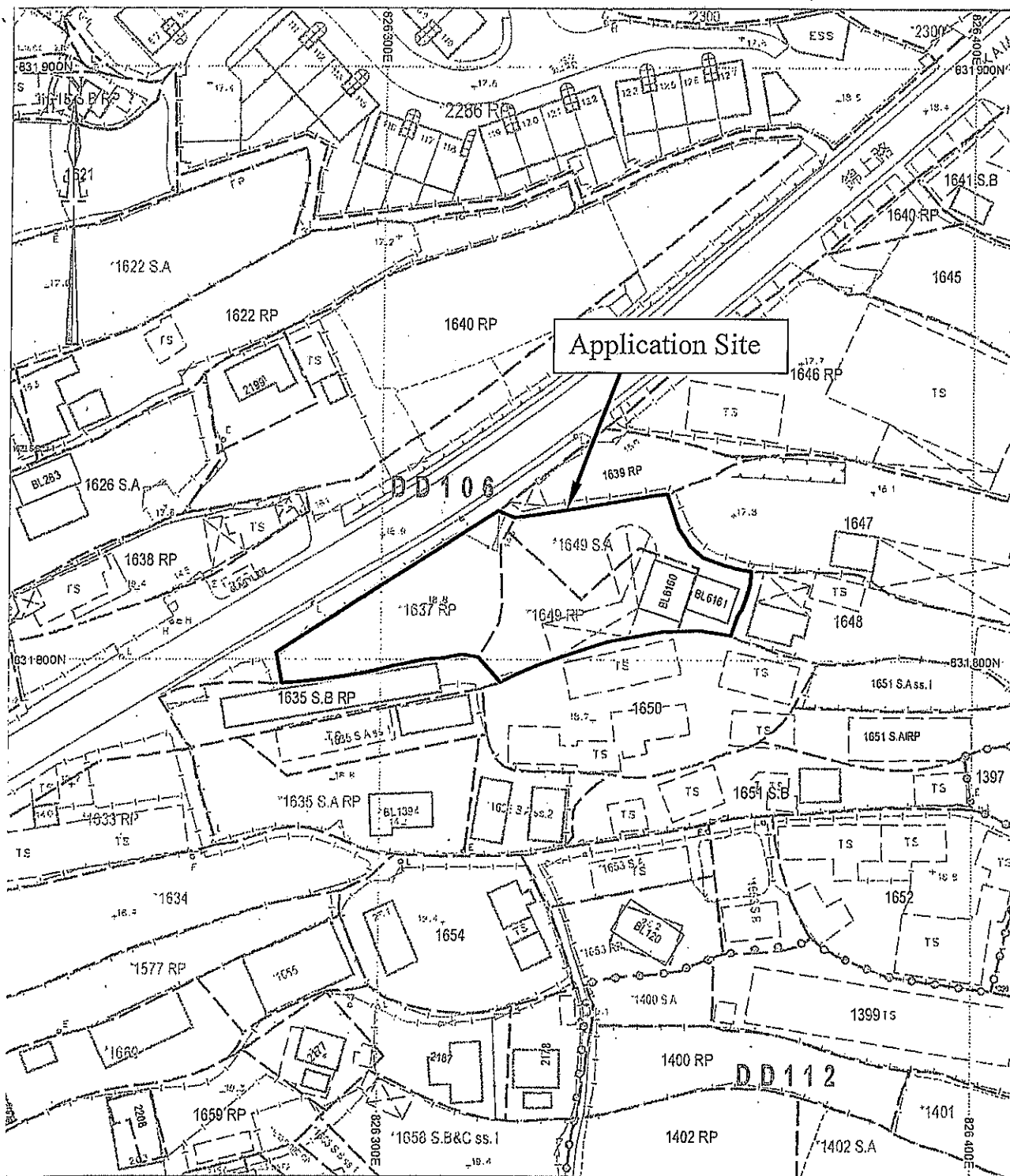
Location Plan

Goldrich Planners & Surveyors Ltd.

November 2023

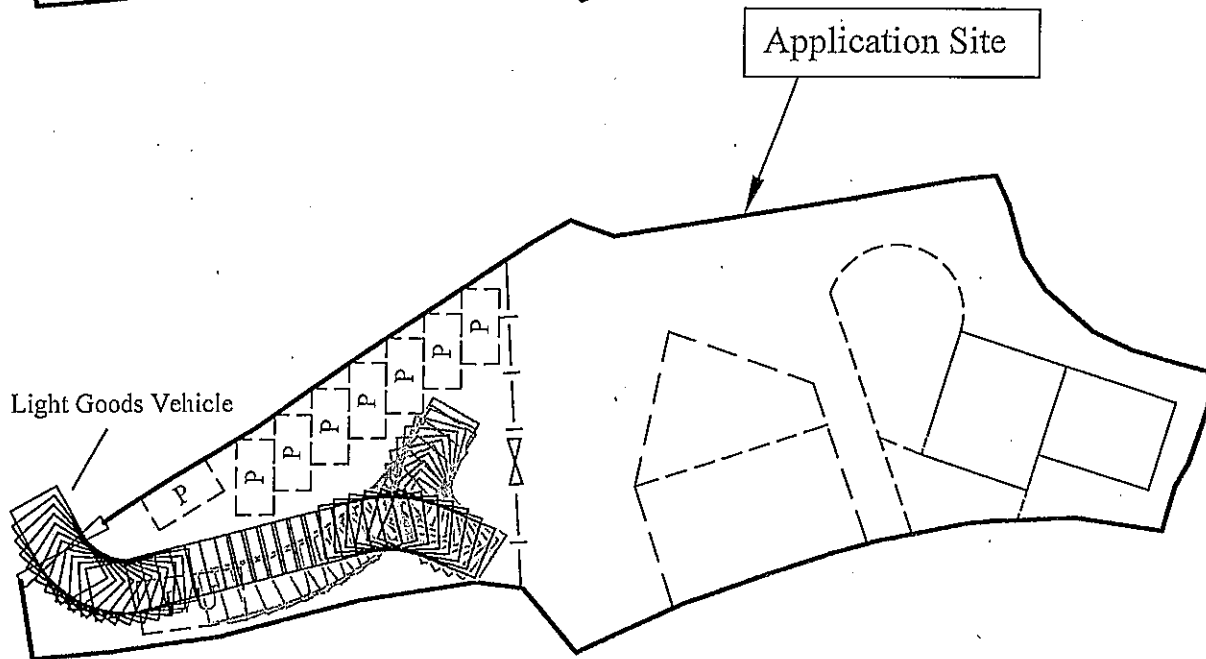
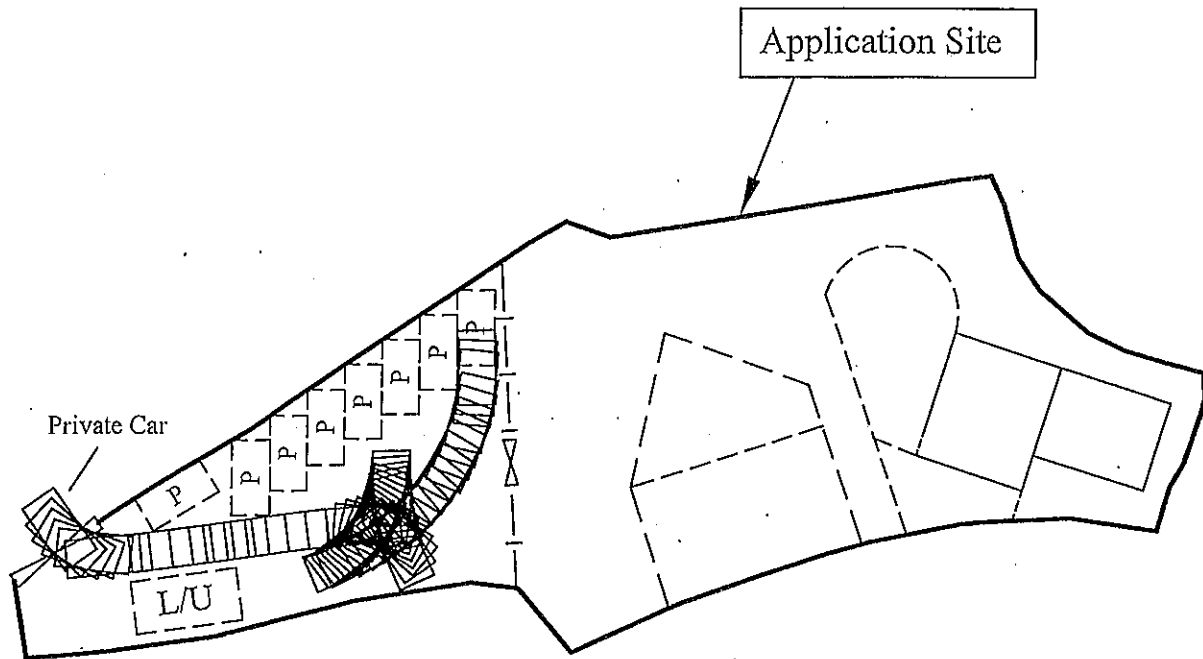
Lots 1637 R. P., 1649 A(G/F) and 1649 R. P.(G/F)
in D. D. 106, Kam Sheung Road, Yuen Long,
New Territories

Plan 1
(P 5107)

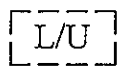


Total Area (about): 1,400m²

1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
November 2023	Lots 1637 R. P., 1649 A(G/F) and 1649 R. P.(G/F) in D. D. 106, Kam Sheung Road, Yuen Long, New Territories	Plan 2 (P 5107)



Legend



Loading/ Unloading Space
for light goods vehicle x 1
(7m(L) x 3.5m(W))



Parking Space for Private Car x 8
(5m(L) x 2.5m(W))



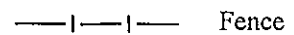
Dimensions of Private Car 5m x 2.5m



New Territories Exempted House



Open Shed



Fence



Dimensions of Light Goods Vehicle 7m x 3.5m

1:500

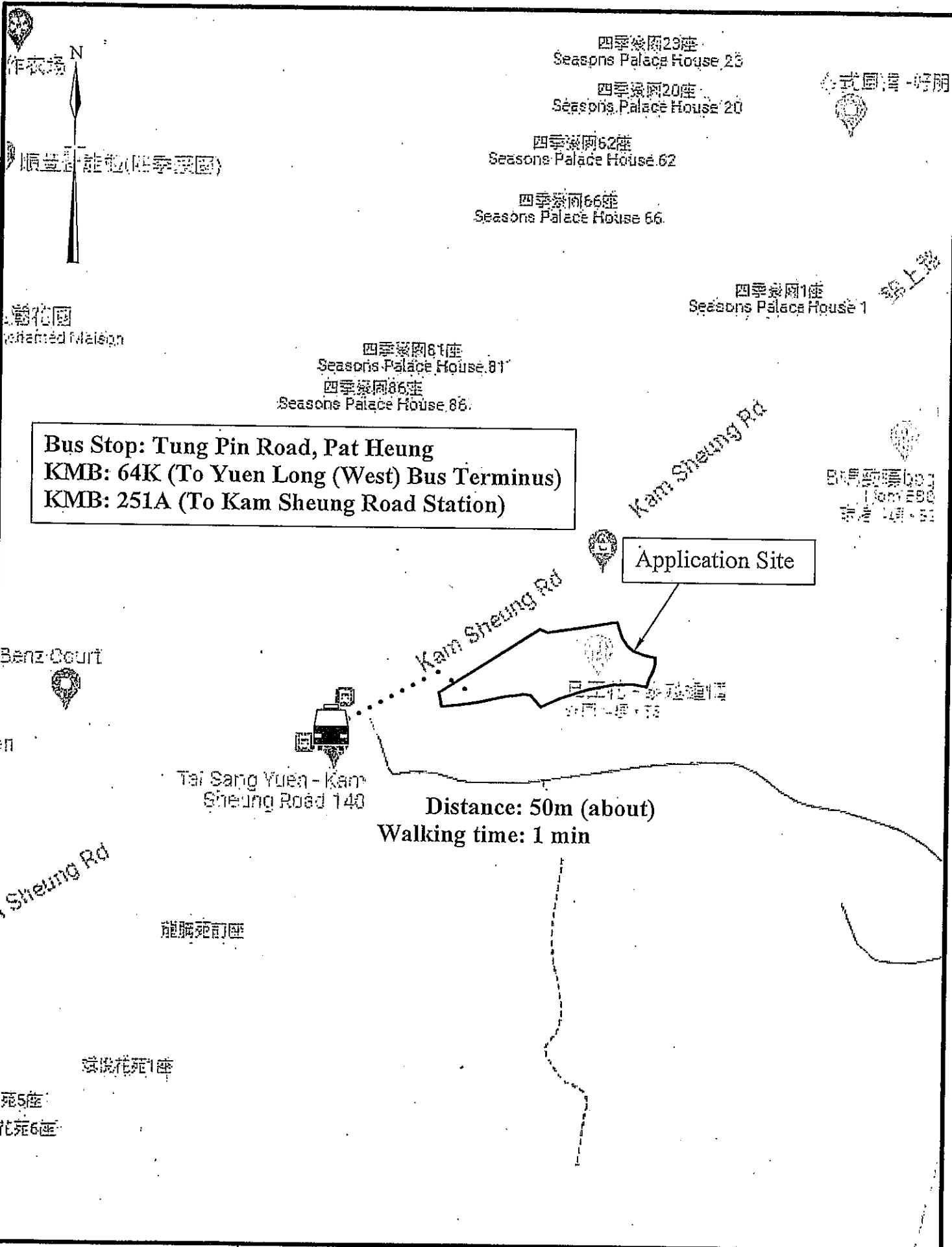
Swept Path Analyses

Lots 1637 R. P., 1649 A(G/F) and 1649 R. P.(G/F)
in D. D. 106, Kam Sheung Road, Yuen Long,
New Territories

Goldrich Planners &
Surveyors Ltd.

November 2023

Plan 4
(P 5107)



1:500

Plan Showing Nearest
Public Transport Services

Goldrich Planners &
Surveyors Ltd.

November 2023

Lots 1637 R. P., 1649 A(G/F) and 1649 R. P.(G/F)
in D. D. 106, Kam Sheung Road, Yuen Long,
New Territories

Plan 5
(P 5107)



Connect to Local Drain
(450mm U.C.) along
Kam Sheung Road

KAM SHEUNG ROAD

2 x 100 ϕ Pipe to
Existing 350 U.C.

400 U.C.

350 U.C.

350 U.C.

280 U.C.

350 U.C.

150 U.C.

100 ϕ Pipe to
Existing 350 U.C.

300 U.C.

350 U.C.

350 U.C.

Application Site

Legend

—<— Completed Underground Drainage Channel

Existing Grating

Existing Catchpit

Existing 100 ϕ Pipe

1:500

Existing Drainage Facilities

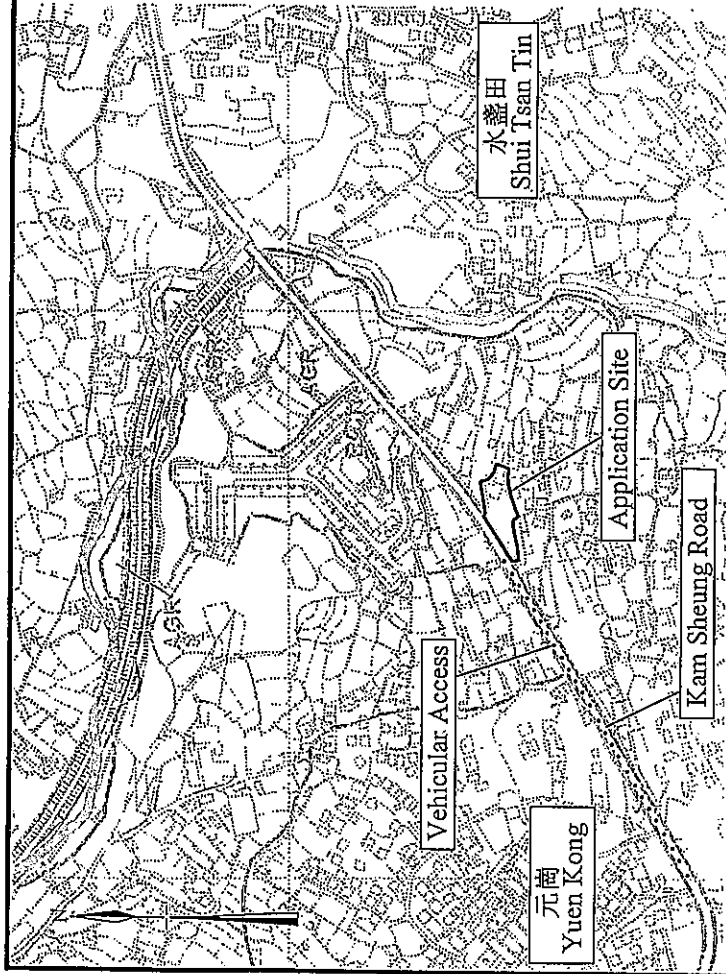
Goldrich Planners &
Surveyors Ltd.

(Condition record accepted under previous application No. A/YL-KTS/738)

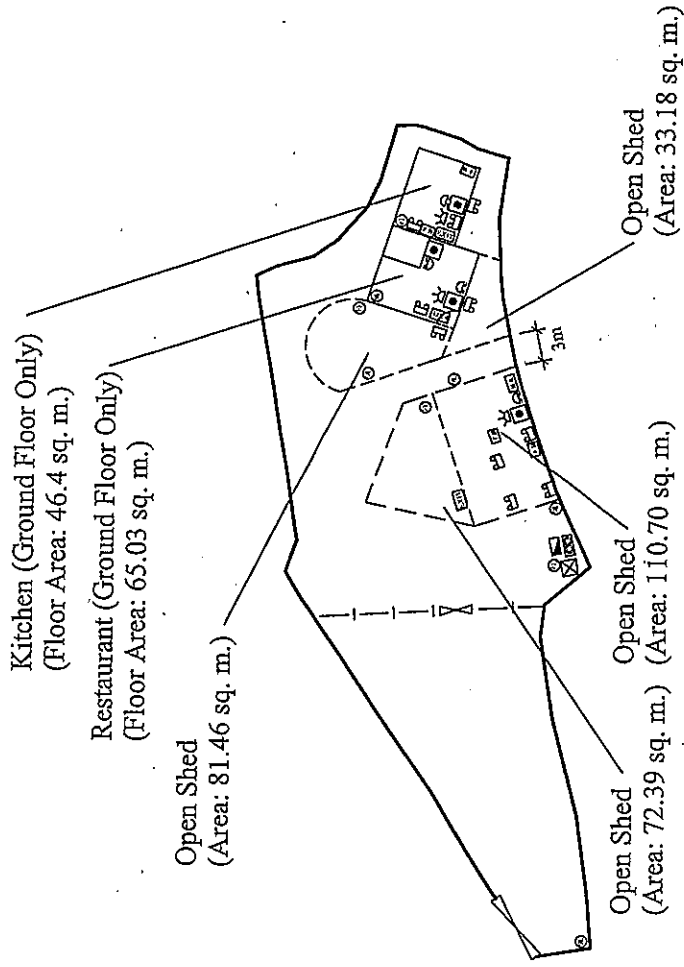
November 2023

Lots 1637 R. P., 1649 A(G/F) and 1649 R. P.(G/F)
in D. D. 106, Kam Sheung Road, Yuen Long, New Territories

Plan 6
(P 5107)



Location Plan
(Not to scale)



Legend:

Ⓕ	5.0kg CO2 Gas type Fire Extinguisher	x4
EXIT	Exit sign	x3
🔔	Fire Alarm Bell	x4
🔊	Visual Fire Alarm	x3
🔔	Manual Fire Alarm Call Point	x4
🔔	Fire Alarm Hosereel Pump Control Panel	x1
🔔	Enclosed 2 Hose Reel Pumps	x1
🔔	2m ³ FS Water Tank	x1
🔔	Hose Reel	x1
🔔	Existing Fire Blanket	x4
🔔	Existing 9L Water Fire Extinguisher	x5
🔔	Existing Emergency Light	x10

FS NOTES:

- Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- Portable hand-operated approved appliances shall be provided as required by occupancy.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.

1 : 500

November 2023

Fire Service Installation Proposal

(Approved under Previous Application No. A / YL - KTS / 738)

Lots 1637 R. P., 1649 A and 1649 R. P.

in D. D. 106, Kam Sheung Road, Yuen Long

Goldrich Planners
& Surveyors Ltd.

Plan 7
(P 5107)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/986

Our Ref.: P5107/TL24077-1

21 February 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**Temporary Restaurant for a Period of 3 Years in "Agriculture" Zone,
Lot Nos. 1637 R. P., 1649 S.A (G/F) and 1649 R. P. (G/F) in D. D. 106,
Kam Sheung Road, Yuen Long, New Territories
(Application No. A/YL-KTS/986)**

We write to submit further information in response to the departmental comments conveyed by the Planning Department [REDACTED] via e-mail dated 7.2.2024 for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis LAU

Encl.

Further Information for Planning Application No. A/YL-KTS/986**Response-to-Comment****Comments from the Environmental Protection Department received on 8.2.2023**

I.	Comments	Responses
1.	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 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorised Person.	Septic tank and soakaway system will be provided at the Site. The design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in ProPECC PN 1/23.
2.	Whether all wastewater collected from kitchens and washing areas (including that from basins, sinks and floor drains) would be discharged via a grease trap and if affirmative, whether the grease trap will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23 including grease trap should be capable of providing at least 20 minutes retention during peak flow.	Wastewater will be discharged via a grease trap. The grease trap will be designed and constructed according to the requirements of ProPECC PN 1/23.
3.	Whether EPD's "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" will be followed to minimise oily fume and cooking odour emissions.	The Applicant undertakes to follow EPD's "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" to minimise oily fume and cooking odour emissions.

- END -

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/368	Temporary Restaurant for a Period of 3 Years	7.4.2006 [Revoked on 7.7.2007]
A/YL-KTS/415	Temporary Restaurant for a Period of 3 Years	7.3.2008
A/YL-KTS/533	Temporary Restaurant for a Period of 3 Years	15.4.2011
A/YL-KTS/634	Temporary Restaurant for a Period of 3 Years	4.4.2014
A/YL-KTS/738	Temporary Restaurant for a Period of 3 Years	23.6.2017 [Revoked on 23.11.2019]

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;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1637 RP, 1649 S.A and 1649 RP in D.D.106 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 Nos. 1637 RP, 1649 S.A and 1649 RP in D.D.106 are covered by Short Term Waiver (STW) Nos. 3402, 3406 and 3443 respectively for the purpose of temporary restaurant; and
- Building Licence Nos. 6160 and 6161 were issued to permit erection of one 3-storey building not exceeding a height of 8.23m with a built-over area not exceeding 65.03m² and 46.40m² for non-industrial purposes to Lot Nos. 1649RP and 1649 S.A both in D.D.106 respectively. They are the New Territories Exempted Houses (NTEHs) governed by Cap.121. As stipulated in the above Licences, except for the building site, the remainder of the lot shall not be built upon and shall continue to be used for agricultural or garden purposes.

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; and
- the submitted fire service installations proposal is considered acceptable.

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; and
- the Chief Engineer/Construction, Water Supplies Department.

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) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration will not be given to any further application;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord 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 waiver fee and administrative fee, as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the applicant should ensure a run-in/ out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads or exclusive road drains;
- (g) 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;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department (EPD)'s ProPECC PN 1/23 including completion of percolation test and certification by Authorized Person;
 - that all wastewater collected from kitchen and washing areas, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow;
 - to follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" to minimise oily fume and cooking odour from the restaurant;
 - to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by EPD to minimize the potential environmental nuisances on the surrounding area; and
 - it is the obligation of the applicant 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 the installation/maintenance/modification/repair work of FSI's shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;
 - 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 Director of Food and Environmental Hygiene (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 the 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 (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as Buildings Department, Transport Department, Fire Services Department, Planning Department, Home Affairs Department, Lands Department for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the OSA licence will be issued upon full compliance of all the requirements; 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/986 DD 106 Kam Sheung Road

30/01/2024 02:54

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-KTS/986

Lots 1637 RP, 1649 S.A and 1649 RP in D.D. 106, Kam Sheung Road

Site area: About 1,400sq.m

Zoning: "Agriculture"

Applied use: Restaurant / 9 Vehicle Parking

Dear TPB Members,

2017 approval of Application 738 was revoked in 2019 for failure to implement Fire Services condition. However, business continued to operate.

Why was this allowed? Fire conditions at a location that involves cooking should surely be a major concern?

Now applicant has filed a fresh application members have a duty to the community to question failure to ensure public safety.

Mary Mulvihill

