

2021年 7月 2 7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-LFS/407

This document is received on 27 JUL 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-LFS/407
	Date Received 收到日期	20 JUL 2010

- 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)

LAU Hung Ching

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

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 2159 S.A RP in D.D. 129, Lau Fau Shan, 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 656 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 420 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E)" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (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
13/07/2021 (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 14/07/2021 (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，或有關係的鄉事委員會&

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 for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3		
	<input type="checkbox"/> month(s) 個月			
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	434	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed covered land area 擬議有上蓋土地面積	222	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed number of buildings/structures 擬議建築物/構築物數目	4			
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed non-domestic floor area 擬議非住用樓面面積	420	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed gross floor area 擬議總樓面面積	420	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的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE	90m ² (ABOUT)	180m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B2	EATING PLACE	108m ² (ABOUT)	216m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B3	FS WATER TANK & CONTROL PANEL	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		222m ² (ABOUT)	420m 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				
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 Monday to Sunday 10:00 - 23:00 including public holiday			
(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 Lau Fau Shan Road <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"/>	
	No 否		
(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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(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"/>	
	No 否		
(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**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>.....</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。

The applicant seeks to use Lot 2159 S.A RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories (the Site) for 'Proposed Temporary Eating Place for a Period of 3 Years' (proposed development) (**Plan P01**). The applicant would like to operate a new restaurant to serve the nearby locals and workers.

The Site falls within an area zoned as "Residential (Group E)" ("R(E)") on the Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/10 (**Plan P02**). According to the Notes of the OZP, 'eating place' is a column 2 use within the "R(E)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "R(E)" zone.

The Site occupied an area of 656sq.m (about) of private land (**Plan P03**). Four structures are proposed at the Site for eating places, meter room, fire service water tank and control panel with total GFA of 420 sq.m (about) (**Plan P04**). The remaining uncovered area are proposed for circulation space and outdoor dining area.

The operation hours of the proposed development are Monday to Sunday 10:00 - 23:00 (including public holiday). The proposed development will not operate outside operation hours. The estimated maximum number of visitor per day are 40 (about). The estimated number of staff working at the Site is 8.

The Site is accessible from Lau Fau Shan Road (**Plan P01**). No private car parking space is provided at the Site. One L/UL space for LGV is provided for the use of staff only. Staff and visitors are required to take public transport to Lau Fau Shan Road then walk to the Site.

The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD during the operation of the proposed development. The applicant will also follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the Site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSI proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Eating Place for a Period of 3 Years'.

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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ 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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他

on behalf of
代表

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

13/07/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2159 S.A RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	656 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/10
Zoning 地帶	"Residential (Group E)" 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 for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	420 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 7.5 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	34 % <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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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, Plan showing the zoning of the application site,		
Plan showing the land status of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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		

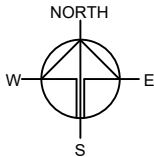
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 656m² (ABOUT)

ACCESSIBLE FROM LAU FAU SHAN ROAD



Drawing No.	Ver.
P01	01

Project
PROPOSED TEMPORARY
EATING PLACE FOR A
PERIOD OF 3 YEARS

LOT 2159 S.A RP IN D.D. 129,
LAU FAU SHAN, YUEN LONG,
NEW TERRITORIES

Drawing Title
LOCATION PLAN

Scale of A4
1 : 2000

Drawn	Date
	13.7.2021

Revised	Date

LEGEND

 APPLICATION SITE

ZONING OF THE APPLICATION SITE

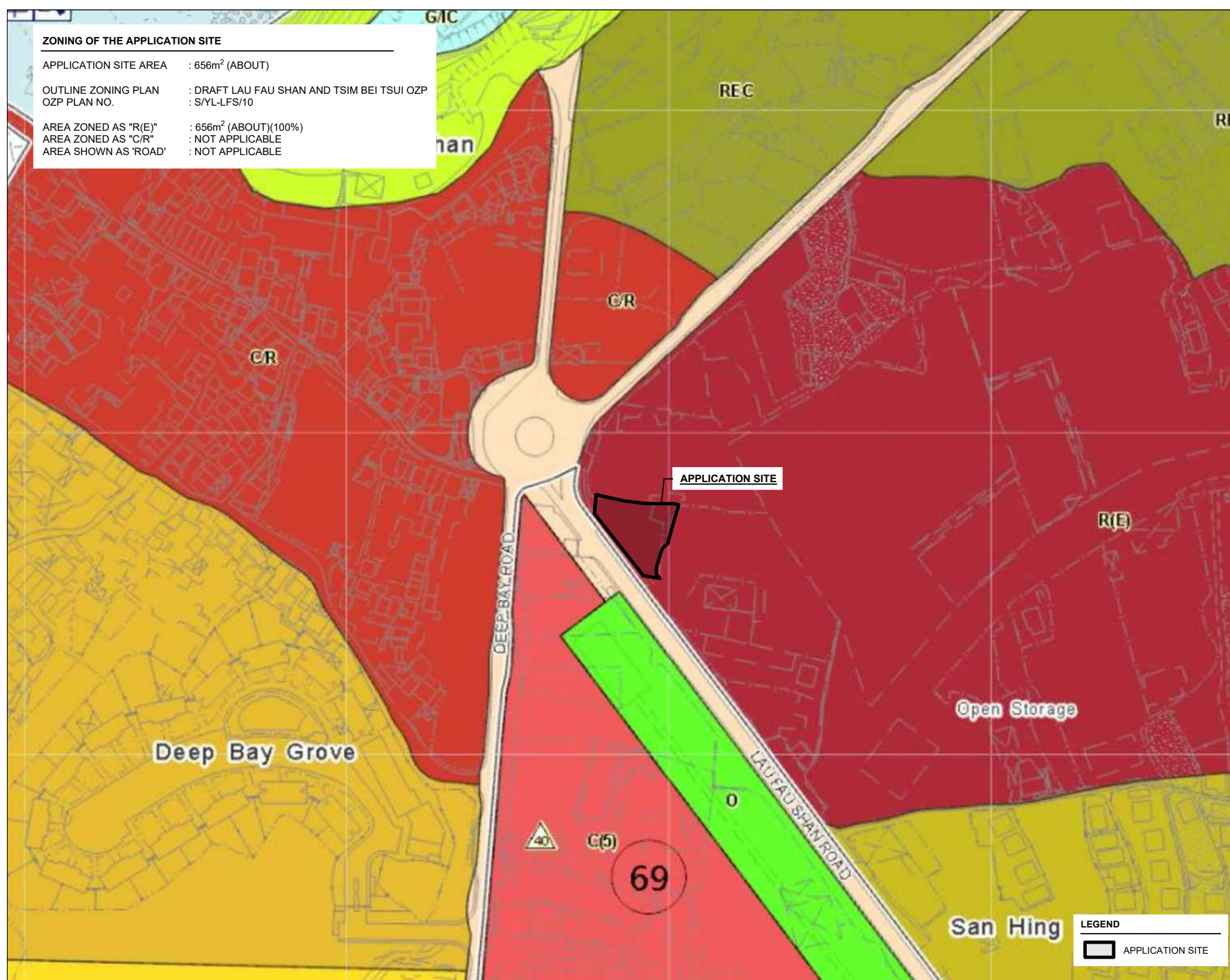
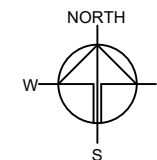
APPLICATION SITE AREA : 656m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT LAU FAU SHAN AND TSIM BEI TSUI OZP
OZP PLAN NO. : S/YL-LFS/10

AREA ZONED AS "R(E)" : 656m² (ABOUT)(100%)

AREA ZONED AS "C/R" : NOT APPLICABLE

AREA SHOWN AS 'ROAD' : NOT APPLICABLE



Drawing No.	Ver.
P02	01

Project

PROPOSED TEMPORARY
EATING PLACE FOR A
PERIOD OF 3 YEARS

LOT 2159 S.A RP IN D.D. 129,
LAU FAU SHAN, YUEN LONG,
NEW TERRITORIES

Drawing Title
ZONING OF THE SITE

Scale of A4
1 : 2000

Drawn	Date
	13.7.2021

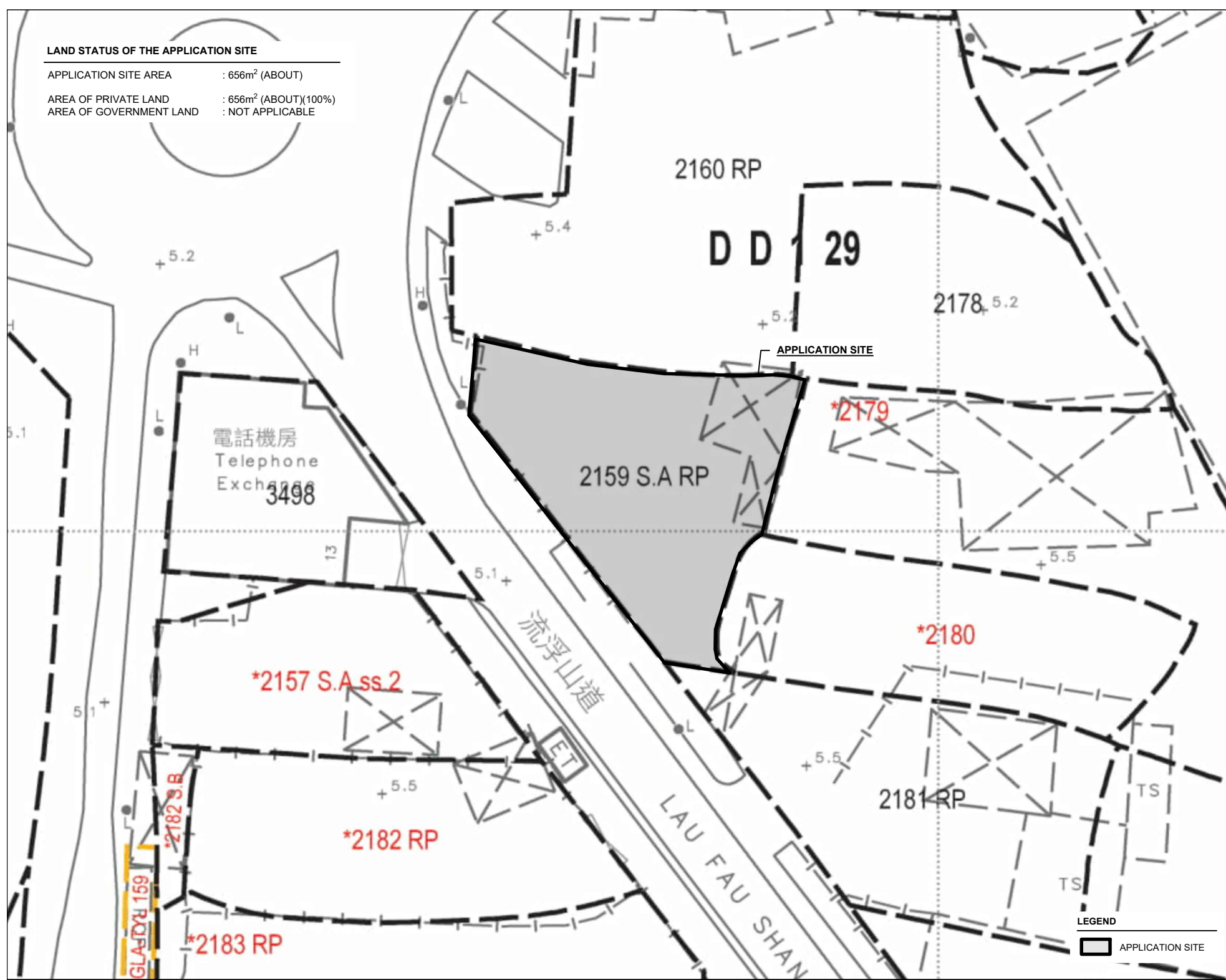
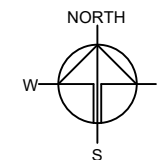
Revised	Date

LEGEND

 APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 656m² (ABOUT)
 AREA OF PRIVATE LAND : 656m² (ABOUT)(100%)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



Drawing No. P03	Ver. 01
Project PROPOSED TEMPORARY EATING PLACE FOR A PERIOD OF 3 YEARS	
LOT 2159 S.A RP IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
Drawing Title LAND STATUS OF THE SITE	
Scale of A4 1 : 500	
Drawn	Date 13.7.2021
Revised	Date

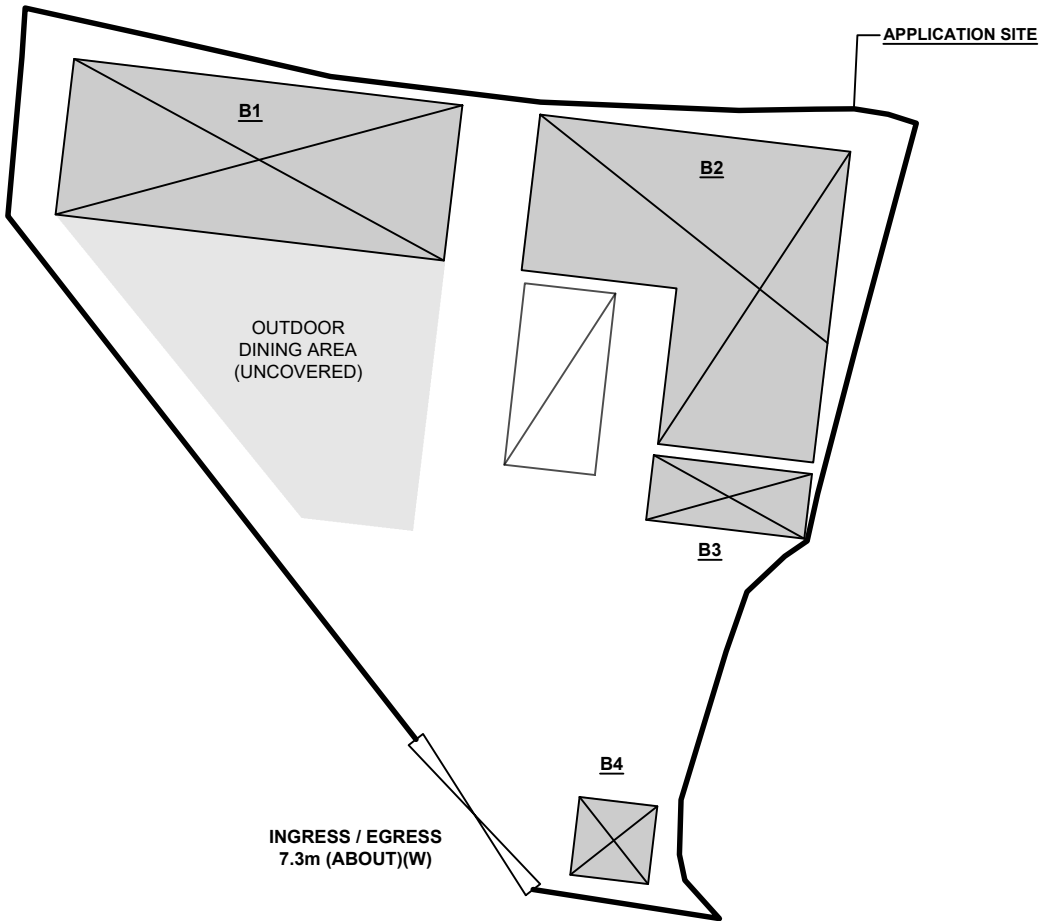
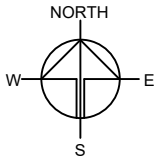
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 656m² (ABOUT)
COVERED AREA : 222m² (ABOUT)
UNCOVERED AREA : 434m² (ABOUT)

PLOT RATIO : 0.6(AABOUT)
SITE COVERAGE : 34% (ABOUT)

NO. OF STRUCTURE : 4
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 420m² (ABOUT)
BUILDING HEIGHT : 3m - 7.5m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE	90m ² (ABOUT)	180m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B2	EATING PLACE	108m ² (ABOUT)	216m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B3	FS WATER TANK & CONTROL PANEL	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		222m ² (ABOUT)	420m ² (ABOUT)	



PARKING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS

Drawing No. P04	Ver. 01
Project PROPOSED TEMPORARY EATING PLACE FOR A PERIOD OF 3 YEARS LOT 2159 S.A RP IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 300	
Drawn	Date 13.7.2021
Revised	Date



盈卓物業
顧問有限公司

Our Ref.: DD129 Lot 2159 S.A RP
Your Ref.: TPB/A/YL-LFS/407

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

By Email

11 August 2021

Dear Sir,

1st Further Information

**Proposed Temporary Eating Place for a Period of 3 Years in “Residential (Group E)” Zone,
Lot 2159 S.A RP in D.D.129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/407)

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. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith WONG
(Attn.: Ms. Amy KWONG



Responses-to-Comments

**Proposed Temporary Eating Place for a Period of 3 Years in “Residential (Group E)” Zone,
Lot 2159 S.A RP in D.D.129, Lau Fau Shan, Yuen Long, New Territories**

(Application No. A/YL-LFS/407)

(i) RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (Contact Person: Mr. Wilson WAN; Tel: 2399 2422)		
(a)	<p>The proposed eating place would attract visitors arriving the subject site by private cars. The Applicant shall assess the adequacy of parking places at the subject site and its vicinity.</p>	<p>The eating place is proposed to serve nearby locals living in Lau Fau Shan area. The applicant revised the layout of the application site (the Site) to provide four private car parking spaces in case visitors commute to the Site by vehicle (Plan 1). Advanced booking is required for visitor to access the Site and the use of parking space, this could help to regulate the use of parking space and prevent excessive number of vehicle and visitor to the Site and affect the public. In addition, private fee-paying vehicle parks are provided in the vicinity of the Site to meet the parking need in case visitor commute by vehicle (Annex I). Traffic generation and attraction of the proposed development is provided for your consideration (Annex II). Majority of staff and visitor are required to make good use of public transport services at Lau Fau Shan Road then walk to the Site (Annex III). Light goods vehicle is deployed for transportation of goods to support the daily operation of the Site, hence, one loading/unloading space is provided. Staff is deployed at the ingress/egress of the Site to direct vehicles entering/exiting the</p>

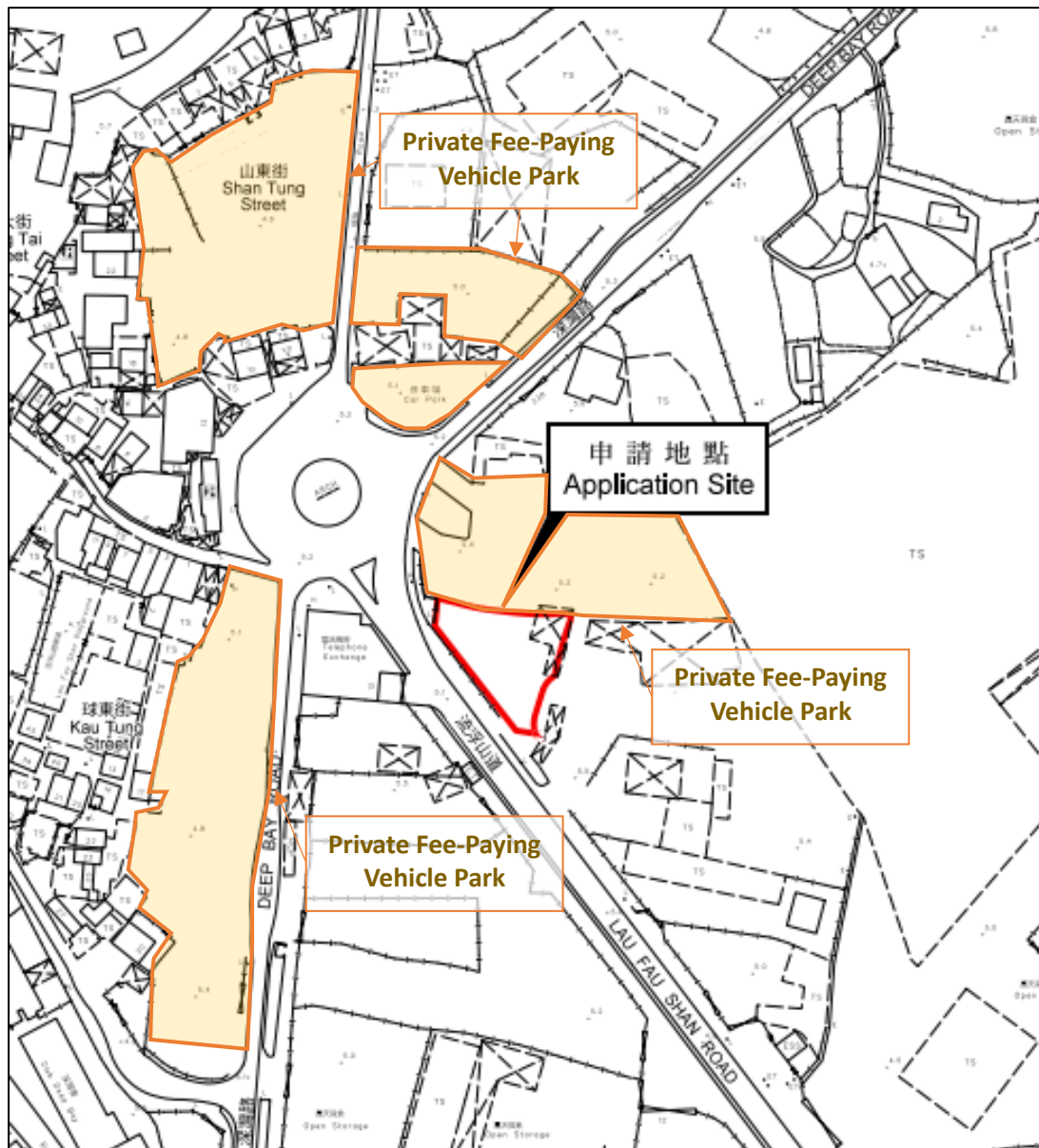
		Site, so that vehicle will not queue back to or reverse onto/from public road and to enhance pedestrian safety. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. Therefore, the parking provision is considered adequate for the operation of the proposed development.
--	--	--

Nearby Private Fee-Paying Vehicle Park

**Proposed Temporary Eating Place for a Period of 3 Years in “Residential (Group E)” Zone,
Lot 2159 S.A RP in D.D.129, Lau Fau Shan, Yuen Long, New Territories**

(Application No. A/YL-LFS/407)

- (i) Private fee-paying vehicle parks are provided in the vicinity of the application site (the Site) to meet the parking need in case visitors commute to the Site by vehicle, details are as follows:



Traffic Generation and Attraction of the Proposed Development

Proposed Temporary Eating Place for a Period of 3 Years in “Residential (Group E)” Zone, Lot 2159 S.A RP in D.D.129, Lau Fau Shan, Yuen Long, New Territories

(Application No. A/YL-LFS/407)

- (i) The Site is accessible from Lau Fau Shan Road. A total of four parking and loading/unloading spaces are provided at the Site, details are as follows:

Type of Parking Space	No. of Space
Private Car Parking Space for Staff	-
Private Car Parking Space for Visitor	4
L/UL Space for Light Goods Vehicle	1

- (ii) The operation hours of the Site are 10:00 to 23:00 daily (including public holiday). Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Traffic trip at <u>AM peak</u> per hour (10:00 – 11:00)	2	2	1	1	6
Traffic trip at <u>PM peak</u> per hour (18:00 – 19:00)	4	0	0	0	4
Traffic trip per hour (average)	2	2	0	0	4

- (iii) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (iv) Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to public road (**Plan 2**).

Public Transport Services

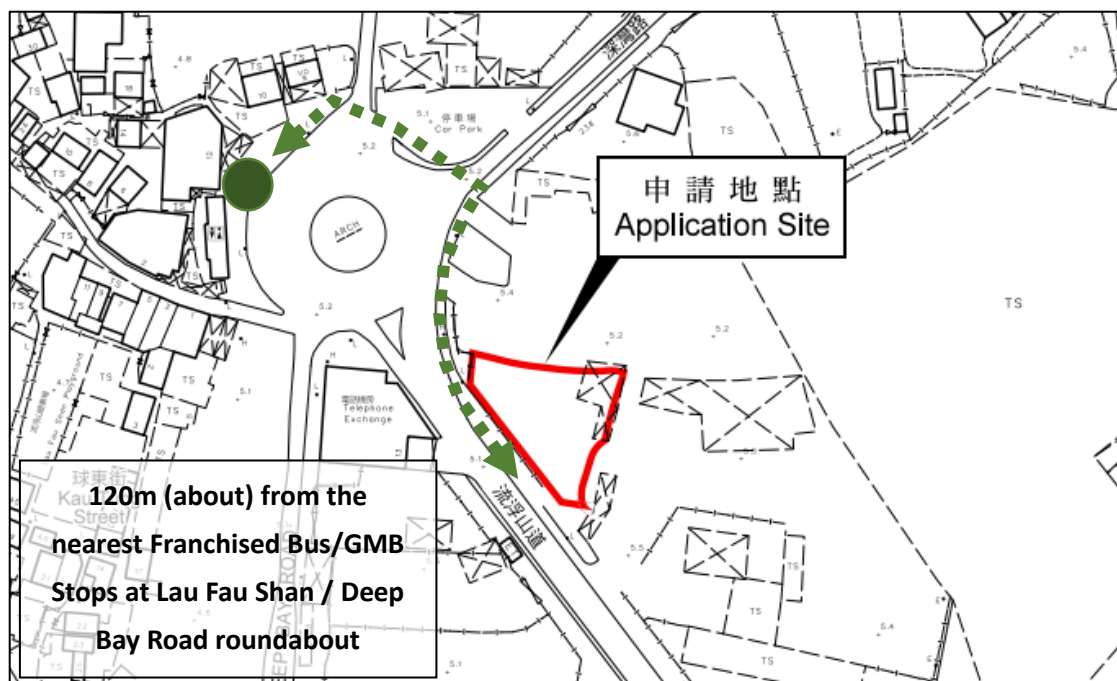
**Proposed Temporary Eating Place for a Period of 3 Years in “Residential (Group E)” Zone,
Lot 2159 S.A RP in D.D.129, Lau Fau Shan, Yuen Long, New Territories**

(Application No. A/YL-LFS/407)

- (i) Majority of staff and visitor are required to commute to the Site by taking public transport to Lau Fau Shan Road/Deep Bay Road roundabout then walk to the Site, details of public transport services are as follows:

Route No.	Termination Points	
Franchised Bus		
K65	Yuen Long MTR Station	Lau Fau Shan
Green Minibus		
33	Yuen Long (Tai Fung Street)	Ha Pak Nai
34	Yuen Long (Tai Fung Street)	Lau Fau Shan
34A	Ha Tsuen	Lau Fau Shan
35	Yuen Long (Tai Fung Street)	Sha Kiu (Tsim Bei Tsui)

- (ii) The nearest franchised bus and green minibus (GMB) stops are located approximately 120m northwest of the Site, locations of stops are as follows:



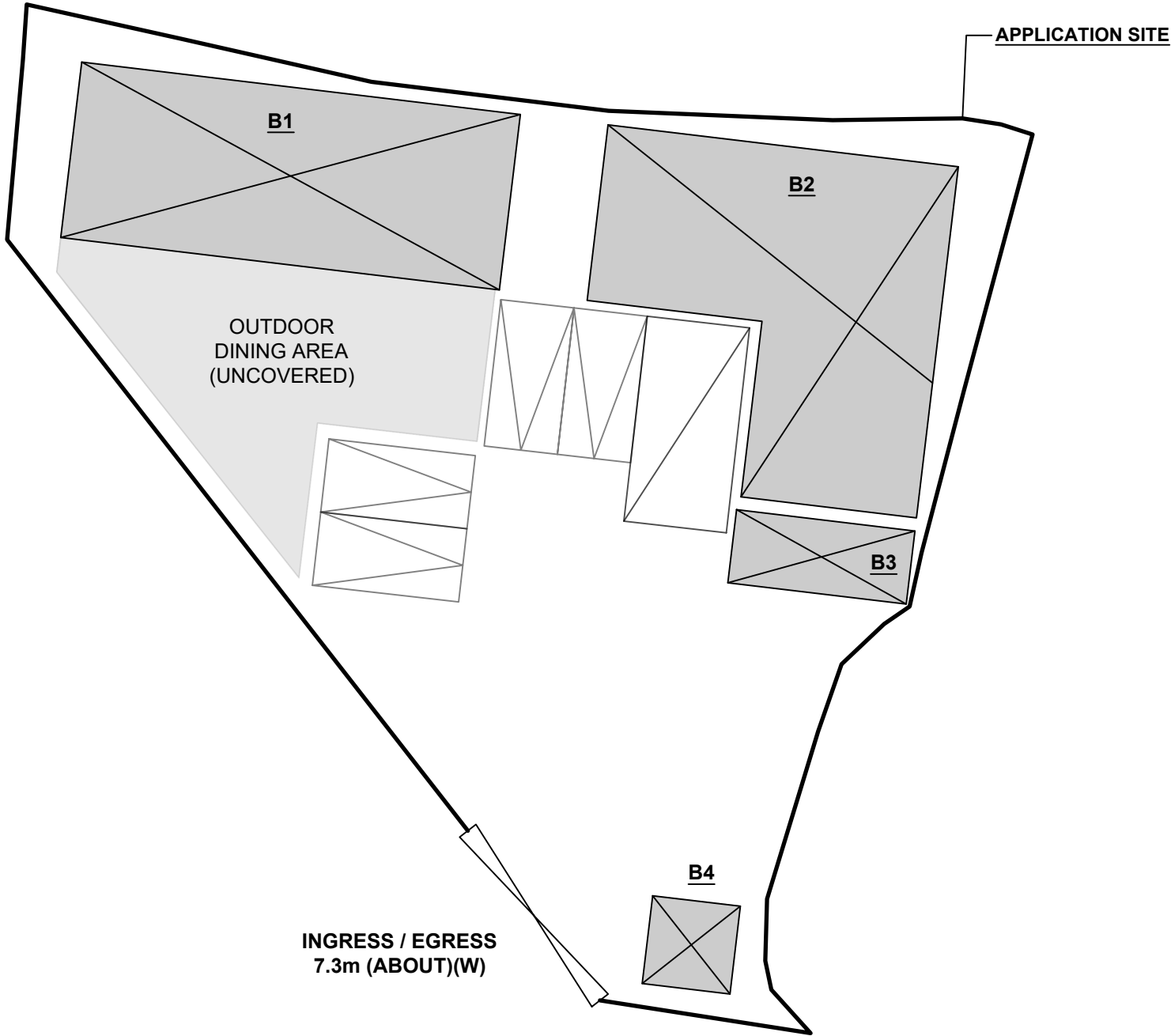
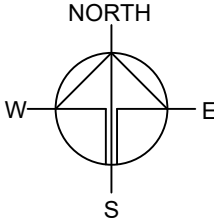
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 656m² (ABOUT)
COVERED AREA : 222m² (ABOUT)
UNCOVERED AREA : 434m² (ABOUT)

PLOT RATIO : 0.6(ABOUT)
SITE COVERAGE : 34% (ABOUT)

NO. OF STRUCTURE : 4
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 420m² (ABOUT)
BUILDING HEIGHT : 3m - 7.5m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE	90m ² (ABOUT)	180m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B2	EATING PLACE	108m ² (ABOUT)	216m ² (ABOUT)	7.5m (ABOUT)(2-STOREY)
B3	FS WATER TANK & CONTROL PANEL	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		222m ² (ABOUT)	420m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS

Drawing No.	Ver.
PLAN 1	01

Project

PROPOSED TEMPORARY
EATING PLACE FOR A
PERIOD OF 3 YEARS

LOT 2159 S.A RP IN D.D. 129,
LAU FAU SHAN, YUEN LONG,
NEW TERRITORIES

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 300

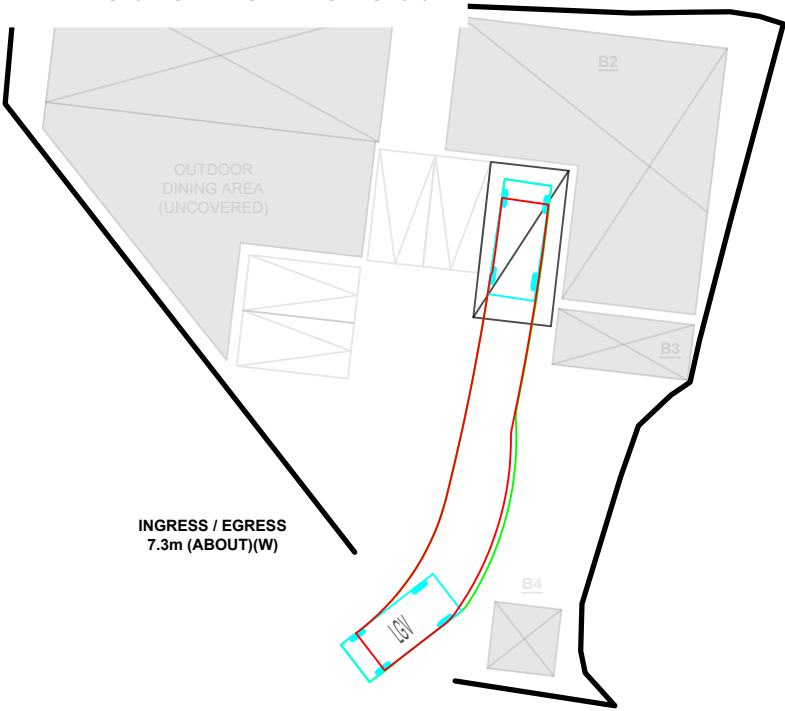
Drawn	Date
	13.7.2021

Revised	Date
	6.8.2021

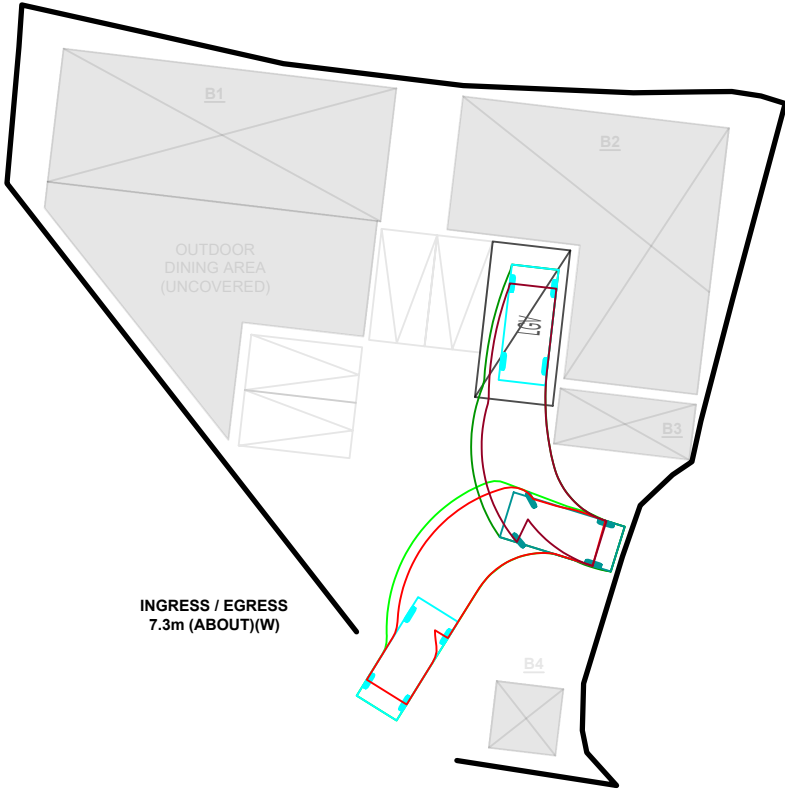
SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

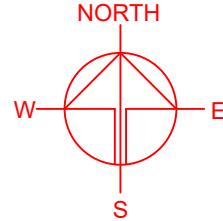
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



IN (FROM LAU
FAU SHAN ROAD)



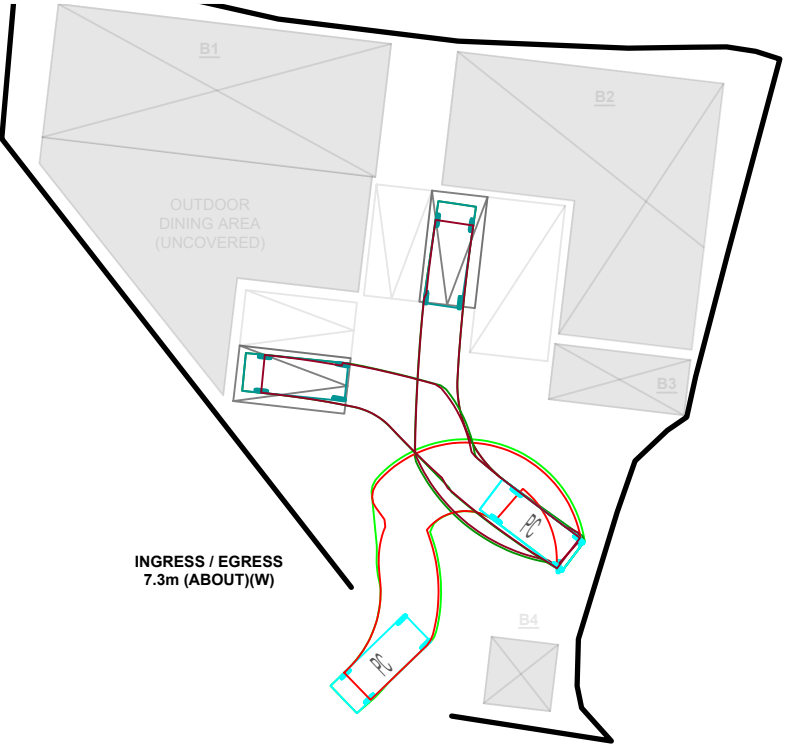
OUT (FROM THE
APPLICATION SITE)



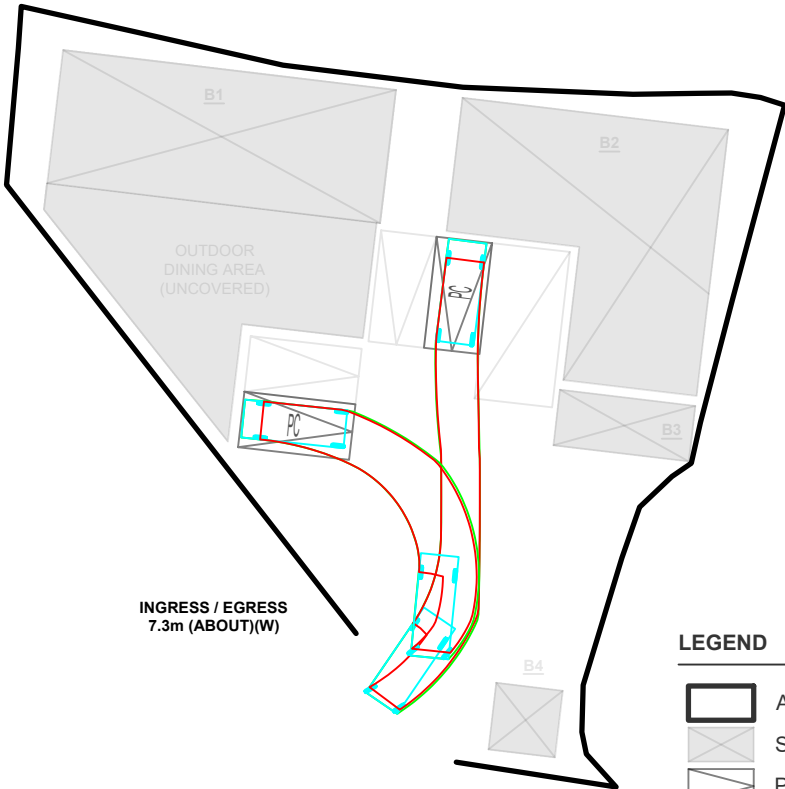
SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



IN (FROM LAU
FAU SHAN ROAD)



OUT (FROM THE
APPLICATION SITE)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE
- PC / LGV
- SWEPT PATH OF VEHICLE

Drawing No.	Ver.
PLAN 2	01

Project
PROPOSED PLACE OF
RECREATION, SPORTS OR
CULTURE (HOBBY FARM)
FOR A PERIOD OF 5 YEARS
AND LAND FILLING

LOTS 1813 S.A AND 1829 S.B
SS.3 (PART) IN D.D. 76

Drawing Title
SWEPT PATH AYS

Scale of A4
1 : 500

Drawn	Date
	6.8.2021
Revised	Date



顧問有限公司
盈卓物業

Our Ref.: DD129 Lot 2159 S.A RP
Your Ref.: TPB/A/YL-LFS/407

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

By Email

30 August 2021

Dear Sir,

2nd Further Information

**Proposed Temporary Eating Place for a Period of 3 Years in “Residential (Group E)” Zone,
Lot 2159 S.A RP in D.D.129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/407)

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

- (i) The area of the outside seating accommodation (OSA) is 83m² (about) with 5 tables and 10 seats serving 10 visitors at the same time. Umbrellas are provided at the OSA for visitors from 10:00 to 18:00.

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith WONG
(Attn.: Ms. Amy KWONG



**Similar s.16 Applications for Temporary Eating Place (Restaurant) Use
within “R(E)” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/66	Proposed Restaurant	“R(E)”	18.5.2001 (lapsed on 19.5.2004)	1-4, 6
2	A/YL-LFS/105	Minor Amendments to Approved Development Scheme for Proposed Restaurant	“R(E)”	22.4.2003 (lapsed on 19.5.2004)	1-4, 6
3	A/YL-LFS/150	Eating Place (Restaurant) and Minor Relaxation of Plot Ratio Restriction	“R(E)”	15.12.2006	1-6

Approval Conditions

1. Submission and implementation of landscaping proposals.
2. Submission of sewerage impact assessment and provision of sewage disposal facilities.
3. Submission and provision of the drainage facilities.
4. Provision of emergency vehicular access, water supplies for fire fighting and fire service installations.
5. Provision of car parking and loading/unloading as well as the internal driveway arrangement of the site
6. Revocation clause.

5-1

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

參考編號

Reference Number:

210820-164727-59057

提交限期

Deadline for submission:

24/08/2021

提交日期及時間

Date and time of submission:

20/08/2021 16:47:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/407

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時食肆商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-LFS/407 DD 129 Lau Fau Shan

24/08/2021 03:23

From:

To:

FileRef:

[REDACTED]

tpbpd <tpbpd@pland.gov.hk>

A/YL-LFS/407

Lot 2159 S.A RP in D.D.129, Lau Fau Shan

Site area : About 656sq.m

Zoning: "Res (Group E)"

Applied use: Eating Place / 1 Vehicle Parking

Dear TPB Members,

No indication as to nature of clientele.

Is the site served by public drainage system re now urgent need that food premises be compelled to adapt much higher levels of hygiene than previously tolerated.

Mary Mulvihill

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot No. 2159 S.A RP in D.D. 129 is covered by Short Term Waiver (STW) No. 2325 for the purpose of 'Vehicle Park and Storage excluding Dangerous goods'. The STW holder will need to immediately apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that if the proposed run-in/out is agreed by Transport Department (TD), the applicant should construct a run-in/out at the access point in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that he applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites';
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - i. no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - ii. proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services

Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a Letter of Requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- iii. 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 (BD), TD, Fire Services Department (FSD), Planning Department (PlanD), Home Affairs Department (HAD) and LandsD 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;
 - iv. if the proposal involves any commercial/trading activities, 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 the commercial/trading activities, the applicant should handle on their own/at their expenses. The operation of the eating place must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating place are also regarded as trade refuse;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. 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 BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development

intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. 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. If the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Detailed checking under the BO will be carried out at building plan submission stage;

- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant shall submit the proposed building works plans to BD for approval as required under the provisions of the BO; and
- (i) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant shall note that if the proposed structure(s) is required to comply with the BO or licence is required for the subject eating place, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.