

2023年 3月 1 3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

13 MAR 2023

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

Form No. S16-III
表格第 S16-III 號

16/2

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE**

(CAP.131)

YL-NSW

2300 499

15/2 (by courier)

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 請在適當的方格內加上「✓」號

16/2

2300499

15/2 by courier

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-NSW/311
	Date Received 收到日期	13 MAR 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Gala Growth Co. Limited 長俊有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 3719 S.G ss. 9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai, 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 840 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 869 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)	/ sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
(f) Current use(s) 現時用途	Eating Place (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」#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 _____ (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 _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如位於鄉郊地區臨時用途/發展的許可證可續期，請參閱(B)部分)

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

(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

☐ month(s) 個月

(c) Development Schedule 發展細節表

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

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

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

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sq.m ☐ About 約

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

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

.....

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

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			
<p>.....</p> <p>.....</p>			
(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 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))	
	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)	
(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 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input 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 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 type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	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) 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)

(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/ YL-NSW / 279
(b) Date of approval 獲批給許可的日期	10/7/2020 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	22/7/2023 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

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。

Background

The applicant seeks permission from the Town Planning Board (the Board) in respect to Lots 3719 S.G ss. 9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai, Yuen Long, New Territories (the Site) for 'Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years' (proposed development) (Plan 1). The applicant intended to continue to operate the applied use at the Site to provide catering services to local residents, workers as well as visitors in the area.

Planning Context

The Site falls within an area zoned as "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") on the Approved Nam Sang Wai Outline Zoning Plan No.: S/YL-NSW/8, according to the Notes of the OZP, 'eating place use is a column two use within the "OU(CDWRA)" zone, which requires planning permission from the Board (Plan 2). Several applications for the same use had been approved by the Board previously, approval of the current application would not set undesirable precedent within the "OU(CDWRA)" zone.

The renewal application is in line with the TPB PG-No. 34C that there is no adverse planning implication arising from the renewal of the planning approval; and the applicant has complied with all approval conditions of the valid planning application No. A/YL-NSW/279. It is considered not incompatible with the surrounding land uses including residential developments at Man Yuen Chuen and Fairview Park as well as the commercial/residential developments along Fairview Park Boulevard. The temporary restaurant is small in scale and the renewal of planning approval for a period of 3 years will not cause adverse impact to the surrounding environment.

Development Proposal

The Site occupied an area of 840 sq.m (about) (Plan 3). The Site is accessible by a local track branching off from Fairview Park Boulevard (Plan 1). There is no change to the existing structures; the use and operation also remain unchanged as the valid planning application No. A/YL-NSW/279, major development parameters are as follows (Plans 4 and 5):

Total Floor Area	869m ²
Building/Structure	An existing NTEH and 3 temporary structures
Building Height	NTEH: 3 storeys (8.23m) 3 structures : 1,2 storeys (2.43m to 5.48m)
No. of Loading/unloading Bay	1
Operation Hours	7:30am to 10pm
Uses by Floor:	
G/F	Restaurant, kitchen, lavatories, storage, loading/unloading bay;
1/F	Staff quarters/rest area
2/F	Staff quarters

Conclusion

The proposed development will not create significant adverse impacts to the surrounding areas. The applicant submitted the accepted fire service installations and records of existing drainage facilities of the previously approved S.16 planning application No. A/YL-NSW/279 to support the application (Appendices I and II).

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Renewal of Planning Approval for Temporary Eating Place (Restaurant) 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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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

13/2/2022

(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	Lots 3719 S.G ss. 9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai, Yuen Long, New Territories
Site area 地盤面積	840 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 Nam Sang Wai Outline Zoning Plan No.: S/YL-NSW/8
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 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	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years

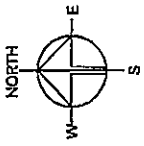
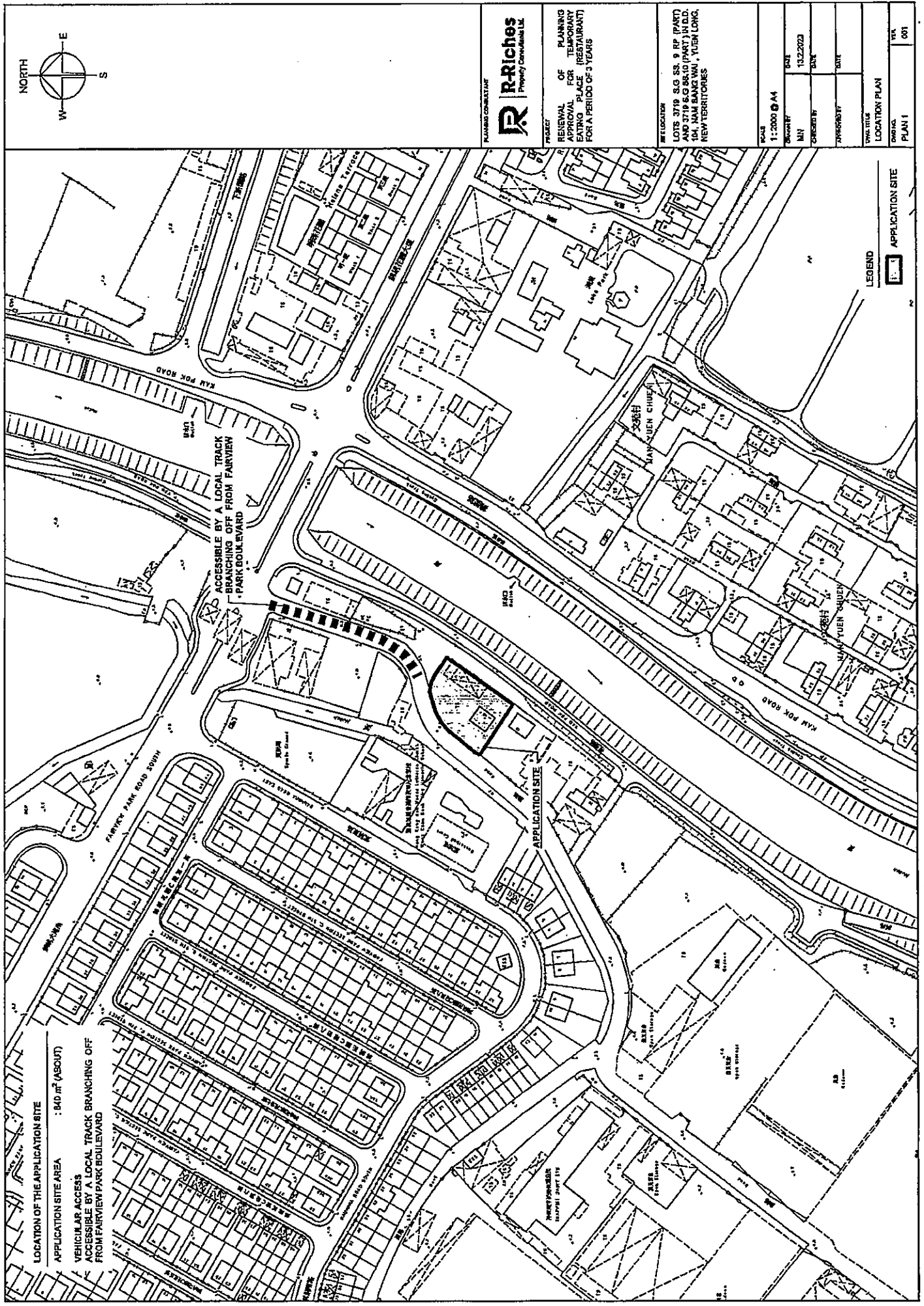
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	267 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.318 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	602 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.717 <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	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.43 - 5.48 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	71.7 % <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/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) Container Vehicle _____ _____		1 1(LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Accepted FSIs Proposal, Accepted Drainage Proposal		
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.

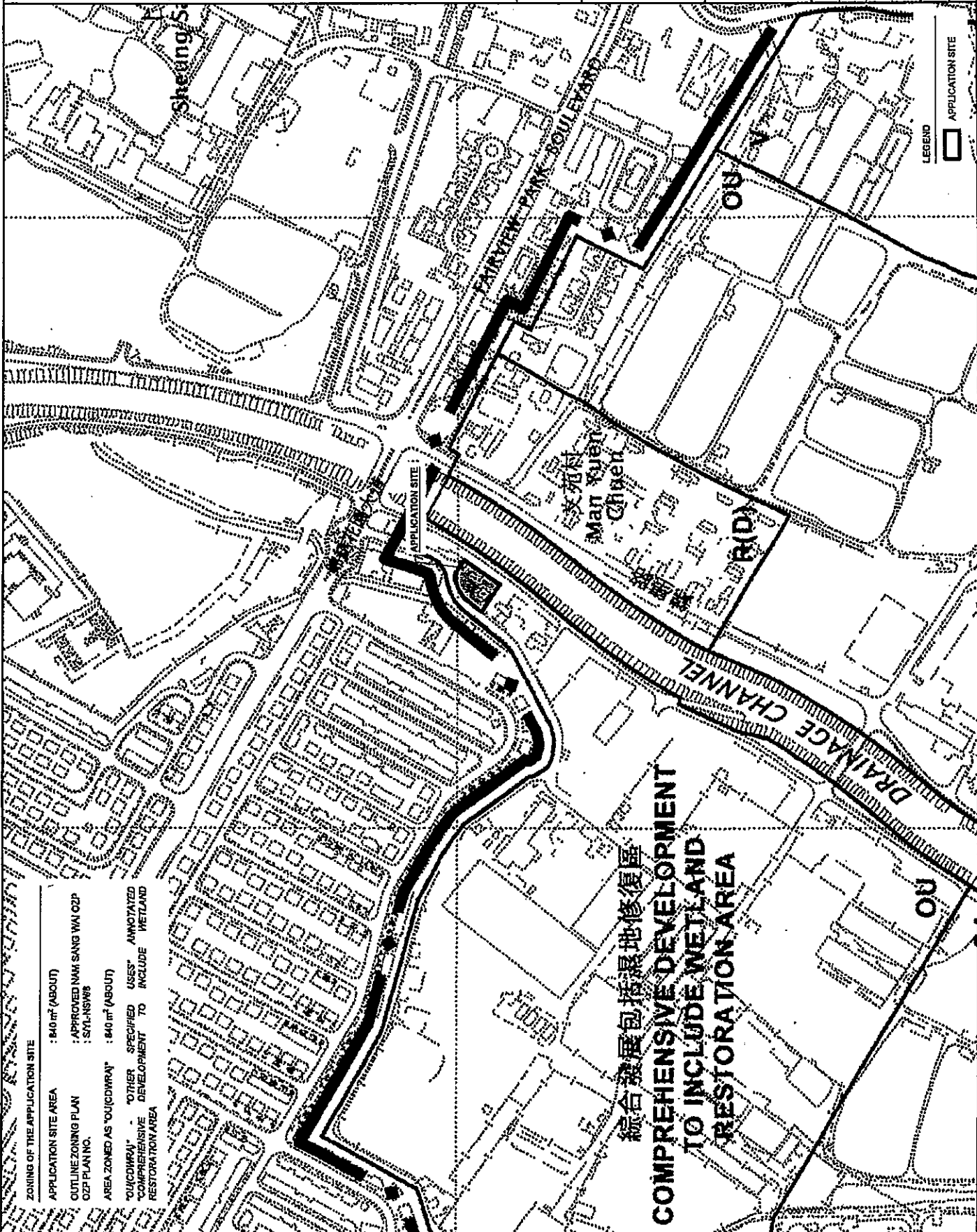
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



PLANNING CONSULTANT R-Riches Property Consultants Ltd.		PROJECT RENEWAL OF PLANNING APPROVAL FOR TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS		SITE LOCATION LOTS 3719 S.G. 33, 3 RP (PART) AND 3719 S.G. 38.10 (PART) IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	1:2000 @ A4	DRAWN BY	MM	DATE	13/2/2023
CHECKED BY		DATE			
APPROVED BY		DATE			
DRAWING TITLE LOCATION PLAN		DRAWING NO. PLAN 1		PAGE NO. 001	

LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 840 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE BY A LOCAL TRACK BRANCHING OFF FROM FAIRVIEW PARK BOULEVARD


LEGEND
[Hatched Box] APPLICATION SITE

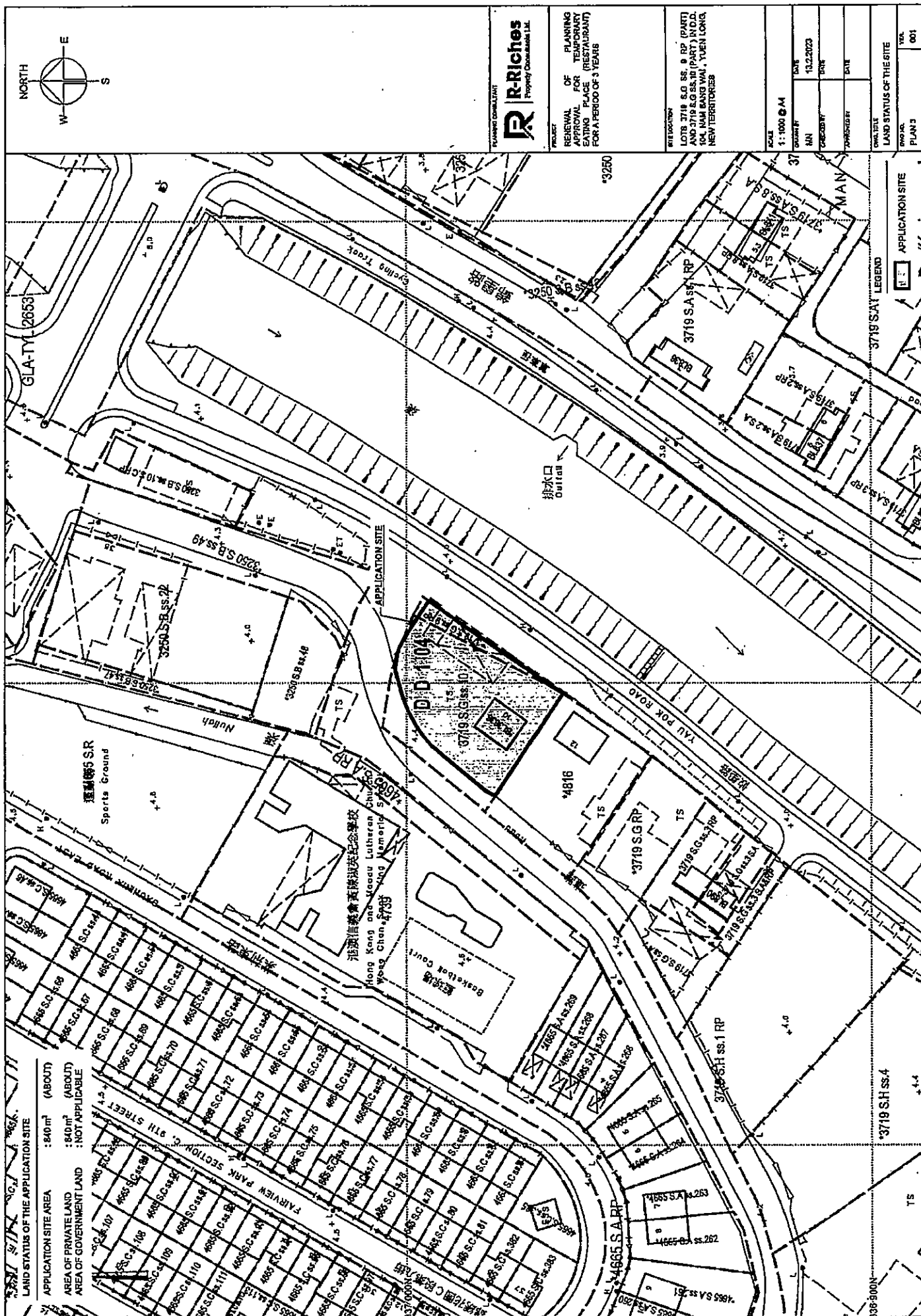


APPLICATION SITE AREA	: 840 m ² (ABOUT)
OUTLINE ZONING PLAN	: APPROVED NAM SANG WAI OZP
CZP PLAN NO.	: SYL-NSW8
AREA ZONED AS "OU(CDWRM)"	: 840 m ² (ABOUT)
"OU(CDWRM)" - COMPREHENSIVE RESTORATION AREA	"OTHER SPECIFIED USES" ANNOTATED TO INCLUDE WETLAND

綜合發展包括濕地修復區
COMPREHENSIVE DEVELOPMENT
TO INCLUDE WETLAND
RESTORATION AREA

LEGEND	APPLICATION SITE
--------	------------------

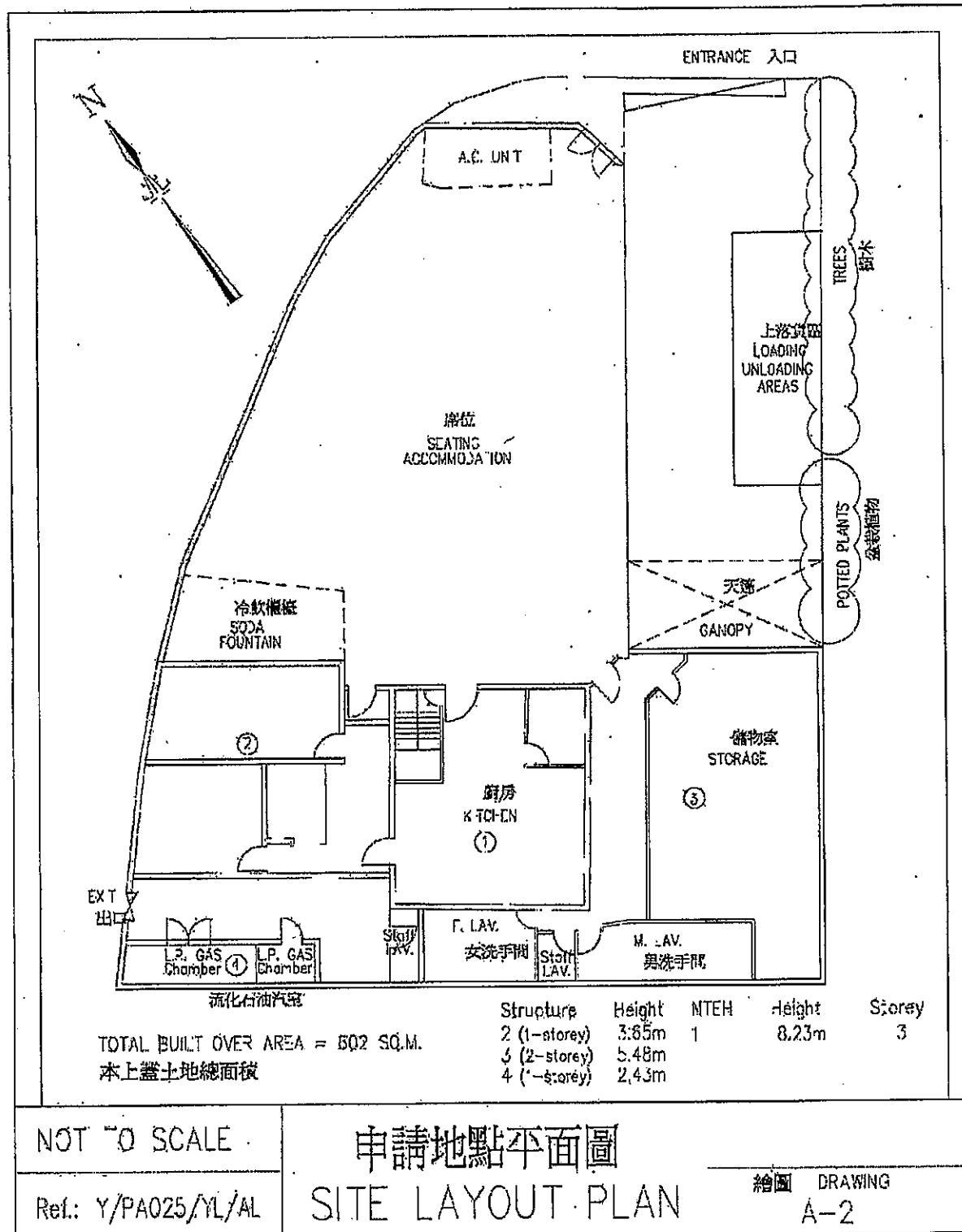
 R-Riches Property Consultants Ltd.	PLANNING OF REMOVAL OF EXISTING PLACE FOR A PERIOD OF 3 YEARS		PLANNING OF REMOVAL OF EXISTING PLACE FOR A PERIOD OF 3 YEARS	
	SITE LOCATION LOTS 3719 S.Q. SS. 9 RP (PART) AND 3719 S.G. SS.10 (PART) IN D.D. NO. 14, SHAN WA, T'UEN LONG, NEW TERRITORIES		DATE 13-2-2023 DATE DATE	
SCALE 1:4000 Q.A Contained By MIN CHECKED BY APPROVED BY		DATE 13-2-2023 DATE DATE		DATE 13-2-2023 DATE DATE
DRAWING TITLE ZONING OF THE SITE		DRAWING NO. PLAN 12		VER. 001



Plan 4 - Layout Plan

元朗南生圍丈量約份第104約地段 第3719 號 G分段 第9小分段 餘段(部分) 及
第3719 號G分段第10小分段(部分)

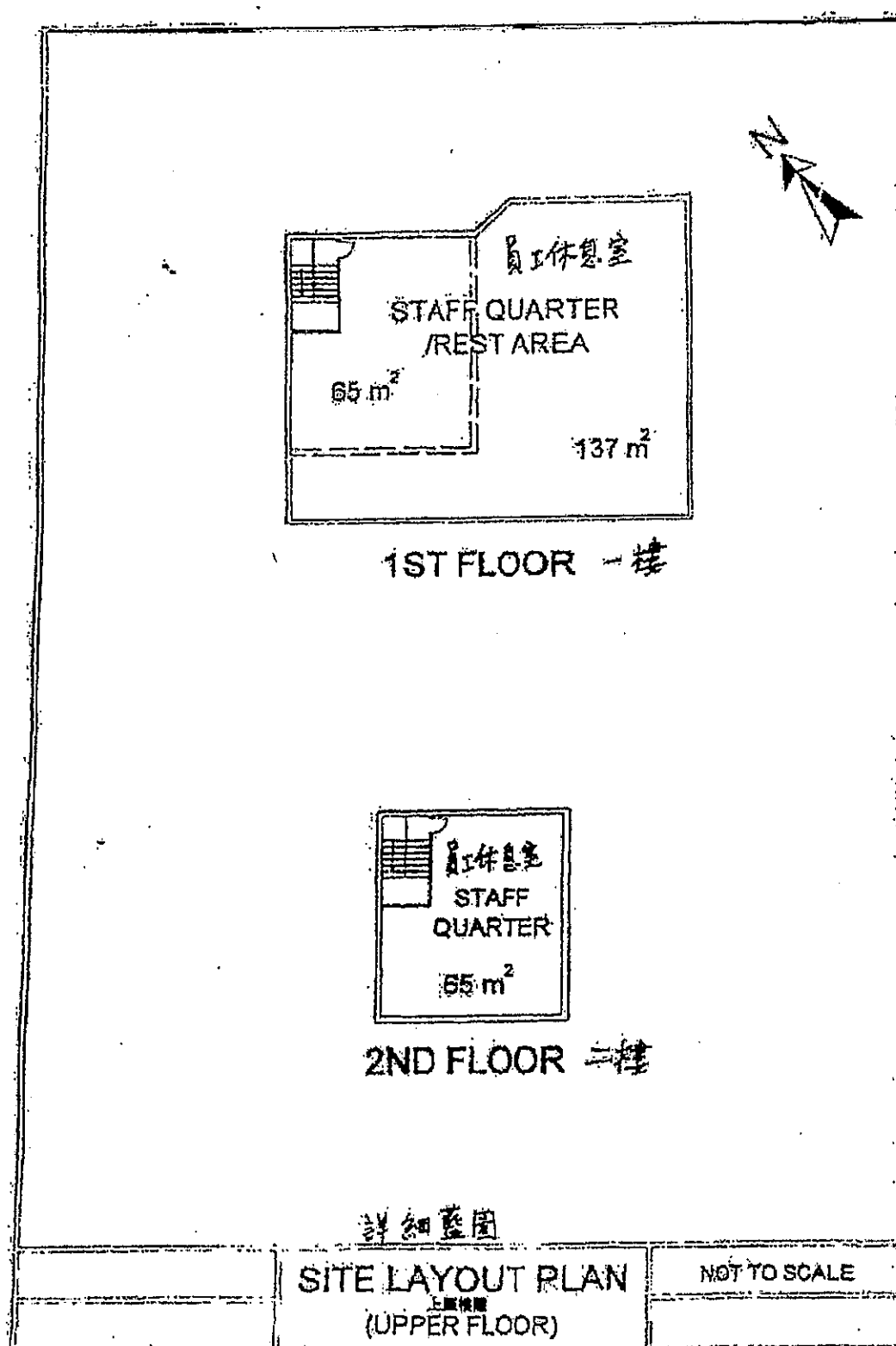
Lots 3719 S.G ss. 9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104,
Nam Sang Wai, Yuen Long



Plan 5 - Layout Plan

元朗南生圍丈量約份第 104 約地段第 3719 號 G 分段第 9 小分段餘段 (部分) 及第 3719 號 G 分段第 10 小分段 (部分)

Lots 3719 S.G s.s.9 RP (Part) and 3719 S.G s.s.10 (Part) in D.D. 104, Nam San Wai, Yuen Long



規 劃 署

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



Planning Department

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

By Post & Fax

本函檔號 Your Reference

本署檔號 Out Reference () in TPB/A/YL-NSW/279

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

7 May 2021

Top Bright Consultants Ltd.

Dear Sir,

Compliance with Approval Conditions (e) and (f)
Submission and provision of Fire Service Installations (FSIs) Proposal
Renewal of Planning Permission for Temporary Eating Place (Restaurant)
for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive
Development to include Wetland Restoration Area" Zone,
Lots 3719 S.G ss. 9RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai
(Planning Application No. A/YL-NSW/279)

I refer to your submissions dated 16.4.2021 and 30.4.2021 regarding submission and provision of FSIs proposal in an attempt to comply with conditions (e) and (f). Your submissions are considered:

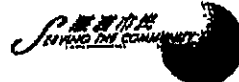
- ☒ Acceptable. The captioned conditions have been complied with. Please find detail comments of Director of Fire Services (D of FS) at Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not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

Should you have any queries on the comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of Fire Services Department (FSD) direct.

Yours faithfully,









(Anthony LUK)

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







LEGEND (FOR LAYOUT PLAN)

W/REEL W/ LOCKABLE GLASS FRONTED NOZZLE
BOX, STROKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT

- | | |
|---|---|
|  | 150mm FIRE ALARM BELL |
|  | BOX, STANDER, C/W FIRE ALARM BELL & BREAK GLASS UNIT |
|  | BREAK GLASS UNIT |
|  | SPRINKLER HEAD |
|  | FLOW SWITCH |
|  | MONITORED GATE VALVE |
|  | SPRINKLER ZONE SECONDARY CONTROL VALVE ASSEMBLY |
|  | INCLUDES ZONE SECONDARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE |









INCLUDES ZONE SUBSISTANT CONTROL VALVE, FLOW SWITCH,
TEST GATE VALVE AND DRAIN VALVE

- | | |
|---|----------------------|
|  | GATE VALVE |
|  | NON RETURN VALVE |
|  | VORTEX INHIBITOR |
|  | BALL FLOAT VALVE |
| | PROPORTIONING SYSTEM |

SPRINKLER / HOSE REEL PIPE

- SPRINKLER CONTROL VALVE SET
CHECK METER POSITION
SPRINKLER / F.S. INLET

F.E. **4Kg DRY POWDER TYPE FIRE EXTINGUISHER**

- | | | | | | | | |
|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |
| PUMP | 150mm WATER ALARM CONG | EMERGENCY LIGHTING | EXIT SIGN | MANUAL TYPE FIRE ALARM PANEL | PUMP CONTROL PANEL | SELF-CONTAINED FLUORESCENT LIGHTING UNIT | EXISTING F. S. INSTALLATION |

COLOUR CODE

PIPE SIZES	COLOR
42mm	LIGHT GREEN
43mm	RED
44mm	PURPLE
45mm	YELLOW
46mm	BLUE
48mm	GREEN
110mm	LIGHT BROWN
150mm	DEEP BROWN

1

DESCRIPTION	FS NOTES, LEADS AND LOCATIONS	FIRE SERVICES G/F LAYOUT
1.00	1.00	1.00
2.00	2.00	2.00
3.00	3.00	3.00
4.00	4.00	4.00
5.00	5.00	5.00
6.00	6.00	6.00
7.00	7.00	7.00
8.00	8.00	8.00
9.00	9.00	9.00
10.00	10.00	10.00
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92.00	92.00	92.00
93.00	93.00	93.00
94.00	94.00	94.00
95.00	95.00	95.00
96.00	96.00	96.00
97.00	97.00	97.00
98.00	98.00	98.00
99.00	99.00	99.00
100.00	100.00	100.00

	DESCRIPTION
440mm	PURPLE
450mm	YELLOW
460mm	BLUE
480mm	GREEN
1000mm	LIGHT BROWN
1500mm	DEEP BROWN

規 劃 署

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



Planning Department

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

By Post & Fax

本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-NSW/279

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

12 May 2021

Top Bright Consultants Ltd.

Dear Sir,

Compliance with Approval Condition (d)

Submission of Records of the Existing Drainage Facilities on Site
Renewal of Planning Permission for Temporary Eating Place (Restaurant)
for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive
Development to include Wetland Restoration Area" Zone,
Lots 3719 S.G ss. 9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai
(Planning Application No. A/YL-NSW/279)

I refer to your submission dated 16.4.2021 regarding submission of records of the existing drainage facilities on site with the flow tests record for whole storm water and foul sewer system in an attempt to comply with condition (d). Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detail comments of Drainage Services Department (DSD) at Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. YUEN Yui Tai (Tel: 2300 1235) of DSD direct.

Yours faithfully,

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

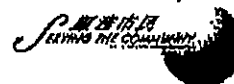
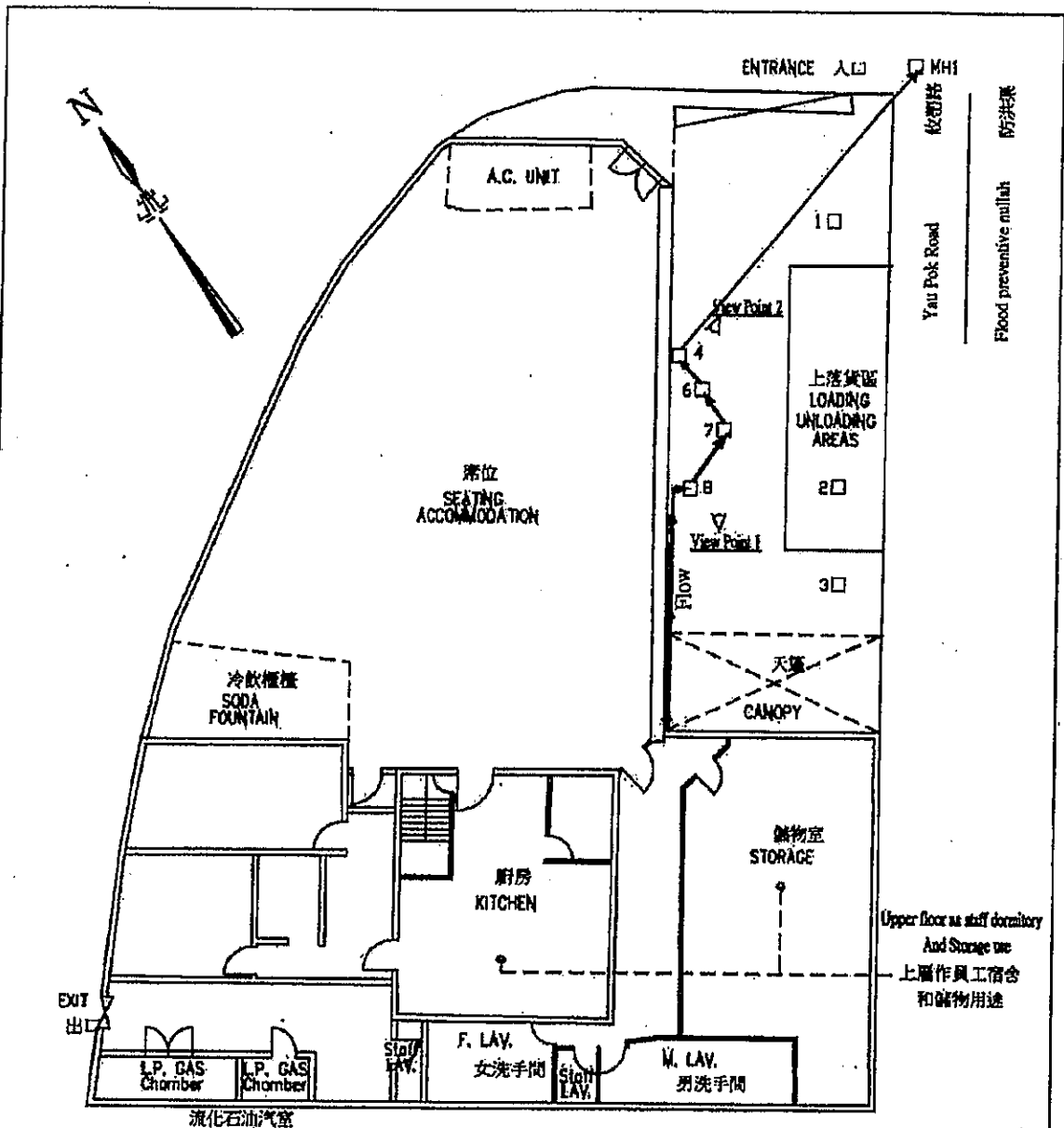


Photo Index of the existing drainage facilities

元朗南生圍丈量約份第104約地段 第3719 號 G分段 第9小分段 餘段(部分) 及
第 3719 號G分段第10小分段(部分)

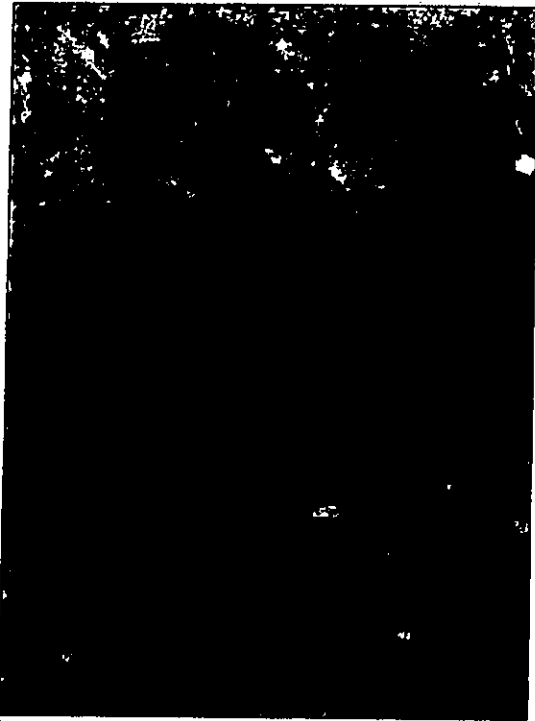
Lots 3719 S.G ss. 9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104,
Nam Sang Wai , Yuen Long



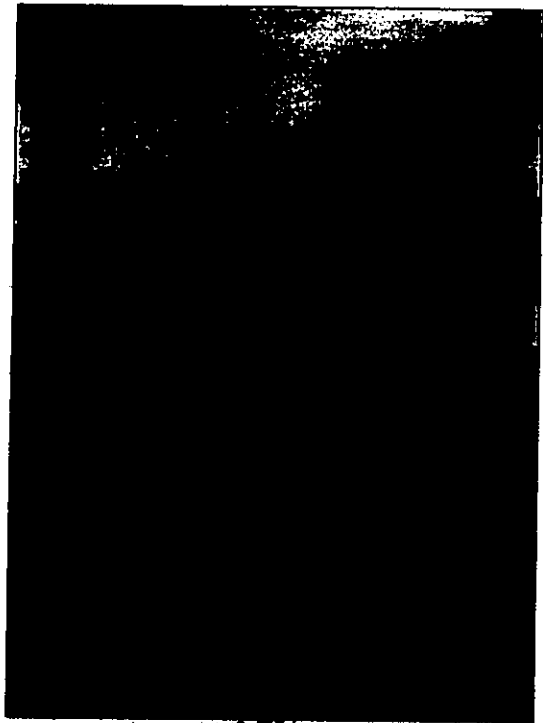
- 1 - 化糞池第三過濾井
- 2 - 化糞池第二過濾井
- 3 - 化糞池第一過濾井
- 4 - 天面去水

- 6 - 化油池第三格井
- 7 - 化糞池第二過濾井
- 8 - 化油池第一過濾井

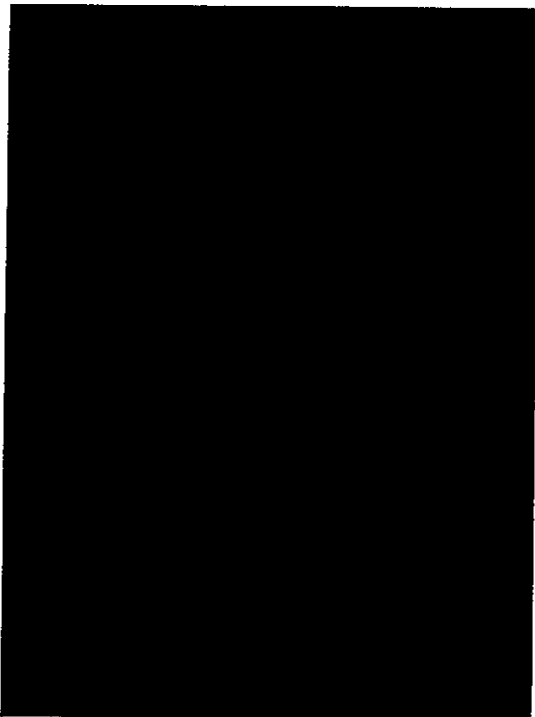
Photo List of the existing drainage facilities



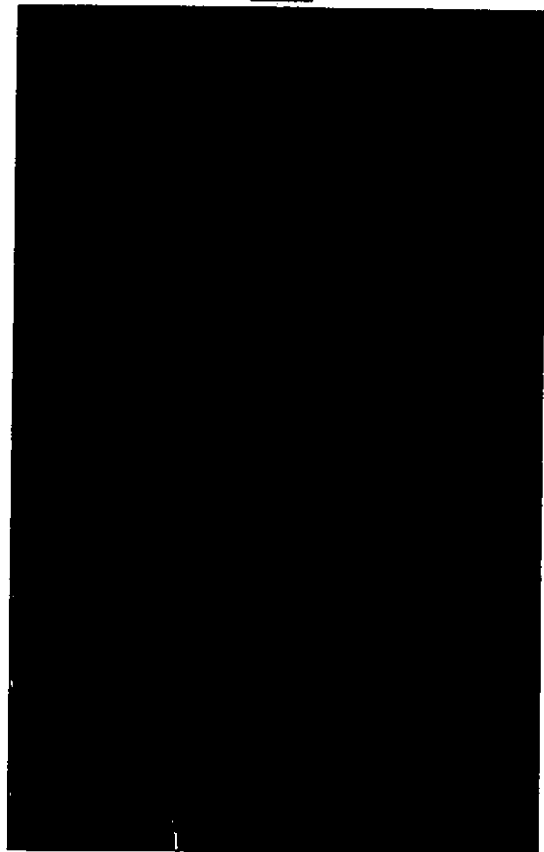
MH1



MH4



MH6

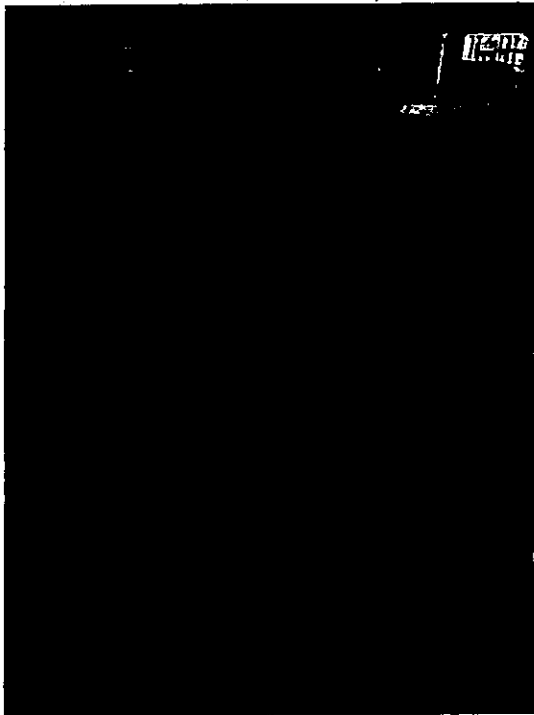


MH7

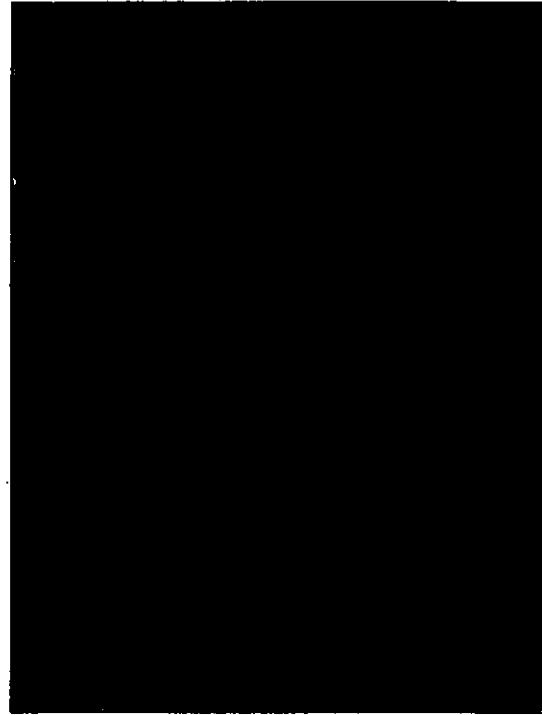
Photo List of the existing drainage facilities



MH8



View Point 1



View Point 2

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area under Section 16 of the Town
Planning Ordinance
(TPB PG-No. 12C)**

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant Extracts of the Town Planning Board Guidelines for
Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Applications covering the Application Site
on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/DPA/YL-NSW/4	Small House (Permanent)	15.11.1991 Approved by RNTPC
2.	A/YL-NSW/20	Temporary Restaurant (3 Years)	28.2.1997 Approved by RNTPC for 1 year
3.	A/YL-NSW/40	Temporary Restaurant (3 Years)	3.4.1998 Approved by RNTPC for 1 year
4.	A/YL-NSW/66	Temporary Restaurant (3 Years)	5.11.1999 Approved by RNTPC for 2 years
5.	A/YL-NSW/111	Restaurant (Permanent)	25.1.2002 Approved by RNTPC for 3 years
6.	A/YL-NSW/174	Temporary Restaurant (5 Years)	5.1.2007 Approved by RNTPC for 3 years
7.	A/YL-NSW/193*	Renewal of Temporary Eating Place (Restaurant) for a Period of 3 Years	18.12.2009 Approved by RNTPC for 3 years [revoked on 18.2.2011]
8.	A/YL-NSW/208	Temporary 'Eating Place' (Restaurant) for a Period of 3 Years	22.7.2011 Approved by RNTPC for 3 years
9.	A/YL-NSW/228	Renewal of Temporary Eating Place (Restaurant) for a Period of 3 Years	23.5.2014 Approved by RNTPC for 3 years
10.	A/YL-NSW/256	Renewal of Temporary Eating Place (Restaurant) for a Period of 3 Years	23.6.2017 Approved by RNTPC for 3 years
11.	A/YL-NSW/279	Renewal of Temporary Eating Place (Restaurant) for a Period of 3 Years	10.7.2020 Approved by RNTPC for 3 years

*denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- He has no adverse comment to the application;
- The application site comprises of Old Schedule Agricultural Lots (OSALs) and a Building Licence of No. 3636 to permit a building of not more than three storeys and a total GFA not exceeding 195.09 m² for non-industrial purpose. The OSALs are 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. 3719 S.G ss.9 RP and 3719 S.G ss.10 in D.D. 104 are covered by Short Term Waiver (STW) No. 2568 to permit structures for the purpose of "A Restaurant"; and
- Advisory comments as detailed in **Appendix V**.

2. Traffic

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

- The Site is connected to the public road network via a section of local access which is not managed by Transport Department. The land status of the local access road should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should arrange by themselves if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access;
- Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

- Advisory comments as detailed in **Appendix V**.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- He has no objection to the application from environmental planning perspective;
- There was no substantiated environmental complaint received at the application site (the Site) in the past three years; and
- Advisory comments as detailed in **Appendix V**.

4. **Food and Environmental Hygiene**

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

- He has no comment on the application provided that no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected; and
- Advisory comments as detailed in **Appendix V**.

5. **Fire Services**

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

- He has no objection in-principle to the application subject to FSIs being provided to his satisfaction;
- The FSI proposal submitted is considered acceptable; and
- Advisory comments as detailed in **Appendix V**.

6. **Drainage**

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

- He has no objection in principle to the proposed development; and
- Should the application be approved, conditions should be stipulated in the approval letter requiring the applicant (i) to maintain the drainage facilities implemented under Application No. A/YL-NSW/279 and (ii) to submit records of existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or the Town Planning Board.

7. Building Matters

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

- He could not offer any comment on the application under the BO, noting that the application may involve NTEH and possible unauthorized structures and his department has no record of the buildings/structures on site; and
- The suitability of the premises for restaurant would depend on a number of factors including structural stability, means of escape provision, fire resisting construction and existing of unauthorized building works. If the buildings concerned are NTEH, he is unable to offer comment as it is outside the ambit of his department.

8. Others

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the Short Term Waiver (STW) holder(s) will need to immediately apply to this 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 the Lands Department 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 the Lands Department.
- (b) to note the comments of the Commissioner for Transport (C for T), Transport Department that:
- the Site is connected to the public road network via a section of local access which is not managed by Transport Department. The land status of the local access road should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
 - as there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should arrange by themselves if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access.
 - no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the application site from Yau Pok Road should be commented and approved by Transport Department.
 - HyD shall not be responsible for the maintenance of any access connecting the application site and the section of Fairview Park Boulevard. Presumably, the relevant department will provide their comments, if any.
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- all wastewater discharge from the Site shall comply with the requirements in the Water Pollution Control Ordinance, and relevant license shall be applied/renewed.

- (e) 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 FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S.251) and forward a copy of the certificate to the Director of Fire Services.
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L of PlanD) that:
- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease.
 - the applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- proper licence / permit issued by Food and Environmental Hygiene Department's (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.
 - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.
 - 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.