

2022年 9月 6日

Appendix I of RNTPC
Paper No. A/YL-NTM/445

此文件在 收到 - 城市規劃委員會
只含申請所需必要的資料及文件後才正式接收收到
申請的日期。

6 SEP 2022

The 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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
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;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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/YL-TM/445 |
| | Date Received 收到日期 | 6 SEP 2022 |

- 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)

Mainway Investment Holdings Limited (明威投資控股有限公司)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 1,156 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 229 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

NA sq.m 平方米 ☐ 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 Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Village Type Development |
| (f) Current use(s) 現時用途 | Vacant Land (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
18/08/2022 (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 01/09/2022 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|---------------------|---|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (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) | | |
| (c) Number of storeys involved 涉及層數 | Number of units involved 涉及單位數目 | | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Total 總計 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |

| (ii) For Type (ii) application 供第(ii)類申請 | |
|--|---|
| (a) Operation involved. 涉及工程 | <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 <p>(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) (請用圖則顯示有關土地/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))</p> |
| (b) Intended use/development 有意進行的用途/發展 | |

| (iii) For Type (iii) application 供第(iii)類申請 | | | | | | | | | | | | | |
|---|--|--|---------------------------|--|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高) | | | | | | | | | |
| Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高) | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Temporary Eating Place for a Period of 5 Years

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

(b) Development Schedule 發展細節表

| | | | |
|---|---------|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 229 | sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.198 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 19.8 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 2 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 | storeys 層 | |
| | | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | 2.5 - 4 | mPD 米(主水平基準上) m 米 | <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> About 約 |

| | | |
|---|---|-----------------------------|
| <input type="checkbox"/> Domestic part 住用部分 | | |
| GFA 總樓面面積 sq. m 平方米 | <input type="checkbox"/> About 約 | |
| number of Units 單位數目 | | |
| average unit size 單位平均面積 sq. m 平方米 | <input type="checkbox"/> About 約 | |
| estimated number of residents 估計住客數目 | | |
| <input checked="" type="checkbox"/> Non-domestic part 非住用部分 | | |
| GFA 總樓面面積 | | |
| <input checked="" type="checkbox"/> eating place 食肆 225 sq. m 平方米 | <input checked="" type="checkbox"/> About 約 | |
| <input type="checkbox"/> hotel 酒店 sq. m 平方米 | <input type="checkbox"/> About 約 | |
| (please specify the number of rooms 請註明房間數目) | | |
| <input type="checkbox"/> office 辦公室 sq. m 平方米 | <input type="checkbox"/> About 約 | |
| <input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米 | <input type="checkbox"/> About 約 | |
| <input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施 | (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積) | |
| <input checked="" type="checkbox"/> other(s) 其他 | | |
| (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積) | | |
| .. Meter Room (about 4 sq. m) | | |
| .. Building Height: 1 storey, about 2.5m | | |
| <input type="checkbox"/> Open space 休憩用地 | | |
| <input type="checkbox"/> private open space 私人休憩用地 | (please specify land area(s) 請註明地面面積) sq. m 平方米 | |
| <input type="checkbox"/> public open space 公眾休憩用地 | <input type="checkbox"/> Not less than 不少於 sq. m 平方米 | |
| (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用) | | |
| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
| 1 | 1 | Eating Place |
| 2 | 1 | Meter Room |
| | | |
| | | |
| | | |
| (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 | | |
| Parking, loading / unloading and vehicle manoeuvring | | |
| | | |
| | | |
| | | |
| | | |

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

January 2023

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

| | | | | | | | | | | | | | | |
|--|--|--|----------------------------------|----|---------------------------------|----|--|----|---|----|--|----|----------------------------------|----|
| <p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p> | <p>Yes 是 No 否</p> | <p><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))</p> <p>The Application Site is connected via a local road from Shek Wu Wai Road.</p> <p><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)</p> <p><input type="checkbox"/></p> | | | | | | | | | | | | |
| <p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p> | <p>Yes 是 No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>6</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>NA</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>NA</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>NA</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>NA</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table> <p><input type="checkbox"/></p> | Private Car Parking Spaces 私家車車位 | 6 | Motorcycle Parking Spaces 電單車車位 | NA | Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | NA | Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | NA | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | NA | Others (Please Specify) 其他 (請列明) | NA |
| Private Car Parking Spaces 私家車車位 | 6 | | | | | | | | | | | | | |
| Motorcycle Parking Spaces 電單車車位 | NA | | | | | | | | | | | | | |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | NA | | | | | | | | | | | | | |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | NA | | | | | | | | | | | | | |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | NA | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | NA | | | | | | | | | | | | | |
| <p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p> | <p>Yes 是 No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>NA</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>NA</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>NA</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>NA</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table> <p><input type="checkbox"/></p> | Taxi Spaces 的士車位 | NA | Coach Spaces 旅遊巴車位 | NA | Light Goods Vehicle Spaces 輕型貨車車位 | 1 | Medium Goods Vehicle Spaces 中型貨車車位 | NA | Heavy Goods Vehicle Spaces 重型貨車車位 | NA | Others (Please Specify) 其他 (請列明) | NA |
| Taxi Spaces 的士車位 | NA | | | | | | | | | | | | | |
| Coach Spaces 旅遊巴車位 | NA | | | | | | | | | | | | | |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 | | | | | | | | | | | | | |
| Medium Goods Vehicle Spaces 中型貨車車位 | NA | | | | | | | | | | | | | |
| Heavy Goods Vehicle Spaces 重型貨車車位 | NA | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | NA | | | | | | | | | | | | | |

9. 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。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|---|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>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?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p> | <p>Yes 是</p> <p>No 否</p> | <p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | 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"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the planning statement attached.

11. 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

Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (RPP No. 342)

Others 其他 ..MPIA.....

on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

- 2 SEP 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|---|--|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | Lot 411 in D.D.105, Ngau Tam Mei, Yuen Long, New Territories | | |
| Site area 地盤面積 | 1,156 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | NA | sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 | | |
| Zoning 地帶 | Village Type Development | | |
| Applied use/ development 申請用途/發展 | Temporary Eating Place for a Period of 5 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 | NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 229 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.198 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | NA | |
| | Non-domestic 非住用 | 2 | |
| | Composite 綜合用途 | NA | |

| | | | |
|--|---------------------|---------|--|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | NA | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | NA | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | NA | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 2.5 - 4 | m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | NA | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | NA | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | NA | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | NA | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | | 19.8 | % <input checked="" type="checkbox"/> About 約 |
| (v) No. of units 單位數目 | | NA | |
| (vi) Open space 休憩用地 | Private 私人 | NA | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | NA | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|---------------------------------|
| (vii) 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) | 6 NA NA NA NA NA |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | NA NA 1 NA NA NA |

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

| | Chinese 中文 | English 英文 |
|--|--------------------------|-------------------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan, Lot Index Plan, Vehicular Access to the Application Site, | | |
| Site Photos | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information for 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。



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



RICS
The mark of
property professionalism worldwide

Appendix Ib of RNTPC
Paper No. A/YL-NTM/445



宋梓華
Sung Tze Wah
FRICS FHKIS MSIV MCIREA ACIArb RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS RPS (GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS (GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHREA BSc (Hons)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCMI MCIArb MSc

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS (LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 29 September 2022
Your Ref.: TPB/A/YL-NTM/445
Our Ref. : LDS/PLAN/6875

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

Dear Sir/Madam,

**Proposed Temporary Eating Place for a Period of 5 Years at
Lot 411 in D.D.105, Ngau Tam Mei, Yuen Long, N.T.**
(Planning Application No. A/YL-NTM/445)

We refer to the comments from Drainage Services Department and Transport Department on the captioned application and submit herewith our responses (see **Table 1** attached) for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at :

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

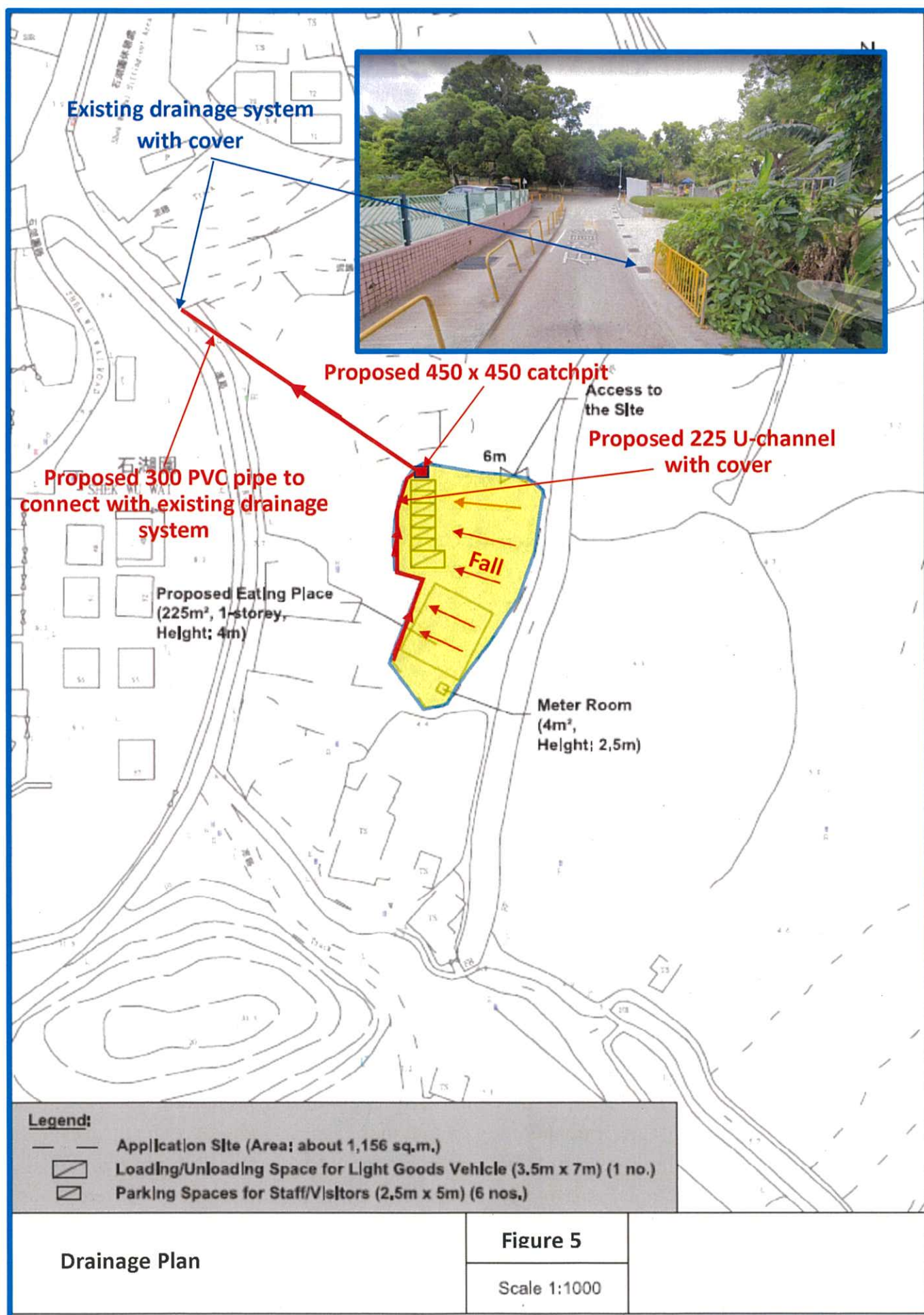
 

Encl.

c.c. DPO/FS&YLE (Attn.: Ms. Kitty Tang) - By Email only
Client

Table 1: Responses to Comments from Government Department on Planning Application No. A/YL-NTM/445

| COMMENTS | | RESPONSES |
|---|-----|--|
| 1. Drainage Services Department | | |
| (a) The subject site is in the close vicinity of the existing Shek Wu Wai Flooding Blackspot. Flooding/ drainage complaints have been recorded. It is revealed that the area adjoining the application site is subject to overland flows and possible flooding. The applicant should submit satisfactory drainage proposal to mitigate the flooding susceptibility of the area to our satisfaction. | (a) | A preliminary drainage proposal (see attached) is submitted for your consideration. The surface runoff of the Application Site will be collected and properly discharged to the existing drainage system in the vicinity of the Application Site. The Applicant commits to provide detailed drainage design should this application be approved. |
| 2. Transport Department | | |
| (a) The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. | (a) | Noted. The Applicant will clarify the management and maintenance responsibilities of the local access with relevant management authorities on their own. |
| (b) As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access. | (b) | Noted. The existing local track connecting to Shek Wu Wai Road is rested on Government land and share used by local villagers for many years. |



Drainage Design

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

| | |
|--------------------------|-------------|
| Asphalt | 0.70 - 0.95 |
| Concrete | 0.80 - 0.95 |
| Brick | 0.70 - 0.85 |
| Grassland (heavy soil**) | |
| Flat | 0.13 - 0.25 |
| Steep | 0.25 - 0.35 |
| Grassland (sandy soil) | |
| Flat | 0.05 - 0.15 |
| Steep | 0.15 - 0.20 |

The surface of the site will be covered by Asphalt, the C should be **0.85** (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **20 Years** is normally used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

| Duration (min) | Extreme Intensity x (mm/h) for various Return Periods | | | | | | |
|-------------------|---|------|------|------|------|------|------|
| | T(year) | | | | | | |
| | 2 | 5 | 10 | 20 | 50 | 100 | 200 |
| 240 | 28.5 | 37.7 | 43.4 | 48.6 | 54.9 | 59.4 | 63.6 |
| 120 | 42.2 | 54.7 | 62.5 | 69.6 | 78.4 | 84.7 | 90.8 |
| 60 | 61.0 | 75.7 | 84.3 | 92 | 101 | 108 | 114 |
| 30 | 84.0 | 100 | 110 | 118 | 128 | 135 | 142 |
| 15 | 106 | 127 | 139 | 150 | 163 | 173 | 182 |
| 10 | 119 | 141 | 155 | 168 | 184 | 196 | 208 |
| 5 | 138 | 161 | 177 | 193 | 216 | 234 | 254 |

i (rainfall intensity) = **92mm/hr** (Duration of 60min is used)

$$Q_p = 0.278CiA$$

$$C = 0.85 \text{ (mid Value)}$$

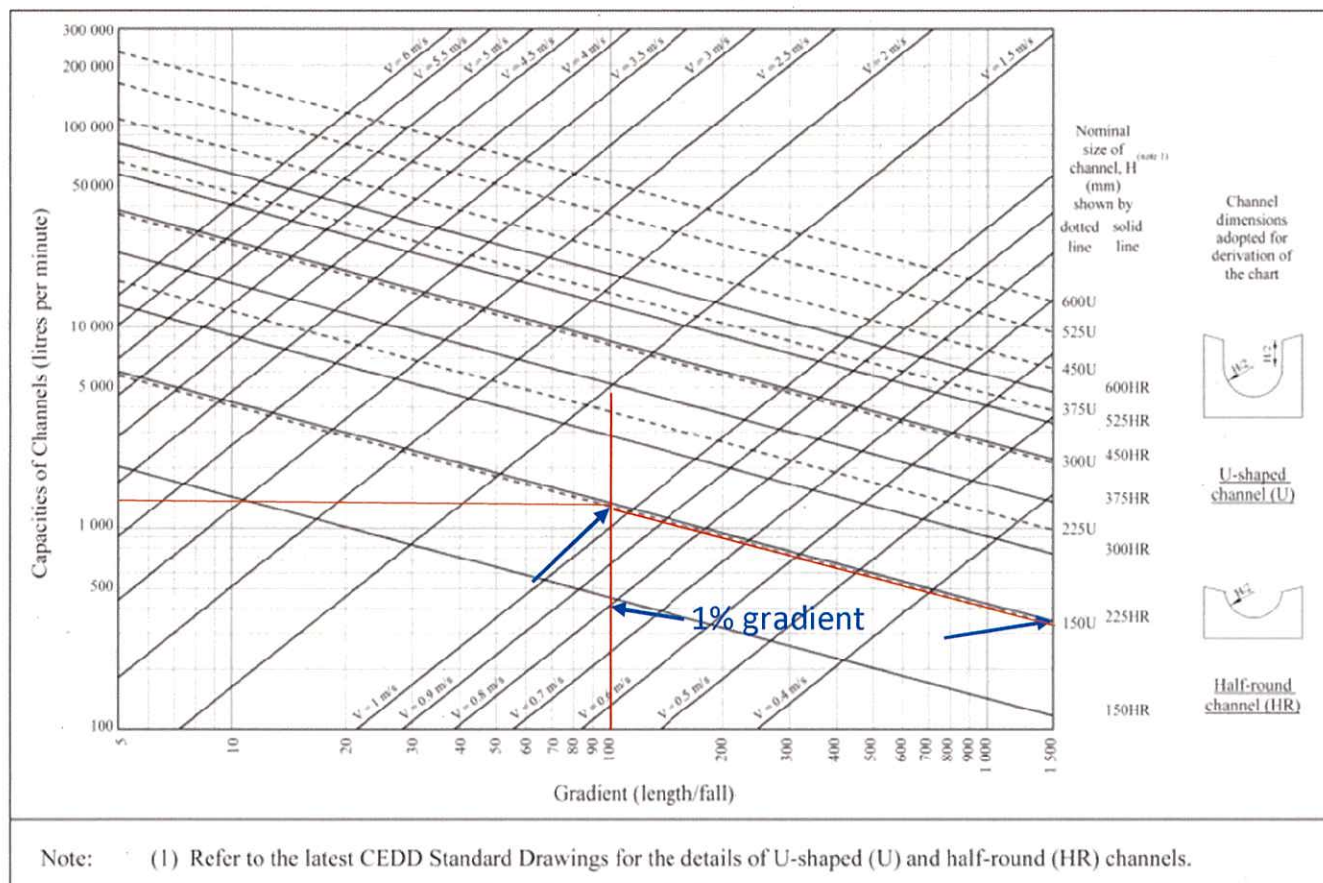
$$i = 92 \text{ mm/hr}$$

$$A = 1,156\text{m}^2 \text{ (0.00116km}^2\text{)}$$

$$Q_p = 0.0252\text{m}^3/\text{s or } 1,507 \text{ l/min}$$

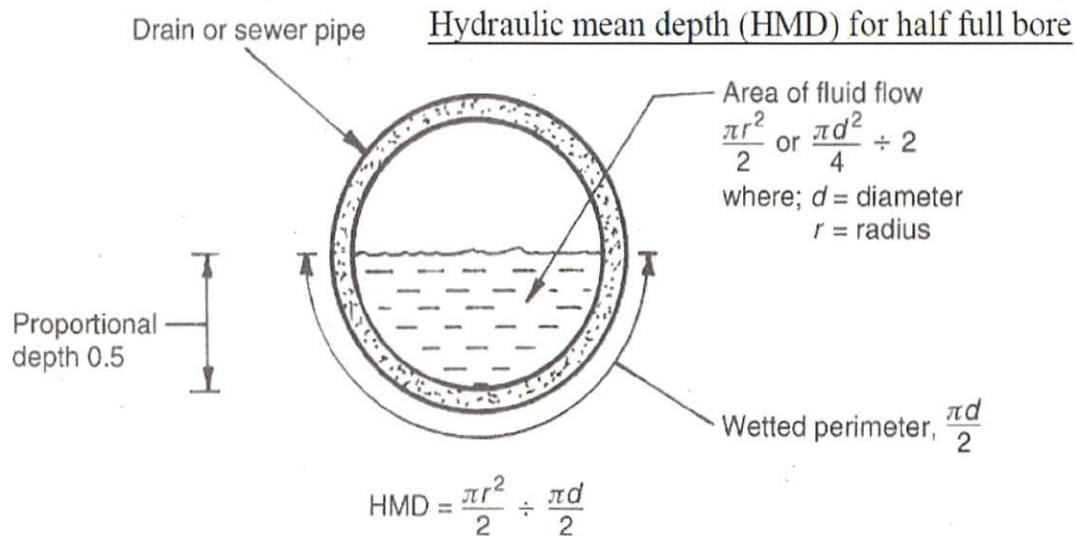
GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 1,507 l/min, **225 U-channel** is used.

Pipe Size Design



| Depth of flow | HMD |
|---------------|----------------------|
| 0.25 | Pipe dia. (m) / 6.67 |
| 0.33 | Pipe dia. (m) / 5.26 |
| 0.50 | Pipe dia. (m) / 4.00 |
| 0.66 | Pipe dia. (m) / 3.45 |
| 0.75 | Pipe dia. (m) / 3.33 |
| Full | Pipe dia. (m) / 4.00 |

69

The half full bore, velocity of **1.2m/s** and **300mm pipe** are used.

The capacity of the pipe :

$$Q = V \times A = 1.2 \times \pi \times (0.3)^2 / 4 \times 0.5 = 0.042 \text{m}^3/\text{s} > 0.0252 \text{m}^3/\text{s}, \text{ OK}$$

Chezy's formula: $V = C\sqrt{m \times i}$

where V = velocity of flow = 1.2m/s

m = hydraulic mean depth (HMD) = $\text{HMD} = 0.3 / 4 = 0.075$

C = Chezy coefficient = $(0.075)^{1/6} / (0.010) = 64.93$

$$1.2 = 64.93 \times (0.075 \times i)^{0.5}$$

$$(1.2/64.93)^2 = 0.075 \times i$$

Thus $i = 0.00455$ or $1/219$ (i = inclination or gradient as $1/X$)

**Relevant Extract of Town Planning Board Guidelines for
“Application for Eating Place within “Village Type Development” Zone in
Rural Areas under section 16 of the Town Planning Ordinance”
(TPB PG - No. 15A)**

Relevant extract of scope for the application:

Even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.

The main planning criteria for assessing the application include:

- (a) the eating place use should not create environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a New Territories Exempted House or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by Town Planning Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

Government Departments' General Comments

1. Land Administration

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

- The Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- No structure is proposed at the subject application site (the Site);
- According to his record, there is no Small House application approved or under processing at the Site; and
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- He has no comment from traffic engineering point of view; and
- Advisory comments as detailed in **Appendix IV**.

3. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM (N), CEDD)

- He has no comments from project perspective; and
- The Site is located in the existing Shek Wu Wai Village which is within San Tin/Lok Ma Chau Development Node (STLMC DN). According to the Initial Land Use Plan for STLMC DN formulated under the Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node – Feasibility Study, the Site will be retained as village type development.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- She has no objection to the application;
- There was no substantiated environmental complaint concerning the Site received by Environmental Protection Department in the past three years; and
- Advisory comments as detailed in **Appendix IV**.

5. Food and Environmental Hygiene

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

- She has no adverse comment on the subject planning application; and
- Advisory comments as detailed in **Appendix IV**.

6. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- She has no comment on the planning application from the nature conservation perspective; and
- Advisory comment as detailed in **Appendix IV**.

7. Landscape

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

- She has no adverse comment from landscape planning point of view; and
- As the Site falls within "V" zone, which is a non-landscape sensitive zoning, no significant landscape impact arising from the development is anticipated.

8. Drainage

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

- He has no objection in principle to the application from drainage operation and maintenance point of view;
- The applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterfowl etc.) with supporting design calculations & charts should be included. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
- After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of the photographs;
- All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and

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

9. Fire Safety

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

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval; and
- Advisory comments as detailed in **Appendix IV**.

10. Other Departments

- The following government departments have no objection/no adverse comment to the application and their advisory comments, if any, are in **Appendix IV**:
 - Chief Building Surveyor/New Territories West, Buildings Department;
 - Chief Highway Engineer/New Territories West, Highways Department (HyD);
 - Chief Engineer/Railway Development 2-2, HyD;
 - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
 - Project Manager (West), West Development Office, CEDD;
 - District Officer (Yuen Long), Homes Affairs Department; and
 - Commissioner of Police.

Recommended Advisory Clauses

- (a) The Site may be affected by the proposed Northern Link (NOL) Project. The Site may be resumed by the Government at any time during the planning approval period for implementation of the NOL project.
- (b) 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 lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any; and
 - given the proposed use is temporary in nature, only application for regularisation 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 will be approved. If such application 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:
- the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access 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 Site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
 - No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval
- (d) To note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- part of Shek Wu Road is maintained by this office;
 - the proposed access arrangement of the Site from Shek Wu Wai Road should be commented by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and the above-mentioned part of Shek Wu Wai Road. Presumably, the relevant department will provide their comments to the applicant, if any; and
 - adequate drainage measures should be provided to prevent surface water flowing from the Site to the nearby public roads and drains.

(e) To note the comments of the Chief Engineer/Railway Development 2-2, Highways Department (CE/RD2-2, HyD) that:

- the Site falls within the area of influence (AOI) for the proposed Northern Link (NOL). The detailed planning and design of the NOL are still under development. The scheme (including railway alignment, railway structures and the corresponding route protection area, and potential tunnel design and corresponding construction methods, etc.) is subject to further changes. The area within the AOI would be subject to nuisance, such as noise and vibration of the NOL. The applicant should have taken the impacts from NOL, such as the nuisance from the future construction, operation and maintenance of NOL, into consideration;
- the construction of NOL may commence in 2025 tentatively for completion in 2034. MTR may also contact the applicant for any arrangement for the ground investigation works at the location concerned; and
- the application site is in proximity to the proposed NOL alignment currently under preliminary design study by MTR. It would be appreciated if any future submissions for the consents and the associated as-built records could be furnished to the MTR for review. The area concerned may be subject to nuisance, such as noise and vibration of the proposed NOL.

(f) To note the comments of the Director of Environmental Protection (DEP) that:

- the applicant should be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and the following guidelines;
- to control the only fume and cooking odour emissions from the proposed use, please follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” issued by the Environmental Protection Department; and
- all wastewater collected from the kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with ProPECC PN 5/93 “Drainage Plans subject to Comment by Environmental Protection Department” and effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance.

(g) To note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department’s facilities will be affected;
- proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. 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; and

- if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Please also remind the applicant that the operation of the food business 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.
- (h) To note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during the operation.
- (i) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall check whether the capacity of the existing drainage system along the Shek Wu Wai road is sufficient to collect the runoff from the site. As the drainage system might be constructed and maintained by HAD or HyD, the applicant shall seek the approval of the relevant department for discharging the runoff within the site to the existing system;
 - as a 300mm diameter PVC pipe is proposed to be constructed on Government Land, the applicant shall seek approval from LandsD for construction of the pipe;
 - the applicant shall clarify the maintenance responsibility of the 300mm diameter PVC pipe;
 - the Catchpit at the site shall be constructed with desilting function;
 - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;

- the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times.
- (j) To note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed Fire Services Installations to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, would be formulated upon the receipt of formal application via the Licensing Authority.
- (k) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - 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 unauthorised building works (UBW) under 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 BD's 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) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R;

- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with building safety and other relevant requirements as may be imposed by licensing authority; and
- detailed checking under the BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220916-150858-34505

提交限期**Deadline for submission:**

05/10/2022

提交日期及時間**Date and time of submission:**

16/09/2022 15:08:58

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-NTM/445

「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。

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



A/YL-NTM/445 DD 105 Shek Wu Wai

31/10/2022 02:29

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-NTM/445

Lot 411 in D.D. 105, Ngau Tam Mei

Site area: About 1,156sq.m

Zoning: "VTD"

Applied use: Eating Place / **5 Years** / 7 Vehicle Parking

Dear TPB Members,

Application 392 was approve in Oct 2019: "A similar application for temporary public vehicle park use within the same "V" zone had been approved by the Committee" but members did not question if there was indeed need for another.

Six extensions of time recorded and it would appear that that the parking facility was phased out as "the application site is currently vacant".

Members should question what conditions were not fulfilled. In the wake of Covid it is essential that operations like eating places meet high standards of hygiene and public safety.

Mary Mulvihill

From:

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

Date: Tuesday, 17 September 2019 2:50 AM CST

Subject: A/YL-NTM/392 DD 105 Shek Wu Wai

A/YL-NTM/392

Lot 411 (Part) in D.D. 105, Shek Wu Wai

Site area : About 1,063m²

Zoning : "VTD"

Applied Use : 20 Vehicle Parking / **5 Years**

Dear TPB Members,

Google Maps show that part of this site has been brownfield use for some time.

The larger site would entail the excavation of trees and the plan would appear to be to join the site with another excavated lot to the north.

This is obviously a Destroy to Build application. The 'parking' facility is dubious as the site is not next to the village that already has a number of parking options.

Hopefully members will raise some questions on the legitimacy of this application.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

新田鄉事委員會主席就元朗牛潭尾丈量約份第105約地段第411號(石湖圍)

申請臨時食肆有以下意見

1. 本人對一切造福鄉民和市民的事情均鼎力支持。

2. 據本人所知石湖圍一帶確實長期嚴重欠缺食肆商店服務大眾。

3. 由於現時搬進石湖圍居住人口不斷增加，本人希望城規會能夠加快
批准這項申請。

「提意見人」姓名／名稱 Name of person/company making this comment 文美桂 新田鄉事委員會主席

簽署 Signature

文美桂

日期 Date 21/10/2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人石湖圍村代表就元朗牛潭尾丈量約份第105約地段第411號(石湖圍)申請臨時食肆有以下意見

1. 本人對於一直都是以服務鄉民為目標，所有有益於鄉民的事情均會全力支持。
2. 石湖圍一帶自從永利士多倒閉後就長期欠缺食肆商店服務大眾。
欠缺食肆商店服務大眾 文錦濤
3. 同時搬進石湖圍居住人口最漸增加，本人期望城規會能夠加快批核使得大眾盡快得到服務。

「提意見人」姓名／名稱 Name of person/company making this comment 文錦濤先生石湖圍村代表簽署 Signature 文錦濤 日期 Date _____

Seg 1 2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

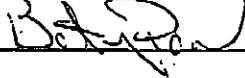
有關的規劃申請編號 The application no. to which the comment relates AVL-NTM445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

非常贊成石湖圍村申請在村內開設飯堂，直接方便本司員工解決每日午餐，專心工作。多謝！「提意見人」姓名／名稱 Name of person/company making this comment 滙豐物業有限公司

簽署 Signature

日期 Date 21-10-2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

DD150 Lot 411

有关上述之申請于本村上址設立茶水店舖，本公司極為贊同，由于本村內未有任何商場或店舖，居民及倉戶需到上水、元朗區購物及食膳，時間及交通來往需時，期代可以盡速設立茶水食市。

「提意見人」姓名／名稱 Name of person/company making this comment 宏業物流(國際)有限公司

簽署 Signature

日期 Date 2022-10-21



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我係本村村民已住在這條村超過30年，自從永利士多執咗我地食飯買飲品就要走到去新田或錦繡先有非常唔方便，第時有咗呢個飯堂就好啦，

我都有去現場睇過地方都好大但唔係好方便，如果佢地可以在村路的荒地開條路人去的話就最好，咁樣我地由村路入去可以慳一半路程。

「提意見人」姓名／名稱 Name of person/company making this comment 黃光簽署 Signature 日期 Date 2022-10-18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/446

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

同意支持盡快開飯堂

「提意見人」姓名／名稱 Name of person/company making this comment 葉活源

簽署 Signature

葉活源

日期 Date 2022-10-24



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

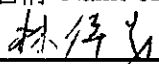
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本公司對於石湖圍地段411約份105申請臨時飯堂一事，認為非常好可以解決我們同事們中午食飯困難的問題，所以我們是全力支持這項申請。

「提意見人」姓名／名稱 Name of person/organization making this comment 倍力處理服務有限公司

簽署 Signature





日期 Date 20-10-2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/446

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

好好支持開飯堂

「提意見人」姓名／名稱 Name of person/company making this comment Shirley Yu

簽署 Signature

Shirley Yu

日期 Date 26-10-2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

不反對絕對支持開飯堂，自從永利士多執笠後非常唔方便，快快開就最好。

「提意見人」姓名／名稱 Name of person/company making this comment 鄭焯明

簽署 Signature Kwong 日期 Date 28-10-2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持開飯堂，但最緊要有泊車位停車。

「提意見人」姓名／名稱 Name of person/company making this comment 蔡偉明簽署 Signature 蔡偉明 日期 Date 27-10-2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)支持開飯堂「提意見人」姓名／名稱 Name of person/company making this comment 駱有平

簽署 Signature

日期 Date 26-10-2022

**Relevant Extract of Town Planning Board Guidelines for
“Application for Eating Place within “Village Type Development” Zone in
Rural Areas under section 16 of the Town Planning Ordinance”
(TPB PG - No. 15A)**

Relevant extract of scope for the application:

Even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.

The main planning criteria for assessing the application include:

- (a) the eating place use should not create environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a New Territories Exempted House or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by Town Planning Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

Government Departments' General Comments

1. Land Administration

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

- The Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- ~~No structure is proposed at the subject application site (the Site);~~
- According to his record, there is no Small House application approved or under processing at the Site; and
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- He has no comment from traffic engineering point of view; and
- Advisory comments as detailed in **Appendix IV**.

3. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM (N), CEDD)

- He has no comments from project perspective; and
- The Site is located in the existing Shek Wu Wai Village which is within San Tin/Lok Ma Chau Development Node (STLMC DN). According to the Initial Land Use Plan for STLMC DN formulated under the Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node – Feasibility Study, the Site will be retained as village type development.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- She has no objection to the application;
- There was no substantiated environmental complaint concerning the Site received by Environmental Protection Department in the past three years; and
- Advisory comments as detailed in **Appendix IV**.

5. Food and Environmental Hygiene

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

- She has no adverse comment on the subject planning application; and
- Advisory comments as detailed in **Appendix IV**.

6. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- She has no comment on the planning application from the nature conservation perspective; and
- Advisory comment as detailed in **Appendix IV**.

7. Landscape

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

- She has no adverse comment from landscape planning point of view; and
- As the Site falls within "V" zone, which is a non-landscape sensitive zoning, no significant landscape impact arising from the development is anticipated.

8. Drainage

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

- He has no objection in principle to the application from drainage operation and maintenance point of view;
- The applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterfowl etc.) with supporting design calculations & charts should be included. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
- After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of the photographs;
- All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and

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

9. Fire Safety

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

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval; and
- Advisory comments as detailed in **Appendix IV**.

10. Other Departments

- The following government departments have no objection/no adverse comment to the application and their advisory comments, if any, are in **Appendix IV**:
 - Chief Building Surveyor/New Territories West, Buildings Department;
 - Chief Highway Engineer/New Territories West, Highways Department (HyD);
 - Chief Engineer/Railway Development 2-2, HyD;
 - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
 - Project Manager (West), West Development Office, CEDD;
 - District Officer (Yuen Long), Homes Affairs Department; and
 - Commissioner of Police.

Recommended Advisory Clauses

- (a) The Site may be affected by the proposed Northern Link (NOL) Project. The Site may be resumed by the Government at any time during the planning approval period for implementation of the NOL project.
- (b) 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 lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any; and
 - given the proposed use is temporary in nature, only application for regularisation 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 will be approved. If such application 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:
- the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access 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 Site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
 - No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval
- (d) To note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- part of Shek Wu Road is maintained by this office;
 - the proposed access arrangement of the Site from Shek Wu Wai Road should be commented by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and the above-mentioned part of Shek Wu Wai Road. Presumably, the relevant department will provide their comments to the applicant, if any; and
 - adequate drainage measures should be provided to prevent surface water flowing from the Site to the nearby public roads and drains.

(e) To note the comments of the Chief Engineer/Railway Development 2-2, Highways Department (CE/RD2-2, HyD) that:

- the Site falls within the area of influence (AOI) for the proposed Northern Link (NOL). The detailed planning and design of the NOL are still under development. The scheme (including railway alignment, railway structures and the corresponding route protection area, and potential tunnel design and corresponding construction methods, etc.) is subject to further changes. The area within the AOI would be subject to nuisance, such as noise and vibration of the NOL. The applicant should have taken the impacts from NOL, such as the nuisance from the future construction, operation and maintenance of NOL, into consideration;
- the construction of NOL may commence in 2025 tentatively for completion in 2034. MTR may also contact the applicant for any arrangement for the ground investigation works at the location concerned; and
- the application site is in proximity to the proposed NOL alignment currently under preliminary design study by MTR. It would be appreciated if any future submissions for the consents and the associated as-built records could be furnished to the MTR for review. The area concerned may be subject to nuisance, such as noise and vibration of the proposed NOL.

(f) To note the comments of the Director of Environmental Protection (DEP) that:

- the applicant should be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and the following guidelines;
- to control the only fume and cooking odour emissions from the proposed use, please follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” issued by the Environmental Protection Department; and
- all wastewater collected from the kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with ProPECC PN 5/93 “Drainage Plans subject to Comment by Environmental Protection Department” and effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance.

(g) To note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department’s facilities will be affected;
- proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. 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; and

- if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Please also remind the applicant that the operation of the food business 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.
- (h) To note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during the operation.
- (i) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall check whether the capacity of the existing drainage system along the Shek Wu Wai road is sufficient to collect the runoff from the site. As the drainage system might be constructed and maintained by HAD or HyD, the applicant shall seek the approval of the relevant department for discharging the runoff within the site to the existing system;
 - as a 300mm diameter PVC pipe is proposed to be constructed on Government Land, the applicant shall seek approval from LandsD for construction of the pipe;
 - the applicant shall clarify the maintenance responsibility of the 300mm diameter PVC pipe;
 - the Catchpit at the site shall be constructed with desilting function;
 - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;

- the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times.
- (j) To note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed Fire Services Installations to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, would be formulated upon the receipt of formal application via the Licensing Authority.
- (k) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - 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 unauthorised building works (UBW) under 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 BD's 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) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R;

- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with building safety and other relevant requirements as may be imposed by licensing authority; and
- detailed checking under the BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220916-150858-34505

提交限期**Deadline for submission:**

05/10/2022

提交日期及時間**Date and time of submission:**

16/09/2022 15:08:58

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-NTM/445

「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。

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



A/YL-NTM/445 DD 105 Shek Wu Wai

31/10/2022 02:29

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-NTM/445

Lot 411 in D.D. 105, Ngau Tam Mei

Site area: About 1,156sq.m

Zoning: "VTD"

Applied use: Eating Place / **5 Years** / 7 Vehicle Parking

Dear TPB Members,

Application 392 was approve in Oct 2019: "A similar application for temporary public vehicle park use within the same "V" zone had been approved by the Committee" but members did not question if there was indeed need for another.

Six extensions of time recorded and it would appear that that the parking facility was phased out as "the application site is currently vacant".

Members should question what conditions were not fulfilled. In the wake of Covid it is essential that operations like eating places meet high standards of hygiene and public safety.

Mary Mulvihill

From:

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

Date: Tuesday, 17 September 2019 2:50 AM CST

Subject: A/YL-NTM/392 DD 105 Shek Wu Wai

A/YL-NTM/392

Lot 411 (Part) in D.D. 105, Shek Wu Wai

Site area : About 1,063m²

Zoning : "VTD"

Applied Use : 20 Vehicle Parking / **5 Years**

Dear TPB Members,

Google Maps show that part of this site has been brownfield use for some time.

The larger site would entail the excavation of trees and the plan would appear to be to join the site with another excavated lot to the north.

This is obviously a Destroy to Build application. The 'parking' facility is dubious as the site is not next to the village that already has a number of parking options.

Hopefully members will raise some questions on the legitimacy of this application.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

新田鄉事委員會主席就元朗牛潭尾丈量約份第105約地段第411號(石湖圍)

申請臨時食肆有以下意見

1. 本人對一切造福鄉民和市民的事情均鼎力支持。

2. 據本人所知石湖圍一帶確實長期嚴重欠缺食肆商店服務大眾。

3. 由於現時搬進石湖圍居住人口不斷增加，本人希望城規會能夠加快
批准這項申請。

「提意見人」姓名／名稱 Name of person/company making this comment 文美桂 新田鄉事委員會主席

簽署 Signature

文美桂

日期 Date 21/10/2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人石湖圍村代表就元朗牛潭尾丈量約份第105約地段第411號(石湖圍)申請臨時食肆有以下意見

1. 本人對於一直都是以服務鄉民為目標，所有有益於鄉民的事情均會全力支持。
2. 石湖圍一帶自從永利士多倒閉後就長期欠缺食肆商店服務大眾。
欠缺食肆商店服務大眾 文錦濤
3. 同時搬進石湖圍居住人口最漸增加，本人期望城規會能夠加快批核使得大眾盡快得到服務。

「提意見人」姓名／名稱 Name of person/company making this comment 文錦濤先生石湖圍村代表
 簽署 Signature 文錦濤 日期 Date _____



Seg 1 2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates AVL-NTM445

意見詳情（如有需要，請另頁說明）

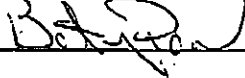
Details of the Comment (use separate sheet if necessary)

非常贊成石湖圍村申請在村內開設飯堂，直接方便本司員工解決每日午餐，專心工作。

多謝！

「提意見人」姓名／名稱 Name of person/company making this comment 滙寶棚業有限公司

簽署 Signature



日期 Date 21-10-2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

DD150 Lot 411

有关上述之申請于本村上址設立茶水店舖，本公司極為贊同，由于本村內未有任何商場或店舖，居民及倉戶需到上水、元朗區購物及食膳，時間及交通來往需時，期代可以盡速設立茶水食市。

「提意見人」姓名／名稱 Name of person/company making this comment 宏業物流(國際)有限公司

簽署 Signature

日期 Date 2022-10-21



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我係本村村民已住在這條村超過30年，自從永利士多執咗我地食飯買飲品就要走到去新田或錦繡先有非常唔方便，第時有咗呢個飯堂就好啦，

我都有去現場睇過地方都好大但唔係好方便，如果佢地可以在村路的荒地開條路人去的話就最好，咁樣我地由村路入去可以慳一半路程。

「提意見人」姓名／名稱 Name of person/company making this comment 黃光

簽署 Signature

日期 Date 2022-10-18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/446

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

同意支持盡快開飯堂

「提意見人」姓名／名稱 Name of person/company making this comment 葉活源

簽署 Signature

葉活源

日期 Date 2022-10-24



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本公司對於石湖圍地段411約份105申請臨時飯堂一事，認為非常好可以解決我們同事們中午食飯困難的問題，所以我們是全力支持這項申請。

「提意見人」姓名／名稱 Name of person/organization making this comment 倍力處理服務有限公司

簽署 Signature

林偉才



日期 Date 20-10-2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/446

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

好好支持開飯堂

「提意見人」姓名／名稱 Name of person/company making this comment Shirley Yu

簽署 Signature

Shirley Yu

日期 Date 26-10-2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

不反對絕對支持開飯堂，自從永利士多執笠後非常唔方便，快快開就最好。

「提意見人」姓名／名稱 Name of person/company making this comment 鄭焯明

簽署 Signature Kwong 日期 Date 28-10-2022



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持開飯堂，但最緊要有泊車位停車。

「提意見人」姓名／名稱 Name of person/company making this comment 蔡偉明

簽署 Signature

日期 Date 27-10-2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-NTM/445

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)支持開飯堂「提意見人」姓名／名稱 Name of person/company making this comment 駱有平

簽署 Signature

日期 Date 26-10-2022