

2002942 10/12 By Hand

Form No. S16-III  
表格第 S16-III 號

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

K14L-SK1296

(CAP.131)

2021年 1月 1 3日

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

13 JAN 2021

根據《城市規劃條例》

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

第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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-SK/296
	Date Received 收到日期	13 JAN 2021

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Kintoon Holdings Limited	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
PlanPlus Consultancy Limited	
<b>3. Application Site 申請地點</b>	
(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 841 RP at D.D. 114, Shek Kong, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,869 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 313.3 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Vacant structures  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

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



Proposed operating hours 擬議營運時間 9am to 10pm daily including Sunday and public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <b>Kam Sheung Road</b>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

**Please refer to Chapter 4 of the Planning Statement**

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature  
簽署

  
.....  
**KENNITH CHAN**  
.....

Name in Block Letters  
姓名（請以正楷填寫）

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

**MANAGING DIRECTOR**  
.....

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

Others 其他 **Registered Professional Planner**

on behalf of  
代表

**PlanPlus Consultancy Limited**  
.....

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



Date 日期

9 /12/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- 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：  
  - 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
  - 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。
- 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。
- 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。



<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 841 RP at D.D. 114, Shek Kong, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>1,869</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	"Residential (Group D)" ("R(D)")
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of            位於鄉郊地區的臨時用途/發展為期  <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____           </div> </div> <div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of            位於鄉郊地區臨時用途/發展的規劃許可續期為期  <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____           <input type="checkbox"/> Month(s) 月 _____         </div> </div>
Applied use/ development 申請用途/發展	Temporary Eating Place and Shop and Services



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
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"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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



**PLANPLUS** 思顧  
**CONSULTANCY** 諮詢

Date : 11<sup>th</sup> January 2020  
Our Ref. : PPC/PLG/10064/L002

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years at Lot 841 RP in D.D. 114, Shek Kong, New Territories**

Referring to the captioned Section 16 Application submitted to the Town Planning Board ("TPB") Secretariat on 12.12.2020, we are writing to respond to comments from the TPB Secretariat and provide supplementary information to facilitate the consideration of the TPB.

- a. Please be clarified the total gross floor area for the proposed development should be 313.3m<sup>2</sup>. Changes apply to the entire Planning Statement and all attachments.
- b. The floor area for the southern toilet is confirmed to be 31.1m<sup>2</sup>. Please find enclosed revised layout plan (**Figure 3**).

Kindly find attached the following documents for your handling and onward processing: -

- i. Replacement pages for the Planning Statement – Executive Summary; and
- ii. Revised **Figure 3** - Proposed Layout Plan.

Should you have any queries, please do not hesitate to contact our Robin Chan at

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

  
Kenneth Chan  
Managing Director

Encl. As above  
c.c. The Applicant

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board ("TPB") in support of a Section 16 planning application for Proposed Temporary Eating Place and Shop and Services for a period of 3 years ("**the Proposed Development**") at Lot 841 RP in D.D. 114, Shek Kong, New Territories ("**the Application Site**").

The Application Site falls within the "Residential (Group D)" ("**R(D)**") Zone on the Approved Shek Kong Outline Zoning Plan ("**OZP**") No. S/YL-SK/9 (**Figure 2**). According to the Notes of the OZP, except in areas zoned "Conservation Area", "*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board*". Therefore, a s.16 planning application is submitted.

The Application Site has an area of about 1,869m<sup>2</sup> and it is currently occupied by a 1-storey structure and 6 temporary structures. The Proposed Development is mainly for eating place, shop (selling eating utensils, bakery products, household equipment and farmland products) and other ancillary uses, and has a total floor area of about 313.3m<sup>2</sup> (including about 103.8m<sup>2</sup> for canopy area) and a building height of not more than 3.9m.

The Proposed Development is fully supported by the planning justifications below:

- Conforms to the planning intention of the OZP;
- Improve the neighbourhood by providing diversified service provisions;
- Recent planning permission of similar uses in proximity to the Application Site;
- Compatible with the surrounding environment; and
- No adverse impacts technically.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

### 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表申請人，根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「城規會」）批准位於新界石崗丈量約份第 114 約地段第 841 號餘段，發展擬議臨時食肆和商店及服務行業，為期三年。

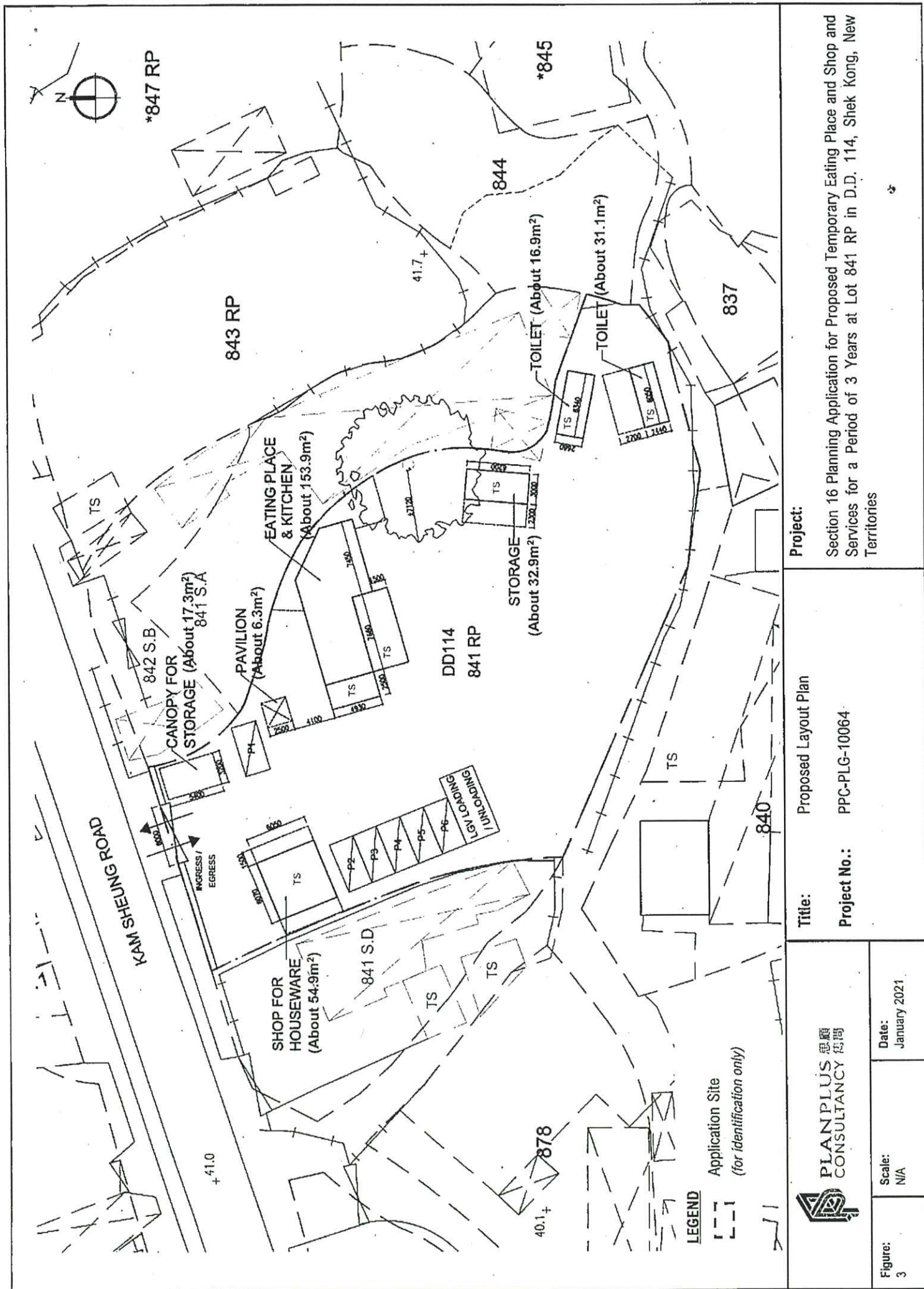
申請地盤位於《石崗分區計劃大綱核准圖編號 S/YL-SK/9》（下稱「核准圖」）上劃作「住宅（丁類）」地帶的範圍內。根據核准圖註釋「任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。」，申請人遂向城規會遞交是次規劃申請。

申請地盤面積約 1,869 平方米，現時有一個一層高的構築物及六個臨時構築物。擬議發展總樓面面積約為 313.3 平方米（包括約 103.8 平方米的簷篷範圍），樓高不多於 3.9 米，申請用作食肆、商鋪（售賣餐具、焙烤食品、家品及農業產品）及其他附屬性用途。

擬議發展有充分的理由支持，包括以下規劃考量因素：

- 符合核准圖內的規劃意向；
- 提供多元化的商店及服務以改善社區的生活環境；
- 申請地盤附近有類似的發展獲批給規劃許可；
- 與周邊環境協調；及
- 技術層面上不會帶來不良的影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。







Date : 4<sup>th</sup> March 2021  
Our Ref. : PPC/PLG/10064/L003

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

**Attention: The Secretary of the Town Planning Board**

**By Email and By Hand**

Dear Sir/Madam,

**Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years  
at Lot 841 RP in D.D. 114, Shek Kong, New Territories  
Planning Application No. A/YL-SK/296 under Section 16 of the Town Planning Ordinance**

**Submission of Further Information**

We refer to comments from Transport Department and Planning Department provided via Fanling, Sheung Shui & Yuen Long East District Planning Office in respect to the captioned planning application.

On behalf of the Applicant, we submit the enclosed Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The enclosed FI includes the following:

- i. **Response-to-Comments Table;**
- ii. **Figure 3** - Revised Proposed Layout;
- iii. **Figure 6** - Public Transportation Stops in the Vicinity of the Application Site; and
- iv. **Figures 7 & 8** - Photos Demonstrating Smooth Manoeuvring to/from Kam Sheung Road (westbound).

This FI should not constitute as a material change of the nature of the application, and hence, should be accepted by the Town Planning Board for inclusion into the application. It should also be exempted from publication requirements.

Should you have any queries, please do not hesitate to contact [REDACTED]

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



Enc. As above  
c.c. The Applicant



**Responses-to-Comments**

**Responses-to-Comments**

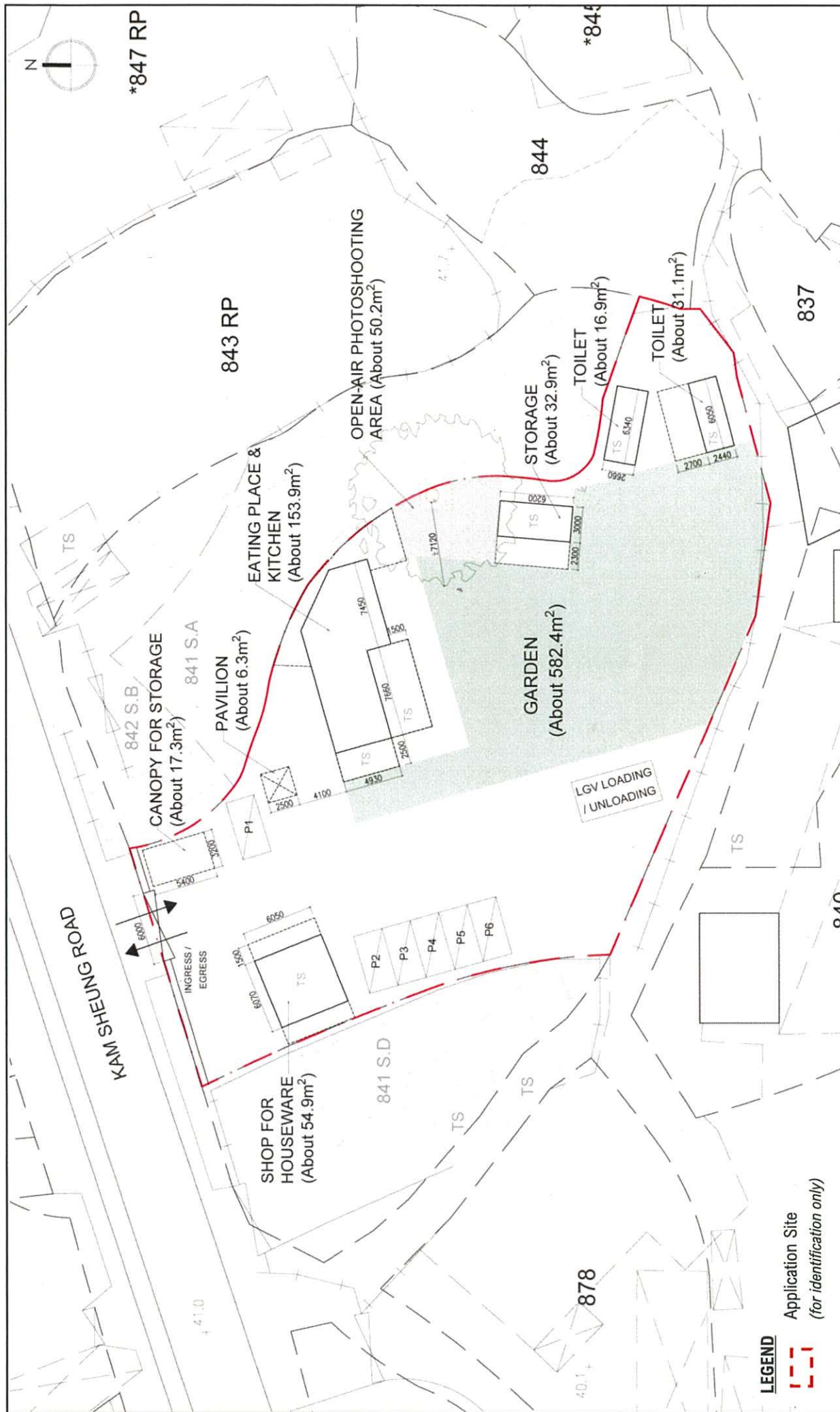
Item	Departmental Comments	Applicant's Responses
<b>1. Comments from Transport Department received on 22.2.2021</b>		
a. The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics.	<p>The Proposed Development can accommodate a maximum 30 staff/customers with provision of a total of 6 private car parking spaces and 1 loading/unloading space.</p> <p>For visitors' parking, an online pre-booking system is proposed to limit the number of vehicles accessing the site during the operation hours with a quota of 6 private car parking spaces available. The online reservation of private car parking spaces will be provided on a first-come-first-serve basis. If all parking spaces have been reserved, the booking system will indicate no more parking spaces can be provided and notify visitors that they will need to commute to the application site by public transportation.</p>	
b. The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access.		<p>The estimated hourly peak trip generation and attraction is a maximum of 6 vehicles for private cars and 1 vehicle for light goods vehicle (para. 3.3.4 and Table 2 of the Planning Statement refers). The 2019 Annual Traffic Census indicates the AM and PM peak hour traffic flow (including both eastbound and westbound) for Kam Sheung Road are between 220 and 300 vehicles. Therefore, the impact of the estimated peak trip generation and attraction due to the proposed development of a maximum 7 vehicles (6 private cars and 1 light goods vehicle) per hour would be insignificant to the existing traffic conditions of Kam Sheung Road.</p>

**Responses-to-Comments**

c.	The applicant should demonstrate the smooth manoeuvring of vehicles to/from Kam Sheung Road, along the local access and within the site.	Light goods vehicle (largest vehicle to access the site) to/from Kam Sheung Road (westbound) will not intrude the Kam Sheung Road (eastbound). Please refer to <b>Figures 7 &amp; 8</b> for photos demonstrating the smooth manoeuvring of light goods vehicles and <b>Figure 6</b> for the viewpoint of the photos.
b.	The applicant should provide nearest public transport services and indicate on the layout plan.	Please find enclosed <b>Figure 6</b> showing the nearest public transport stops (two bus stops 40m and 70m away respectively from the entrance of the application site). Both bus stops serve 2 routes: 64K and 251A.
<b>2. Comments from Planning Department received on 11.2.2021</b>		
1.	Please provide the estimated number of staff and visitors (during weekdays and weekends) that will be present on site.	There will be a maximum of 5 staff and 25 customers during weekdays and weekends at the proposed development.
2.	It is noted from the proposed layout that a large area at the southern portion of the site will be left idle. Please clarify on its proposed use(s).	<p>The idle central-southern portion of the site is proposed to be an ancillary leisure garden of around 582.4m<sup>2</sup> for customers of the eating place and shop. Customers will be welcomed to bring along pets to enjoy the garden as well.</p> <p>An open-air photo shooting area of around 50.2m<sup>2</sup> will be proposed at the eastern portion of the site for customers of the eating place and shop. The proposed leisure garden is a venue for photo shooting as well.</p> <p>Please refer to revised proposed layout in <b>Figure 3</b> enclosed.</p>

**Responses-to-Comments**

3.	<p>The applicant is reminded to include all proposed uses (other than proposed temporary eating place and shop and services, if any) in this application.</p>	<p>Apart from the eating place and shop previously proposed, an eastern open-air portion of the site will be designated for the purpose of photo shooting for customers of the eating place and shop. An ancillary leisure garden has also been proposed in the central-southern portion of the application site for customers (and their pets) to relax and hang out.</p> <p>Please refer to revised proposed layout in <b>Figure 3</b> enclosed.</p>
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<p><b>Figure:</b> 3</p> <p><b>Scale:</b> N/A</p> <p><b>Date:</b> February 2021</p>	<p><b>PLANPLUS</b> 思緯 CONSULTANCY 顧問</p>
	<p><b>Title:</b> Proposed Layout Plan</p> <p><b>Project No.:</b> PPC-PLG-10064</p> <p><b>Project:</b> Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years at Lot 841 RP in D.D. 114, Shek Kong, New Territories</p>



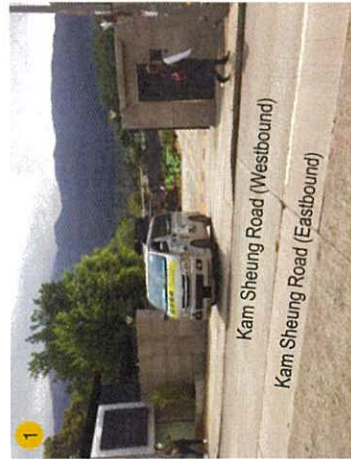


Figure:  
7

Scale:  
N/A

Date:  
March 2021

**Title:** Photos demonstrating smooth manoeuvring to Kam Sheung Road (westbound)

**Project No.:** PPC-PLG-10064

**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years at Lot 841 RP in D.D. 114, Shek Kong, New Territories



Figure:  
8

Scale:  
N/A

Date:  
March 2021

**Title:** Photos demonstrating smooth manoeuvring from Kam Sheung Road (westbound)

**Project No.:** PPC-PLG-10064

**Project:**

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years at Lot 841 RP in D.D. 114, Shek Kong, New Territories

**Similar s.16 Applications**

**Approved Applications**

	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
1	A/YL-SK/248	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	17.5.2019	A1 – A8
2	A/YL-SK/251	Proposed Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years	19.7.2019 (revoked on 19.7.2020)	A1 – A9
3	A/YL-SK/270	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	13.12.2019	A1 – A3, A5 – A8
4	A/YL-SK/271	Proposed Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years and Filling of Land	20.3.2020	A1 – A3, A5 – A9

**Approval Conditions:**

- A1. Restriction of operation hours.
- A2. No operation on Sundays and public holidays.
- A3. No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, was allowed to park/store on or enter/exit the Site.
- A4. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the Site.
- A5. No vehicle is allowed to queue back to or reverse onto/from public road.
- A6. The submission/implementation of proposal for fire service installations and water supplies for fire-fighting.
- A7. The submission/implementation of drainage proposal.
- A8. The implemented drainage facilities on the site shall be maintained at all times.
- A9. All existing trees within the Site shall be maintained.



## 黎永添區議員辦事處 OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

致：城市規劃委員會秘書  
傳真：2877 0245 / 2522 8426  
電郵：tpbpd@pland.gov.hk

本處檔號：LWT21-02-28  
送遞方式：傳真及電郵

強烈反對元朗八鄉上村擬議臨時食肆及服務行業  
申請編號：A/YL-SK/296

執事先生 / 女士：

本人接獲八鄉上村村代表及多位上村村民的投訴，就上標申請作強烈反對。

他們指上述申請位於八鄉上村錦上路側，與錦田公路相距百多米，由於錦上路出錦田公路是一個狹窄彎位，路面完全不合乎標準，經常出塞車情況，車龍經常超越申請位置的出口，到達錦上路杜屋村，對上村居民及其他道使用者造成極大的困擾和不便。有關臨時食肆及服務行業的申請，定必增加車輛進出錦上路，加劇該段錦上路的阻塞情況。

此外，申請地段南方約 40 米有一所食肆，設有近十個車位。由於鄉郊食肆的顧客多是駛車人士，常有車輛等候泊位而阻礙其他錦上路的道路使用者，甚至造成潛在的危險；申請項目亦會帶來同樣的情況，並加劇擠塞和危險的程度！

有關申請是純粹商業投資，在「住宅(丁類)」用途地帶，興建樓高 3.9 米的建築物，總樓面面積達 313 平方米，這種以商業利益為本而進行改變規劃的發展，並對附近居民造成滋擾，以及對錦上路使用者帶來的不便，是市民不能接受的！

本人懇請城市規劃委員會正視錦上路接連錦田公路的路口不合乎標準的事實，重視上村居民和錦上路使用者的訴求，否決上述申請！



元朗區議員黎永添 謹啓



2021 年 2 月 16 日

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真：2877 0245 另-郵遞)

強烈反對元朗八鄉上村擬議臨時食肆及服務行業

申請編號：A/YL-SK/296

執事先生/女士：



本人為八鄉上村原居民代表，接獲眾多村民投訴，就上述申請作強烈反對。

上述申請位於八鄉上村錦上路側，與錦田公路相距百多米，由於錦上路出錦田公路是一個狹窄彎位，路面完全不合乎標準，經常出塞車情況，車龍經常超越申請位置的出口，到達錦上路杜屋村，對上村居民及其他道使用者造成極大的困擾和不便。有關臨時食肆及服務行業的申請，定必增加車輛進出錦上路，加劇該段錦上路的阻塞情況。

此外，申請地段南方約 40 米有一所食肆，設有近十個車位。由於鄉郊食肆的顧客多是駛車人士，常有車輛等候泊位而阻礙其他錦上路的道路使用者，甚至造成潛在的危險；申請項目亦會帶來同樣的情況，並加劇擠塞和危險的程度！

有關申請是純粹商業投資，在「住宅(丁類)」用途地帶，興建樓高 3.9 米的建築物，總樓面面積達 313 平方米，這種以商業利益為本而進行改變規劃的發展，並對附近居民造成滋擾，以及對錦上路使用者帶來的不便，是市民不能接受的！

本人懇請城市規劃委員會正視錦上路接連錦田公路的路口不合乎標準的事實，重視上村居民和錦上路使用者的訴求，否決上述申請！

八鄉上村原居民代表簽署：

曾文靖

姓名：曾文靖

2021 年 2 月 10 日

通訊地址：

聯絡電話：

5-27

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

參考編號

Reference Number:

210203-144222-12010

提交限期

Deadline for submission:

16/02/2021

提交日期及時間

Date and time of submission:

03/02/2021 14:42:22

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/296

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時食肆及商店及服務行業商業活動，將引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

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寄件者:  
寄件日期: 2021年02月16日星期二 3:27  
收件者: tpbpd  
主旨: A/YL-SK/296 DD 114 Sheung Tsuen, Shek Kong

A/YL-SK/296  
Lot 841 RP in D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long  
Site area : About 1,869sq.m  
Zoning : "Res (Group D)"  
Applied use : Eating Place / Shop / 7 Vehicle Parking

Dear TPB Members,

The application appears to be to legitimize existing uses as there is a store and restaurant on the site, but no history of planning approval.

One has to question how a restaurant could operate without the requisite approvals? What about drainage, toilets, hygiene, etc? Is FEHD aware of the operation?

Hopefully members will ask some hard questions.

Mary Mulvihill

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) 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; and
  - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (c) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by his department to minimise any potential environmental nuisances.
- (d) to note the comments of the Department of Food and Environmental Hygiene (DFEH) that:
  - (i) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses;
  - (ii) proper licence/permit issued by his department is required if there is any catering service/activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - (iii) if the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant licence should be obtained from his

department in accordance with Cap. 132. The application for restaurant licence, if acceptable by his department, will be referred to relevant government departments, such as Buildings Department (BD), Fire Services Department (FSD), Planning Department (PlanD), LandsD (if necessary) 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;

- (iv) in accordance with Section 4 of Food Business Regulation (Cap. 132X), the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;
  - (v) for the operation of other types of food business, relevant food licences should also be obtained from his department in accordance with Cap. 132. Under Cap. 132X, a Food Factory Licence must 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. Besides, a Fresh Provision Shop licence is required for any person who intends to sell fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry at any premises before commencement of such business. The application for Food Factory Licence/Fresh Provision Shop Licence, if acceptable by his department, will be referred to relevant government departments, such as PlanD, LandsD (if necessary) 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. His department will institute legal action against any person who operates a food business without a valid licence; and
  - (vi) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.
- (e) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as

and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iv) 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;
  - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
  - (vii) 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 the building safety and other relevant requirements as may be imposed by the licensing authority; and
  - (viii) detailed checking under the BO will be carried out at building plan submission stage.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO or application for licence for the subject eating place is required, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.

