

2021年 12月 3日

Appendix I of RNTPC
Paper No. A/YL-SK/323

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。

3 DEC 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/323
	Date Received 收到日期	3 DEC 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。

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)

CHEUNG Chi Yuen Danny (張志遠)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, 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	<input checked="" type="checkbox"/> Site area 地盤面積 1,168 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 450 sq.m 平方米 <input type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 250 sq.m 平方米 <input checked="" 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
(c) 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 with 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"[#] (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. 如上述任何方格的空間不足，請另頁說明)

- ☒ Has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[#]
於_____ (日/月/年)向每一名「現行土地擁有人」[#]遞交要求同意書^{*}

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
3/11/2021 (DD/MM/YYYY)^{*}
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/11/2021 (DD/MM/YYYY)^{*}
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use or Development of Land in Rural Areas for a Period of 3 Years in Rural Areas

(A) 郊區土地上及/或建築物內行用期不超過三年的臨時用途/發展

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

(如屬 renew 郊區土地用途/發展之許可，請前往 B 部分)

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

Proposed Temporary Eating Place for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 9☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 718sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 450sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 450sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 Not more than 450sq.m ☐ About 約

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

Structure 1: Eating place and toilet (Not exceeding 4.5m, 1 storey),

Structure 2: Eating place (Not exceeding 4.5m, 1 storey),

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 8 spaces of 5m x 2.5m

Motorcycle Parking Spaces 電單車車位 Nil

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 Nil

Coach Spaces 旅遊巴車位 Nil

Light Goods Vehicle Spaces 輕型貨車車位 Nil

Medium Goods Vehicle Spaces 中型貨車車位 Nil

Heavy Goods Vehicle Spaces 重型貨車車位 Nil

Others (Please Specify) 其他 (請列明) NA

Proposed operating hours		擬議營運時間
9:00a.m. to 9:00p.m., from Mondays to Sundays including public holidays 		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<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)) Vehicular access leading from Kam Sheung Road. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
(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 No 否 <input checked="" type="checkbox"/>	<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
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> <hr/> <hr/>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Area 鄉村地區臨時用途/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。

1. The proposed development is a column 2 use in 'Residential (Group D)' zone.
2. The application site is adjoining two shops with planning permissions No. A/YL-SK/248 & 270 so that it is not incompatible with the surrounding environment.
3. There is a similar eating place at Lot Nos. 877 RP in D.D.114 abutting Kam Sheung Road.
4. The proposed development is intended to serve the adjacent residents in the "R(D)" zone and "V" zone at the opposite side of Kam Sheung Road.
5. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
6. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent shop & services.
7. Minimal traffic impact.
8. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
9. Insignificant drainage impact because surface U-channel will be provided at the application site.
10. The proposed development would help to meet the planning intention of the "R(D)" zone because it would provide benefit to the surrounding residents so that it would help to upgrading the existing temporary structures to permanent developments.
11. Similar eating place has been approved within the same Outline Zoning Plan such as A/YL-SK/296. Similar treatment should be delivered to the current application.

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



Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

12/11/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments, 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 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	Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.
Site area 地盤面積	1,168 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 250 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
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	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	450 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.39 <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	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	38.53 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	Private Car Parking Spaces 私家車車位 8 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) 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"/>
<u>Proposed drainage plan, site plan, location plan and proposed vehicular access plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Estimated traffic generation and drainage proposal</u>		
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。

Proposed Temporary Eating Place for a Period of 3 Years

at

Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site is close to Kam Sheung Road. (Figure 1) It possesses an area of approximately 1,168m².
- 1.1.2 The application site had been hard paved. It is intended for eating place use.
- 1.1.3 The application site is zoned for 'Residential (Group D)' ("R(D)"). Temporary structures, residents and an eating place were found near the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 1,168m². It has a very gentle gradient sloping from northeast to southwest from about +40.1mPD to +39.5mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Annex 1.3 hereunder, 300mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 It is found that the land to the north of the application site is comparatively higher than the level of the land at the application site except Kam Sheung Road to the north (which is equipped with gullies for dissipation of storm water). However, the structures to the immediate north will block the surface runoff from the north. Also, Lot 878 in D.D.114 is equipped with surface U-channel with planning permissions (TPB Ref.: A/YL-SK248 & 270) so that no external catchment has been identified. The level of the application site is higher than the land to the south and east.
- 1.1.7 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.8 It is noted that a public drain is found to the south of the application site. (Figure 4)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 300mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.2.2 The intercepted stormwater will then be discharged to the existing public drain via the proposed 300mm surface U-channel outside the application site to the south of the application site for dissipation. (Figure 4)
- 1.2.3 The calculations in Annex 1.3 shows that the proposed 300mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment. A sand trap will be proposed at the terminal catchpit.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and the registered land owner for any drainage works outside the application site or outside the jurisdiction of the applicant.
- 1.2.6 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (c) Some holes will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff to and from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,168m²; &
- ii. The application site is totally hard paved and therefore the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 40.1\text{m} - 39.5\text{m} = 0.6\text{m}$$

$$L = 60\text{m}$$

$$\therefore \text{Average fall} = 1\text{m in } 100\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [60 / (1.0^{0.2} \times 1,168^{0.1})]$$

$$t_c = 4.28 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 285 mm/hr

$$\text{By Rational Method, } Q = 1 \times 285 \times 1,168 / 3,600$$

$$\therefore Q = 92.47 \text{ l/s} = 5,548 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 300mm surface U-channel in 1:120 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the public drain to the south of the application site for dissipation.

Annex 2 Estimated Traffic Generation

- 2.1 In view of that the proposed development is target for the nearby residents and villagers, 7 parking spaces of 5m x 2.5m sufficient for the parking of private car are proposed for the visitors and 1 space is reserved for staff for loading/unloading purpose. The use of the parking spaces at the application site requires pre-booking so that the applicant could control the occupation of the parking spaces at the application site.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

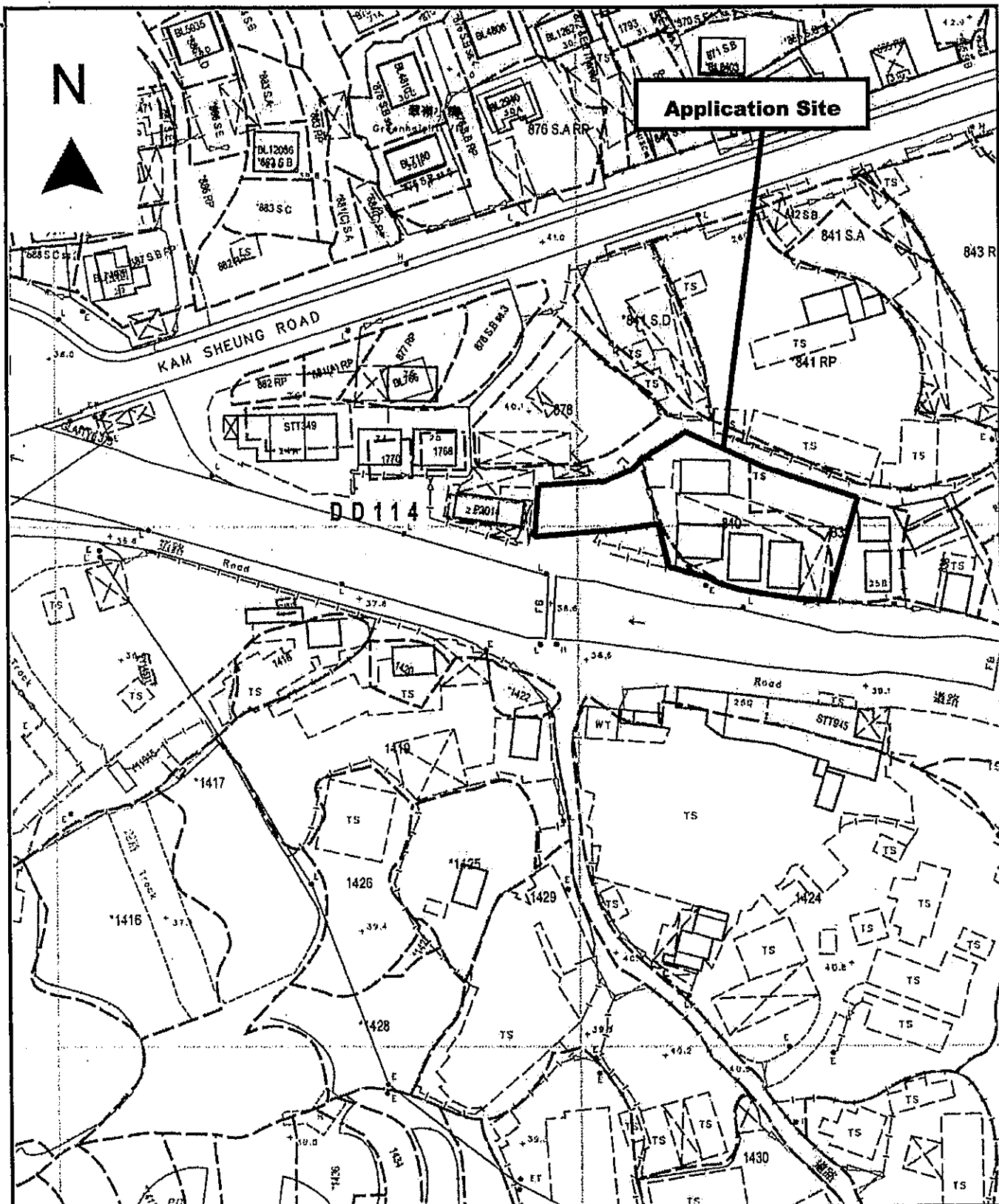
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	1.5	1.5	4	4

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. at all days including Sundays and public holidays.

Note 2: The pcu of private car are taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 In association with the intended purpose, adequate space for manoeuvring of vehicle is available within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Pat Heung and nearby road networks.



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

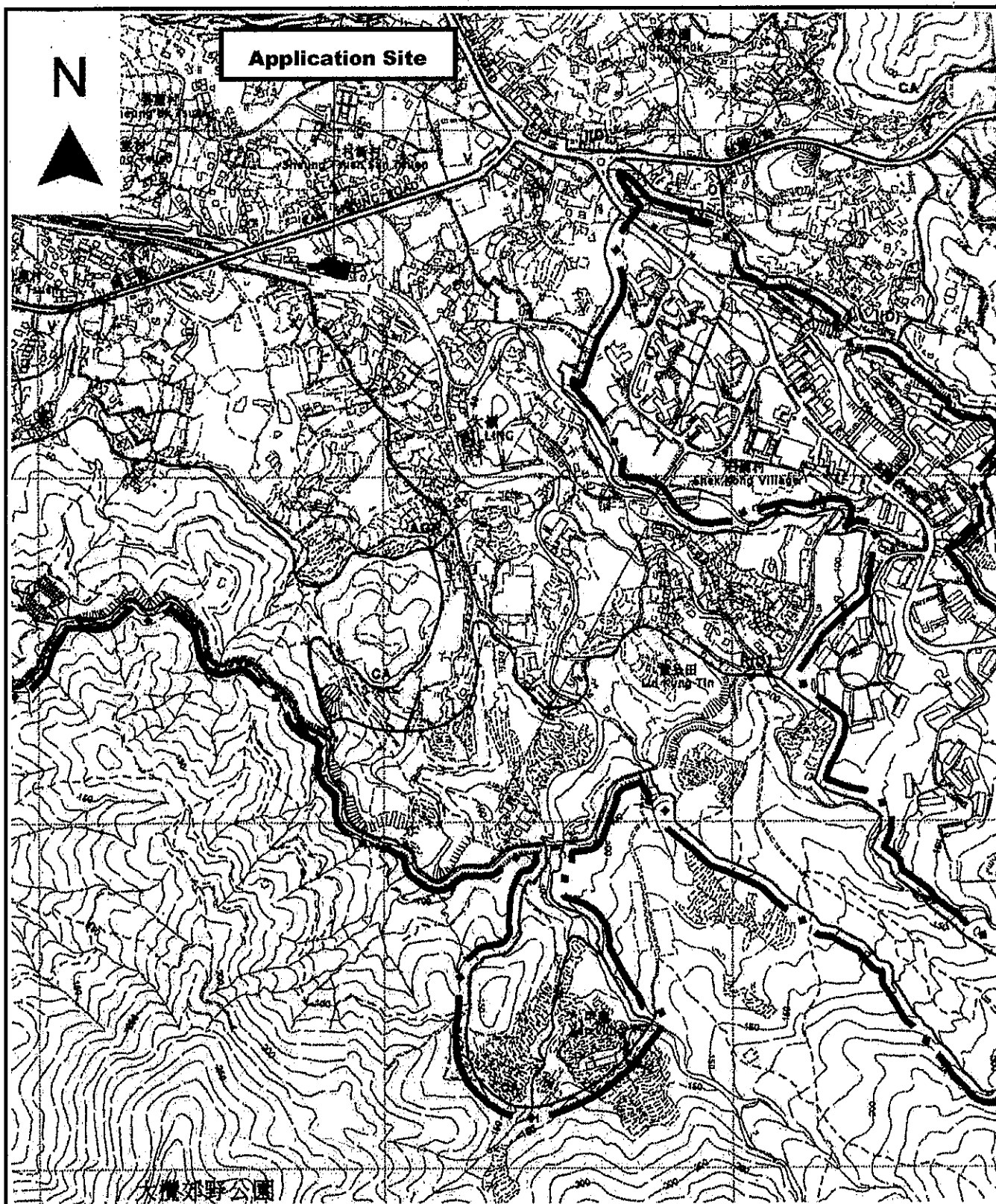
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Remarks 備註:

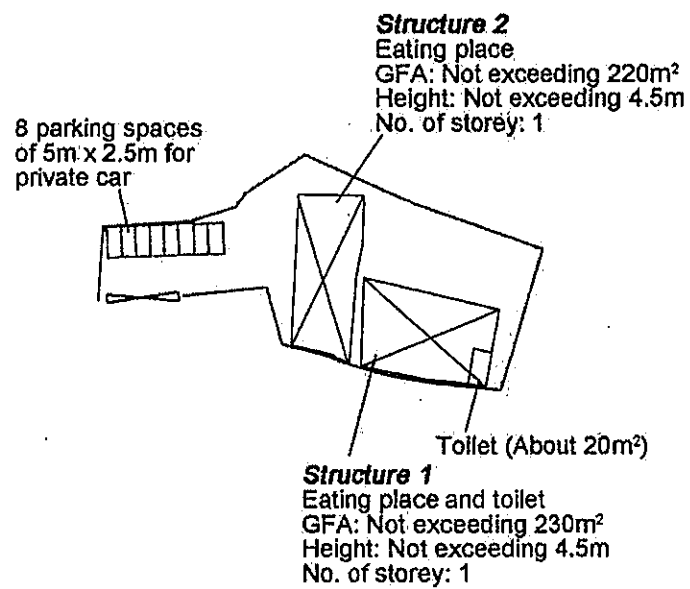
Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

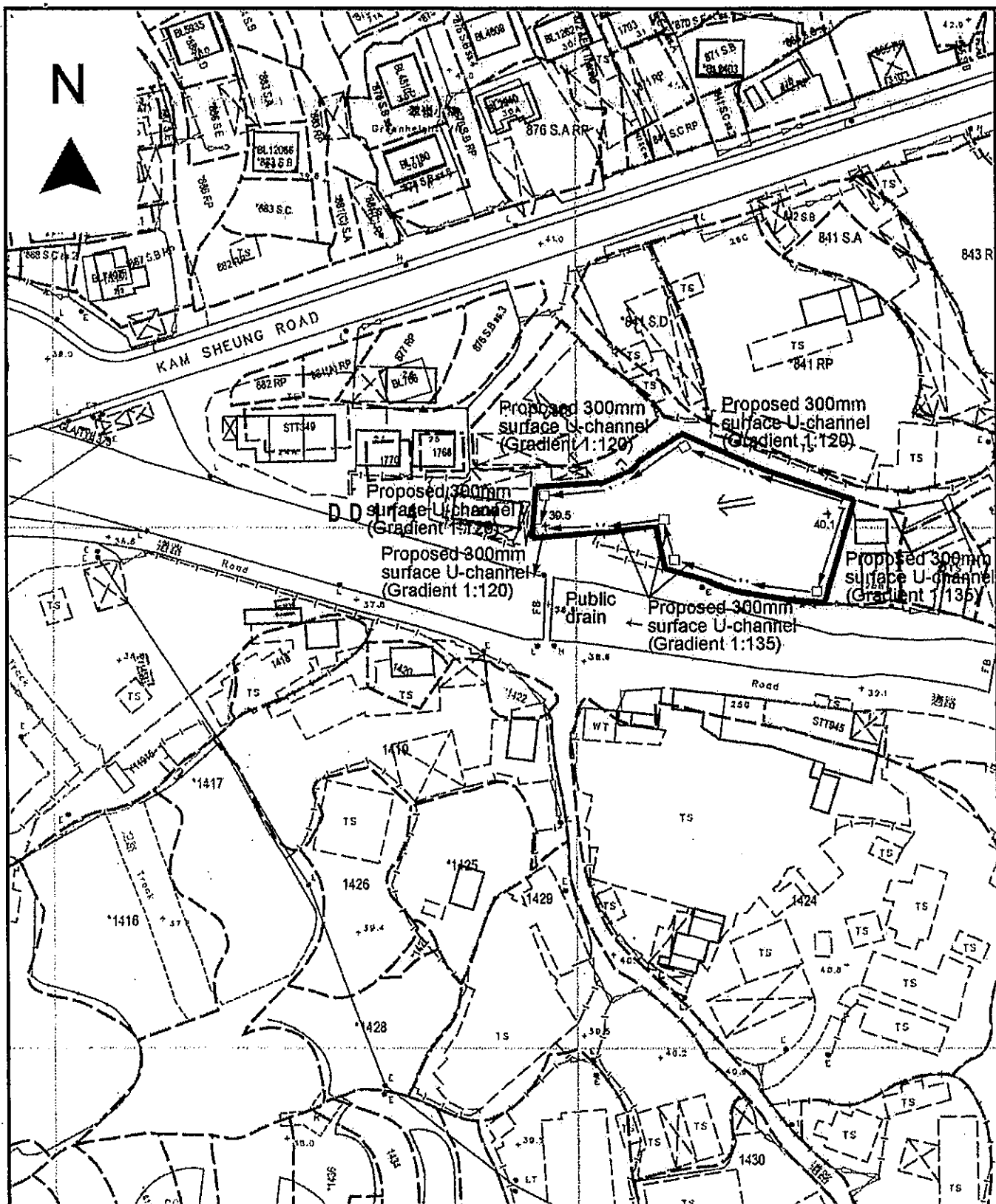
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+ 40.1 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

Date: 24 January 2022

TPB Ref.: A/YL-SK/323

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pát Heung, Yuen Long, N.T.

Our response to the comments of CE/MN, DSD is as follows:

CE/MN, DSD comments	Applicant's response
(i)The invert levels of the proposed catchpits should be shown on the drainage plan for reference.	The invert levels of the proposed catchpits are shown in updated Figure 5.
(ii) The location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan. Please be reminded that overland flow from adjacent area should not be obstructed.	The location and details of the proposed site hoarding at the application site is shown in updated Figure 5. Overland flow from adjacent area would not be obstructed.
(iii)Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	No site formation works will be carried out at the application site. The cross sections showing the existing ground levels of the captioned site with respect to the adjacent areas is shown in updated Figure 5.
(iv)The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(v)The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.
(vi)The applicant should submit form HBP1 to his Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Noted.

Our response to the further comments of the Transport Department are as follows:

Transport Department's comment	Applicant's Response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road and within the Site;	(a) Noted. Please see Figure 7 to Figure 8.
(b) The applicant should indicate the clear width of the vehicular ingress/egress on the layout plan;	(b) Noted. Please see updated Figure 3.
(c) The applicant should provide the routing between Kam Sheung Road and the site;	(c) Noted. Please see Figure 4.
(d) The applicant should provide the nearest public transport services and indicate on the layout plan;	(d) Please see Figure 6.
(e) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	(e) Noted.

The eating place and toilet will occupy the existing concrete structures.

Some of the concrete structures at the application site will be retained and roof will be provided at the top of the concrete structures as shown on the proposed layout plan. Other temporary structures will be demolished.

In view of the intended use as an eating place, oil interceptor and grease trap will be provided at the site. Also, soakaway pit and septic tank will be provided at the site for sewage treatment.

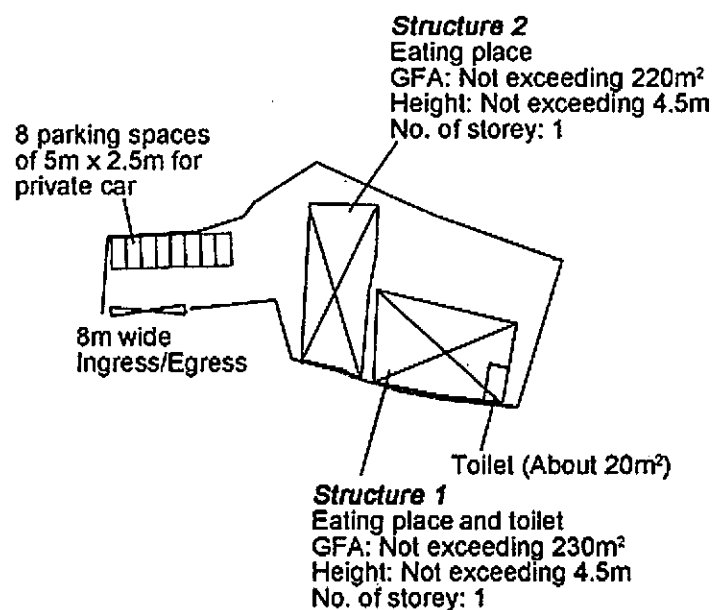
Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Louis CHEUNG) – By email



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

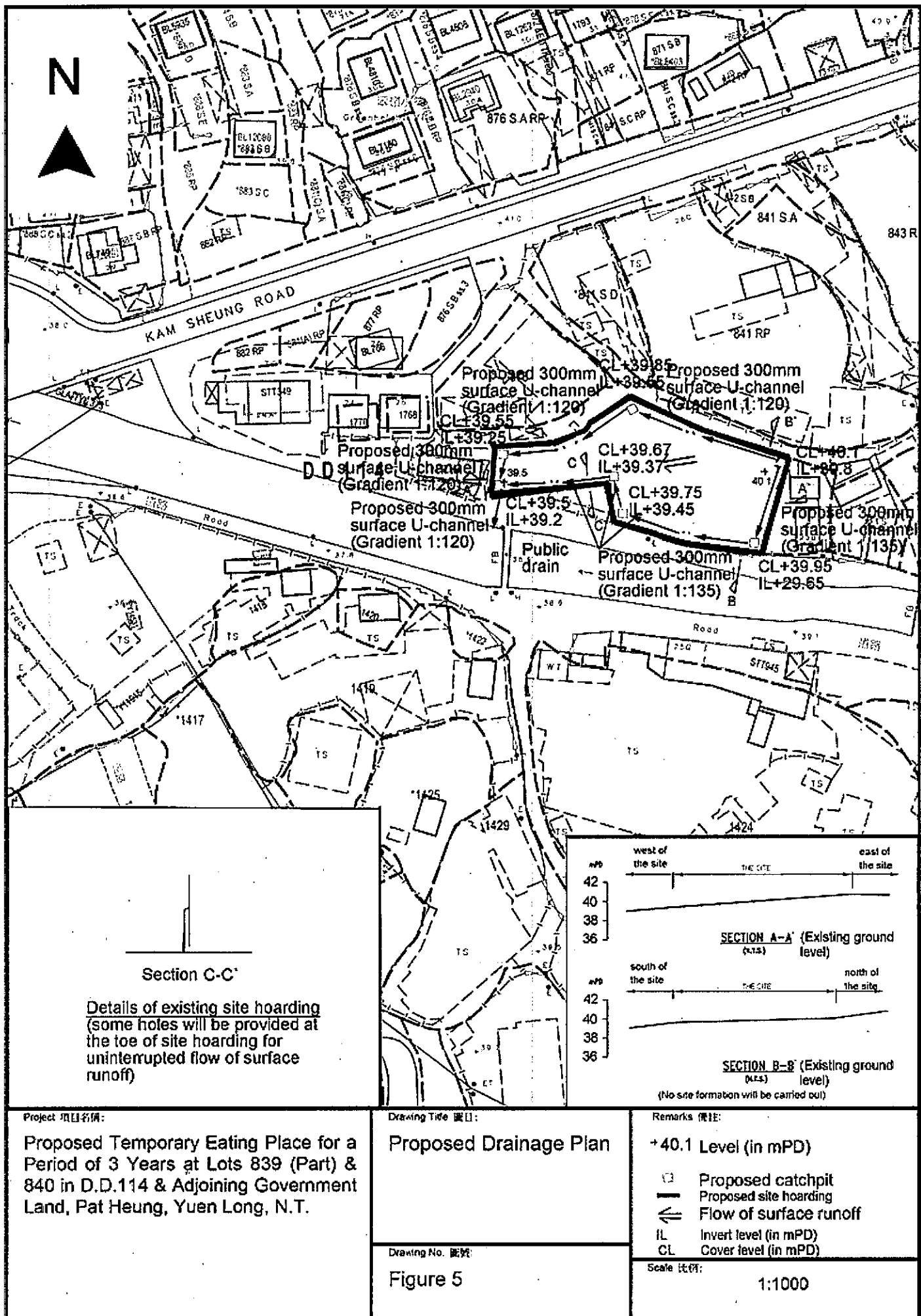
Drawing No. 圖號:

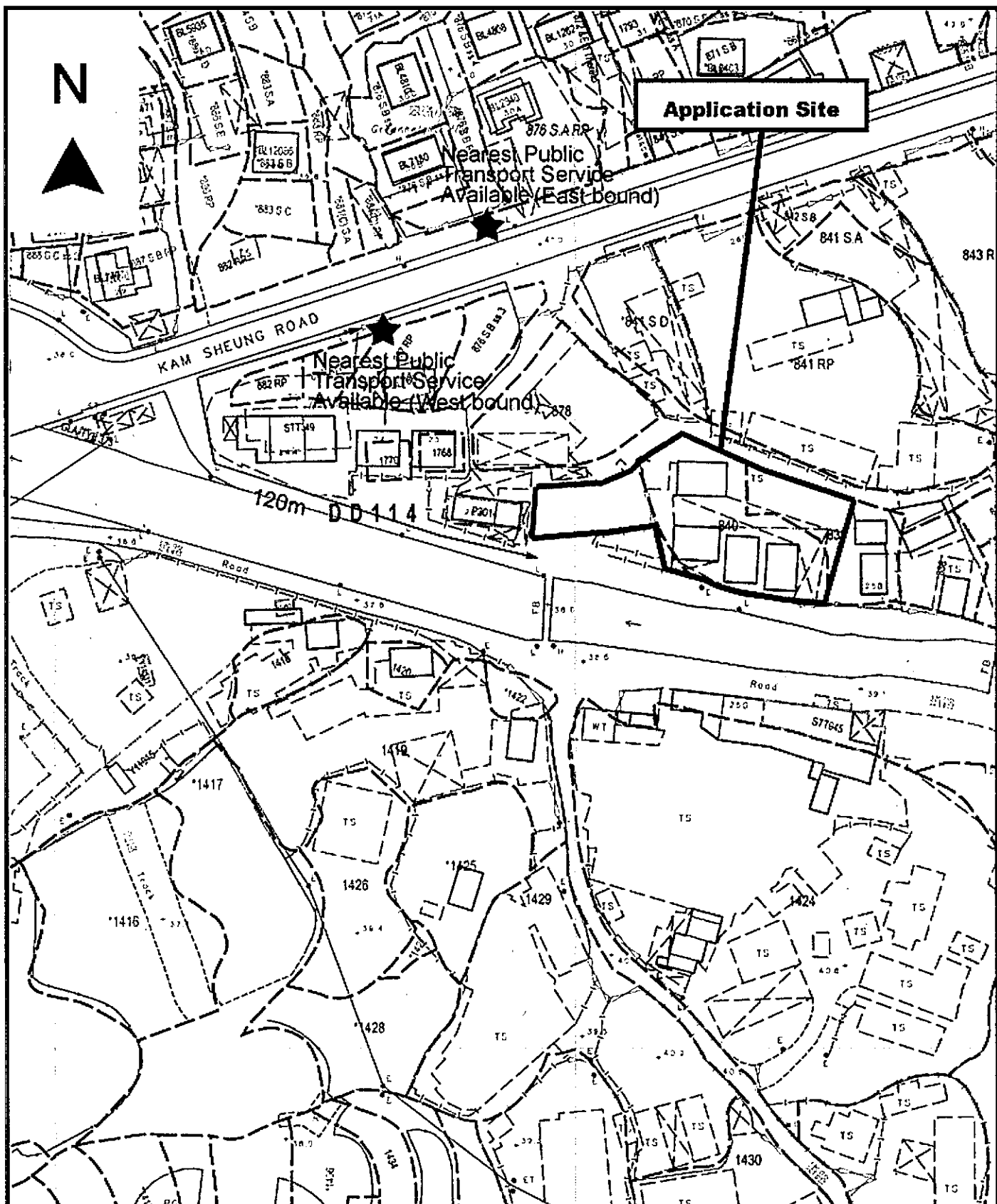
Figure 3

Remarks 備註:

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖 11:

**Nearest Public Transport
Service Point**

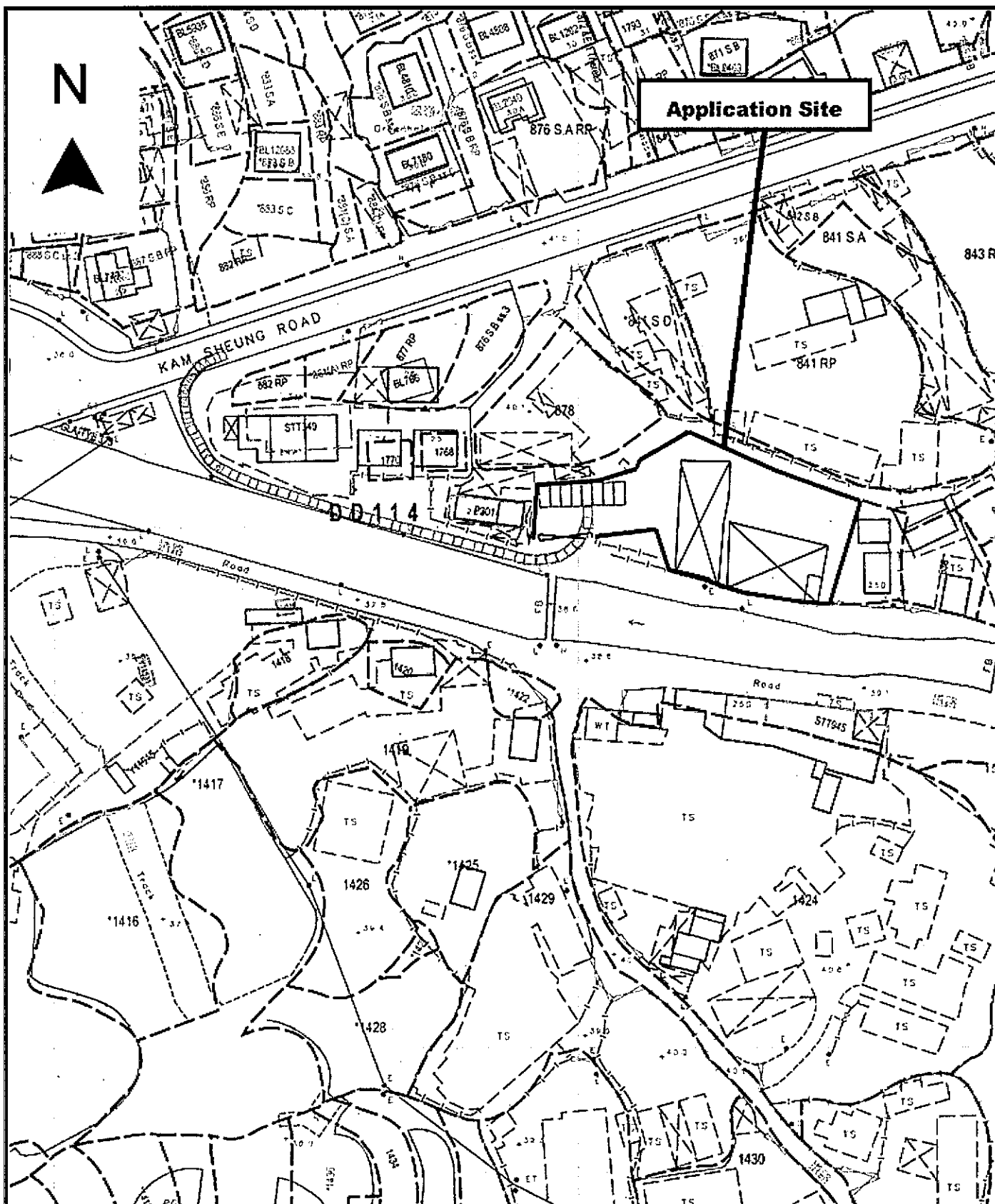
Drawing No. **ME34**

Figure 6

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名:

Swept Path Analysis for Vehicle Getting Into the Site

Drawing No. 圖號:

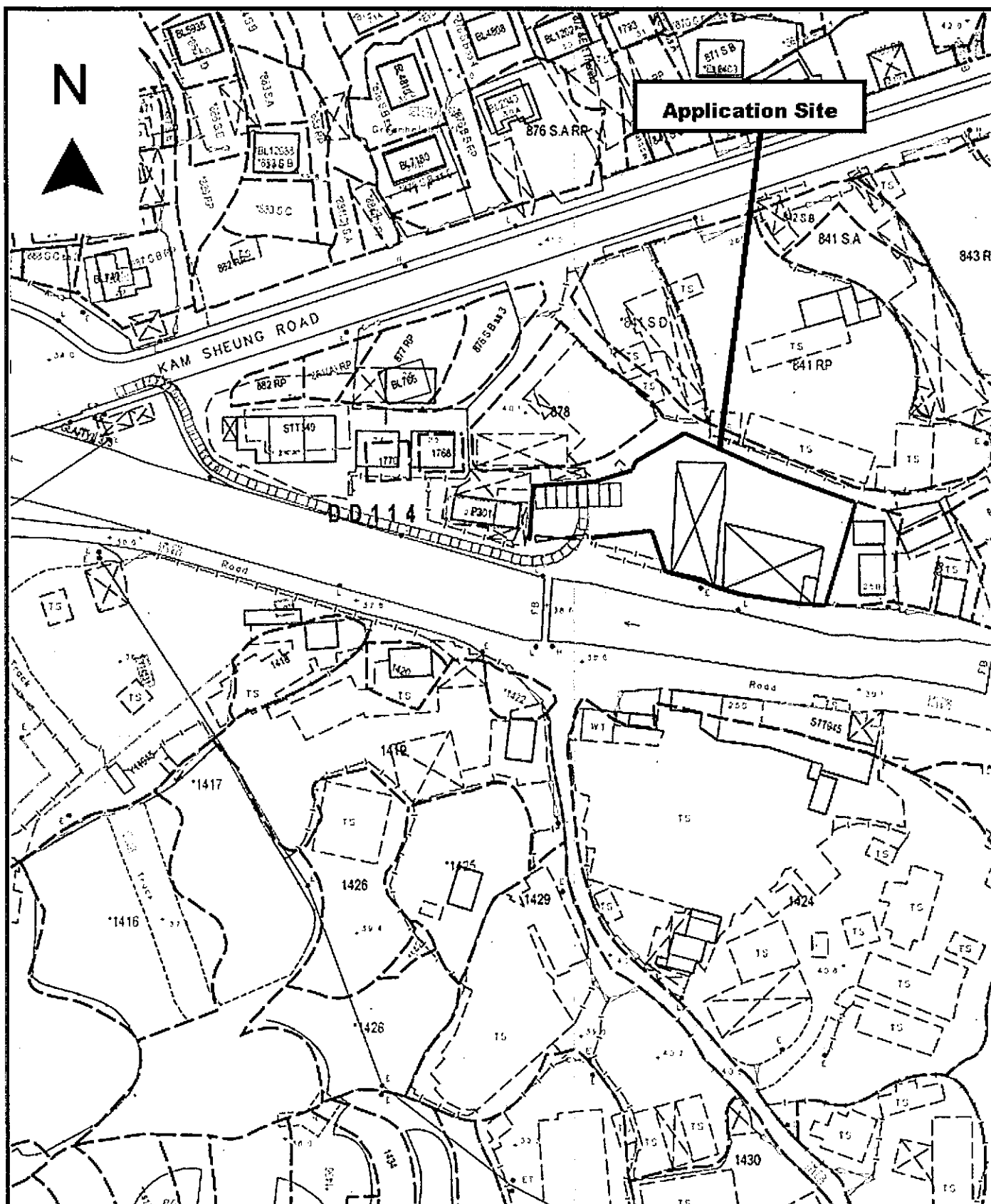
Figure 7

Remarks 備註:

☐ Private car

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 839 (Part) & 840 in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名:

Swept Path Analysis for Vehicle Leaving the Site

Remarks (備註):

☐ Private car

Drawing No. 圖號:

Figure 8

Scale 比例:

1:1000

**Similar s.16 Application within the Same “R(D)” Zone on
the approved Shek Kong Outline Zoning Plan**

Approved Application

	Application No.	Use(s)/Development(s)	Date of Consideration
1	A/YL-SK/296	Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years	12.3.2021

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 及 郵遞)

強烈反對新界元朗八鄉丈量約份第 114 約地段第 839 號(部分)及第 840 號和毗連政府土地擬議臨時食肆(為期 3 年)(申請編號: A/YL-SK/323)

執事先生/女士:

本人是元朗八鄉上村原居民代表，就上標申請作強烈反對。

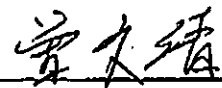
申請地段位於八鄉上村錦上路，並且接近錦上路上村公園巴士站及上村公園，上村公園對面是九巴 54 號巴士站，站旁有多間食肆和商店。使用上村公園的人士及光顧食肆和商店的顧客，絕大多數都是自行駕車的，由於車位嚴重不足，申請地段的錦上路旁經常出現違例泊車及阻塞通道的情況。再者申請地段側已有一所酒家，經常有大量旅行團光顧，旅遊巴士經常接載大量旅行團到酒家內用膳，但酒家地段內泊車位不足和街道狹窄。旅遊巴士違例上落客及停泊不時造成交通阻塞，嚴重影響居民的日常生活和安全。

申請項目將有 2 個 1 層高、樓面總面積 1,168 平方米的構築物作食肆，甚具規模。有意到食肆光顧的顧客，大都是自駕人士，而申請項目只有 8 個私家車位，有關發展定必加劇附近一帶違例泊車和阻塞通道的情況，不但對當地居民帶來不便，甚至容易發生意外，危及村民的人身安全！

錦上路建於上世紀六十年代，是一條不合標準的道路，稍為大型的車輛由錦田公路駛入錦上路，須越線駛入錦上路，經常引致錦上路大埔方向的行路線出現嚴重擠塞，車龍超越申請地段的入口！我們極度憂慮大量「光顧食肆的汽車」，加劇目前該段錦上路的阻塞情況，對村民構成不便及困擾。

本人懇請城市規劃委員會尊重和接納我們上村居民的反對聲音，否決上標的申請。

八鄉上村原居民代表簽署：



姓名：曾文靖

2021 年 12 月 29 日

通訊地址：

聯絡電話：

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：)

送遞方式：傳真 及 電郵

反對新界元朗八鄉丈量約份第 114 約地段第 839 號（部分）及第 840 號和毗連政府土地
擬議臨時食肆（為期 3 年）
（申請編號：A/YL-SK/323）

執事先生/女士：

本人接獲八鄉上村村代表及眾多村民的投訴，就上述申請作強烈反對。



申請地段位於八鄉上村錦上路，並且接近錦上路上村公園巴士站及上村公園，上村公園對面是九巴 54 號巴士站，站旁有多間食肆和商店。使用上村公園的人士及光顧食肆和商店的顧客，絕大多數都是自行駕車的，由於車位嚴重不足，申請地段的錦上路旁經常出現違例泊車及阻塞通道的情況。再者申請地段側已有一所酒家，經常有大量旅行團光顧，旅遊巴士經常接載大量旅行團到酒家內用膳，但酒家地段內泊車位不足和街道狹窄。旅遊巴士違例上落客及停泊不時造成交通阻塞，嚴重影響居民的日常生活和安全。

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本人懇請城市規劃委員會尊重和接納上村居民的反對聲音，否決上標的申請。



元朗區議員(八鄉南)黎永添 謹啓

2021 年 12 月 30 日

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

211222-145210-51707

提交限期**Deadline for submission:**

31/12/2021

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

22/12/2021 14:52:10

有關的規劃申請編號**The application no. to which the comment relates:** A/YL-SK/323**「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。

Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site.
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises government land (GL) and Old Schedule Agricultural Lots 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;
 - (ii) no permission is given for occupation of GL (about 250m² subject to verification) included in the Site. Attention is drawn to the fact that any occupation of GL without government's prior approval is not allowed; and
 - (iii) should planning approval be given to the subject planning application, 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 regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. 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.
- (c) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
 - (i) 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" to minimise any potential environmental nuisance;

- (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's (EPD) Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person;
 - (iii) to control the oily fume and cooking odour emissions from the canteen, the applicant should follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business"
(https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf) issued by EPD; and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by him 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 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 Cap. 132. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with the Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from his 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
 - (iii) 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. The applicant should be reminded that the operation of the food business place must not cause any environmental nuisance to the surroundings. 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.

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal;
 - (ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and
 - (iv) the applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 Buildings Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (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 Authorised Person (AP) 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 the 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.
- (i) 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 services installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is also advised that (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (2) the location where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, shall be formulated upon receipt of formal application via the Licensing Authority.