

Form No. S16-III  
表格第 S16-III 號

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

2022年 7月 1 8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。

18 JUL. 2022

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

根據《城市規劃條例》  
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

2201750

B/7

by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-SK/334
	Date Received 收到日期	18 JUL 2022

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

### 1. Name of Applicant 申請人姓名/名稱

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

LAI Wing-ming

### 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)

LIT Ying-cheung, Edward (列應祥)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1445S.A (Part) in DD 114 Kam Sheung Road, 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 94.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 94.86 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)	..... Nil ..... 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 (OZP) No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Rural Workshop (Food Processing Workshop) for a Period of 3 Years  (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 10.7.2022 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 10 年 7 月 10 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)"<sup>#</sup>.  
已取得 1 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)
1	Lot No. 1445S.A in DD 114	9.7.2022

(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，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間																																	
(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 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))																															
		<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
		<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是          No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
(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 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?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**  
 位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-SK</u> /262
(b) Date of approval 獲批給許可的日期	<u>04.10.2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>04.10.2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Rural Workshop (Food Processing Workshop) for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

**7. Justifications 理由**

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

The applicant seeks approval from the TPB for renewal of the planning permission for Temporary Rural Workshop (Food Processing Workshop) for a further Period of 3 Years so that he can continue his operation at the application site (Please see Appendix I & II).

The justifications in support of the application are as follows:

1. Due to Covid-19, the "Basin Meal" business in Hong Kong became in an "standstill" situation.

The proposed use is exclusively serve as an ancillary food processing workshop for the nearby South Garden Seafood Restaurant (the Restaurant) located at Kam Sheung Road. The using rate for the food processing of "Basin Meal" at the application site is a bit lower than expected but with the expectation of the coming economic recovery, the proposed use plays an important role to support the Restaurant in running the traditional "Basin Meal" in the rural areas.

2. All approval conditions under the previous permissions have been complied with within the specified time as stipulated.

3. There will be no change in the operation hours in this application which is the same as the approved operation hours (i.e. No operation between 5:00 pm to 8:00) under the planning permission no. TPB/AYL-SK/262.

4. The site conditions including the layout and the use remain unchanged since the last approval.

5. The development under application is temporary in nature. The applicant undertakes to reinstate the land if planning permission for further renewal cannot be obtained.

6. Upon the Planning Permission period, there is no complaint lodged against the application site on traffic, nuisance, noise and hygiene aspects so far.

7. The transportation of food materials between the application site and the restaurant solely rely on trolley given the close proximity between them. No additional vehicular traffic will be brought to the nearby area.

8. The applicant would submit the application for Short Term Wavier (STW) to DLO/Yuen Long and he is willing to pay the STW fee from the date he first obtained the planning permission under AYL-SK/262.

9. The site and other facilities are all well maintained by the applicant. The F.S. 251 was issued by the Fire Services Department on 14.4.2022 (Please see Appendix III).

I should be very grateful if renewal of the planning permission for a further period of 3 years can be given by the Town Planning Board so that the applicant can continue using the application site for Temporary Rural Workshop (Food Processing Workshop) for a further period of 3 years.

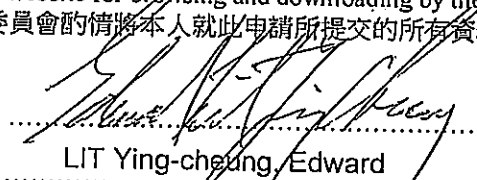


**8. Declaration 聲明**

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

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

Signature  
簽署



LIT Ying-cheung Edward

Name in Block Letters  
姓名（請以正楷填寫）

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

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  
代表

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

Date 日期

13.07.2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

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

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot No. 1445 S.A (Part) in DD 114
Site area 地盤面積	94.86 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
Zoning 地帶	Residential (Group D) ("R(D)")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Rural Workshop (Food Processing Workshop) for a period of 3 Years

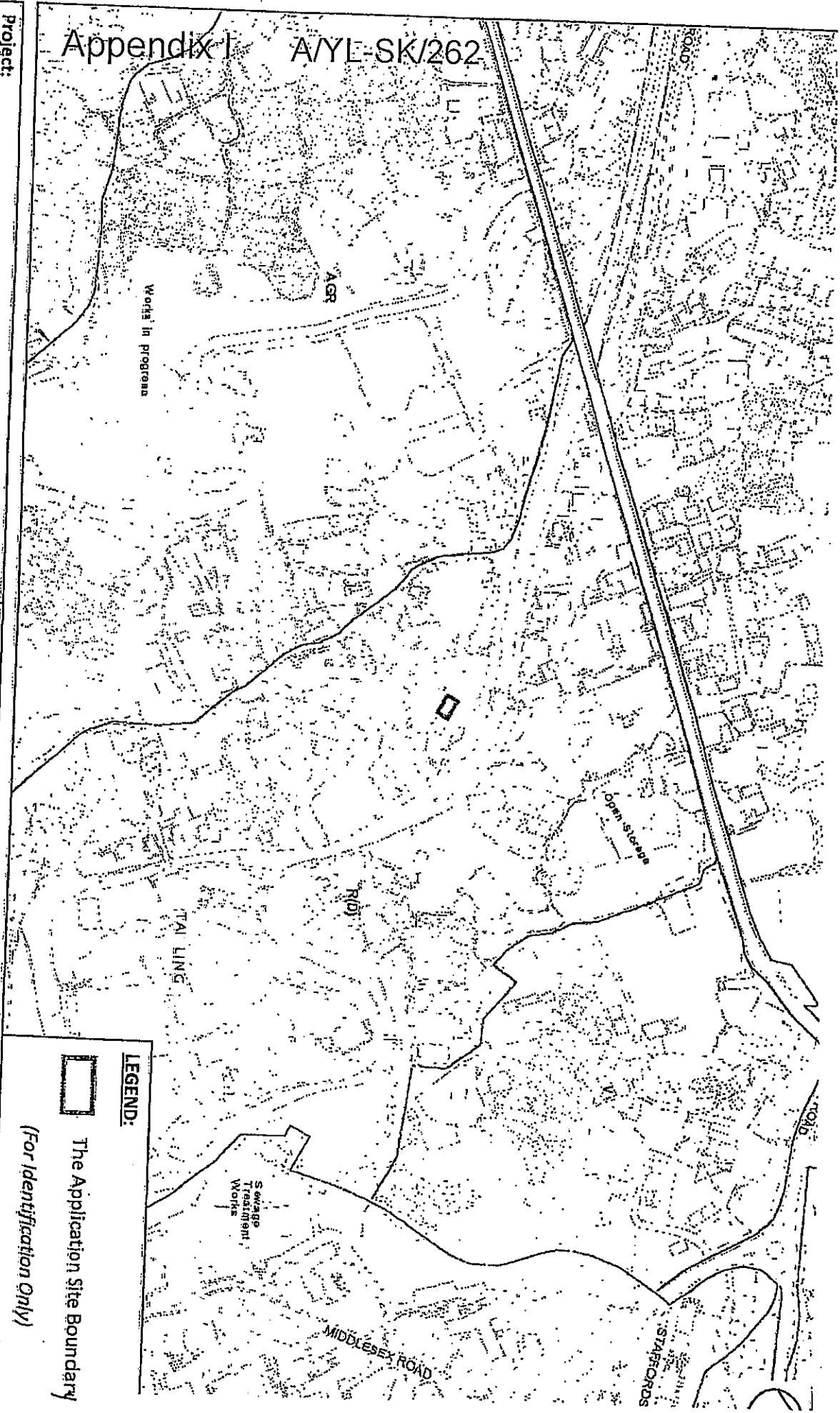
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	94.86 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.75 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		Nil

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 checked="" type="checkbox"/>
Appendix I- The Application Boundary Plan    Appendix II-Indicative Layout Plan		
Appendix III- FS 251(Rev.1/2016) dated 13.4.2022 from Intercept Fire & Security Tech. Ltd.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

# Appendix I AYL-SK/262



## LEGEND:



The Application site Boundary  
(For Identification Only)

**Project:**  
Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.O. 114, Kam Sheung Road, Yuen Long, New Territories

**Title:**  
Extract of Approved Shek Kong OZP  
No. S/YL-SK/9

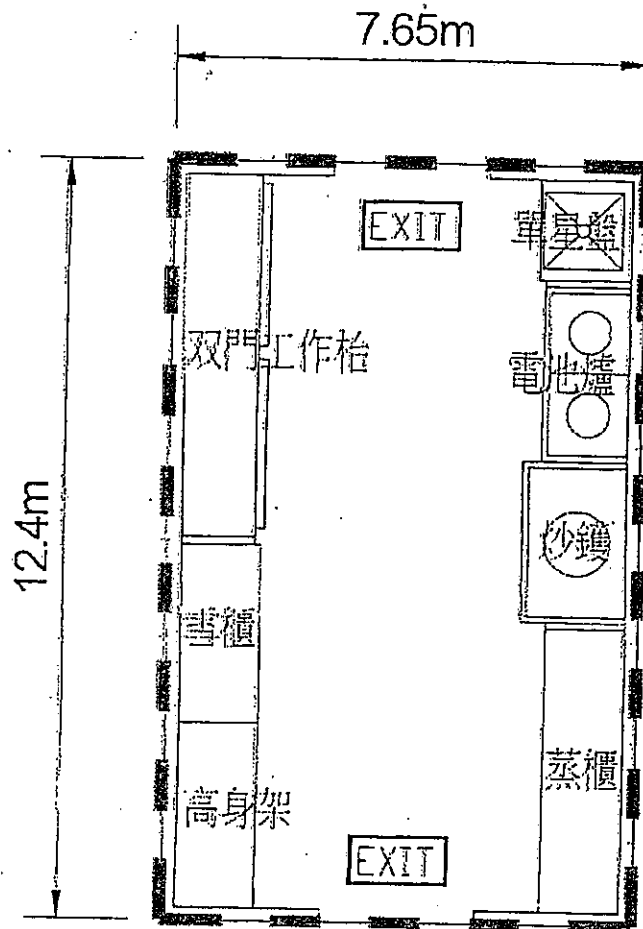
**Figure:**  
3

**Scale:**  
Not to scale

**Date:**  
June 2019

**MC Man Chi**  
Consultants And Construction Lim

Ref: ADGL/PLG-A0164-1001/1003

**LEGEND:**

The Subject Premises

(For Identification Only)

**Project:**

Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at lot 1445 S.A in D.D. 114, Kam Sheung Road, Yuen Long, New Territories

**Title:**

Indicative Layout Plan

**Figure:**

4

Scale: Not to scale

Date:  
July 2019MC Man Chi  
Surveyor & Planner

Ref: A/D/1445 S.A/1445 S.A/1445 S.A

(資料來源: 申請人於 14.8.2019 呈交的資料)

參考編號

REFERENCE No.

繪圖 DRAWING

# HK FIRE SERVICE INSTALLATIONS AND EQUIPMENT REGULATIONS

消防裝置及設備條例

Regulation 9(1)

第9條(1)款

## Appendix III(a)

### CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A/YL-SK/262

Name of Client:

客戶名稱

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌/地段號碼

Street/Road/Estate Name:

街道/馬路/屋苑名稱

Block:

Unit:

Area:

sqm

sqm

sqm

sqm

Type of Building:

樓宇類別

Part I Annual Inspection ONLY

第 I 部 年度檢查 (只限年度檢查)

Part II Inspection (At Standard) Regular inspection work 第 II 部 標準檢查 (定期檢查工作)

Part III Inspection (At Standard) Regular inspection work 第 III 部 標準檢查 (定期檢查工作)

1. The holder of this certificate must ensure that the fire service installation and equipment in the building are maintained in good working order at all times.

2. The holder of this certificate must ensure that the fire service installation and equipment in the building are maintained in good working order at all times.

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

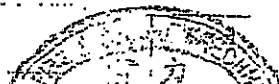
Signature

Signature

Signature

Signature

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核



## Appendix III(b)

A/YL-SK/262

## FIRE SERVICE INSTALLATIONS AND EQUIPMENT REGULATIONS

SD Ref: \_\_\_\_\_

消防(裝置及設備)規例

(Regulation 9(1))

(第9條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

Name of Client: \_\_\_\_\_

顧客姓名

Name of Building: \_\_\_\_\_

樓宇名稱

Street No./Town Lot: \_\_\_\_\_

門牌號碼/地段號碼

Street/Road/Estate Name: \_\_\_\_\_

街道/區名

Block: \_\_\_\_\_

District: \_\_\_\_\_

Area: \_\_\_\_\_

HK

K

NT

Types of Building 建築類型: \_\_\_\_\_

Commercial 商業

Domestic 住宅

Government 政府

Institution 機構

Other 其他

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

No.	Description of Work	Location	Completion Date	Inspector's Signature	Signature of Client
1	檢查消防裝置及設備	樓宇內	2000年1月1日	[Signature]	[Signature]

## Part 2 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

No.	Description of Work	Location	Completion Date	Inspector's Signature	Signature of Client
1	安裝消防裝置及設備	樓宇內	2000年1月1日	[Signature]	[Signature]

## Part 3 Defects 損壞事項

No.	Description of Defects	Location	Completion Date	Inspector's Signature	Signature of Client
1	消防裝置及設備損壞	樓宇內	2000年1月1日	[Signature]	[Signature]

Fire Service may require access to the premises for inspection and testing of fire service installations and equipment. The fire service may require access to the premises for inspection and testing of fire service installations and equipment. The fire service may require access to the premises for inspection and testing of fire service installations and equipment.

火務處人員可能需要進入有關處所，以便檢查及測試消防裝置及設備。火務處人員可能需要進入有關處所，以便檢查及測試消防裝置及設備。火務處人員可能需要進入有關處所，以便檢查及測試消防裝置及設備。

Authorized

Signature

受權人簽署

Name

姓名

FSD PC (A)

消防處人員

Company Name

公司名稱

Telephone

Inspected

inspected

Inspected

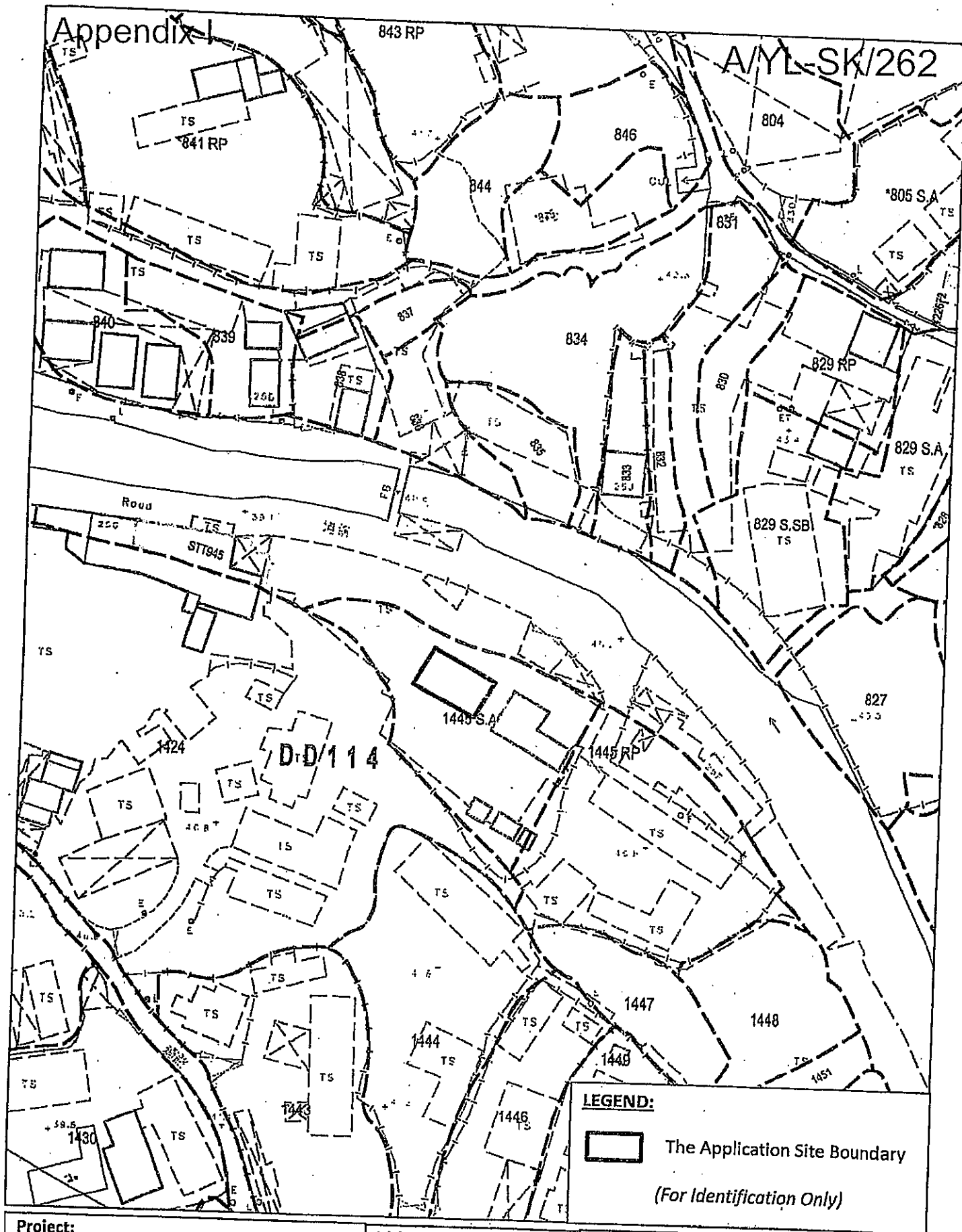
inspected

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核



# Appendix I

A/YL-SK/262



**Project:**  
Section 16 Planning Application for Proposed  
Temporary Rural Workshop (Food Processing  
Workshop) at Lot 1445 S.A in D.D. 114, Kam  
Sheung Road, Yuen Long, New Territories

**Title:**  
Extract of Lot Index Plan  
No.  
ags\_S00000007091\_0002

**Figure:**  
2  
**Scale:**  
Not to scale

**MC Man Chi**  
Consultants And Construction Limited



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



To:  
Cc:  
Bcc:  
Subject: Fw: Application for Renewal of Planning Permission YL-SK/262  
From: Canny Chui Ling CHAN/PLAND/HKSARG - Monday 25/07/2022 14:23

寄件者：YC Lit

Date: 2022年7月25日 週一 上午10:18

Subject: Application for Renewal of Planning Permission YL-SK/262

To: <cclchan@pland.gov.hk>

Dear Ms. CHAN,

We spoke.

I supplement the following information/document for your consideration:

1. Scanned copy of FS 251 dated 14.4.2022;
2. Approved Fire Services Installation Layout and its approval letter;
3. The proposed use at the application site will **exclusively** serve the South Garden Seafood Restaurant as an ancillary food processing workshop for production of "Poon Choi" during festival Seasons only. A Location Plan showing the distance between the South Garden Restaurant and the application site is enclosed. The distance between them is about 300m and the transportation of food materials would solely rely on trolleys given the proximity between them;
4. The operation hours of the application is 8:00am to 5:00pm, Mondays to Sundays (including public holidays). The operations are mainly concentrated on the festival Seasons.

Best regards

LIT ying-cheung, Edward

Tel:



Approved Layout Fire Services Installation Lot 1445A in DD 114 Rural Workshop.pdf



Approval Letter (Fire Safety Design) Poon Choi Lot 1445A in DD 114.pdf



FS 251 Lot 1445S.A Part in DD 114 Nam Yuen Renewal S.16 APP\_000106.pdf



Location Plan of South Garden restaurant and Lot 1445S.A in DD 114.pdf



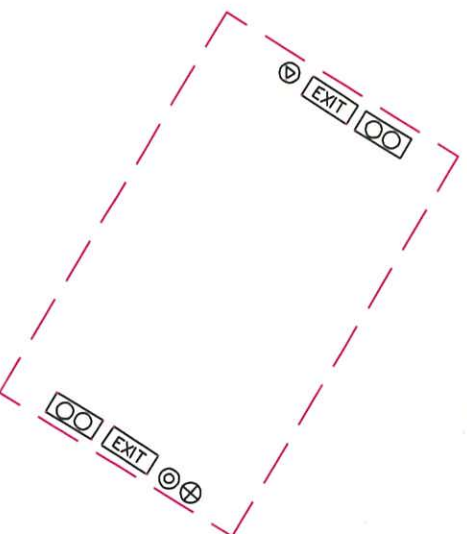
NATURE OF OCCUPANCY:

- ① 1-Storey Structure for Food Processing Workshop  
(Floor Area: 7.65m x 12.4m = 94.86sq.m, H: 3.75m)

ROAD

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266: Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circulars letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.



Legend:

- ⊗ 5kg co2 type fire extinguisher
- ⊗ 9 Litre Water Co2 type fire extinguisher
- ⊗ Fire Blanket
- Lot Boundary / Structure
- ⊗ Emergency Lighting
- EXIT Exit Sign

**INTERCEPT FIRE & SECURITY  
TECHNICIANS LIMITED**

Registered Address:

Tel: For:

Business Address:

Tel: For:

**Project:**  
Proposed Temporary Rural Workshop  
(Food Processing Workshop) for a Period of  
3 Years at Lot 1445 S.A(Part) in D.D.114,  
Kam Sheung Road, Yuen Long, N.T

**Title:**  
Proposed Fire Service  
Installation Layout Plan

Drawn by:	W.C. WONG
Date:	2019-12-25
Scale:	1:150 @ A3
Ref No:	TPB/A/YL-SK/262
Drawing No:	2019/FS/010



## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-SK/262  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

### By Post & Fax

Intercept Fire & Security Technicians Ltd

21 January 2020

Dear Sir/ Madam,

### **Submission for Compliance with Approval Condition (b)**

#### **- the Submission of Fire Service Installations Proposal**

**Proposed Temporary Rural Workshop (Food Processing Workshop)  
for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 1445 S.A (Part) in D.D. 114, Kam Sheung Road, Yuen Long  
(Application No. A/YL-SK/262)**

I refer to your submission dated 30.12.2019 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. YEN Chung-ming (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

( Ms. Winnie LAU )  
District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A

FSD Ref.:

消防處編號

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

元膳(香港)飲食有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1445 S.A (Part) in D.D.114

Street/Road/Estate Name:

街道/屋苑名稱

Kam Sheung Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社區

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
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"	1x9 L WATER TYPE F.E.	"	Conforms with FSD requirements	"	"
25	1xFIRE BLANKET	"	Conforms with FSD requirements	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

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本人/我們藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則之規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature

授權人簽署

Name

姓名

Cheung Wai Keung

FSD/RC No.

消防處註冊號碼

Company Name

公司名稱

Intercept Fire &amp; Security

Tech Ltd

Telephone

聯絡電話

Date

日期

13-4-2022

For FSD use only:

Inspected





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處編號

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Name of Client:

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樓宇名稱

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Lot 1445 S.A (Part) in D.D.114

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街道/屋苑名稱

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Block:

座

District:

分區

Yuen Long

Area:

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☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
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12	2x 出口指示牌 ("Marsc")	"	Conforms with FSD requirements		

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This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

Li Sau Ping

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Intercept Fire & Security  
Tech Ltd

Telephone:

聯絡電話

Date:

日期

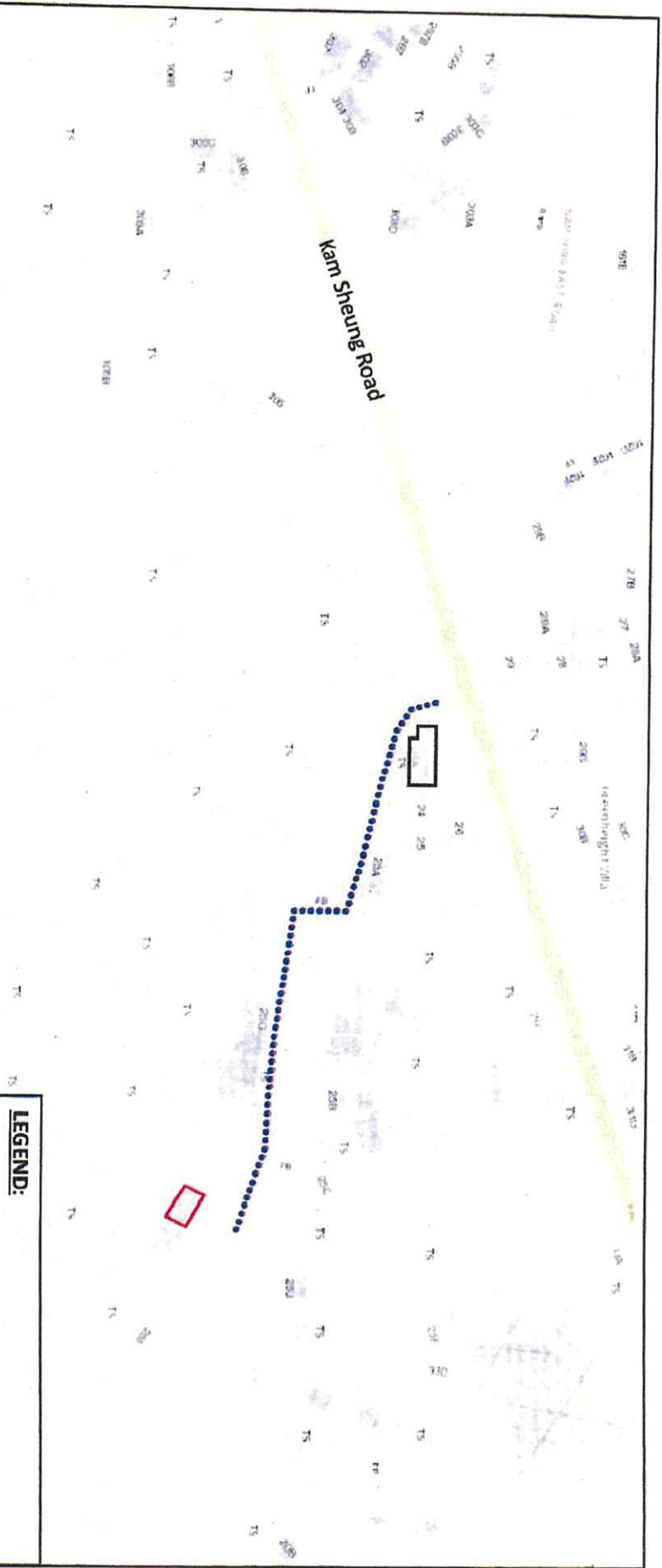
13-4-2022

For FSD use only:

Inspected

Verified





**Project:**  
Section 16 Planning Application for Proposed Temporary Rural Workshop (Food Processing Workshop) at Lot 1445 S.A in D.D. 114, Kam Sheung Road, Yuen Long, New Territories (Planning Application No. A/YL-SK/262)

**Title:**  
Location Plan for South Garden Restaurant

Ref.: ADCL/PLG-10164/1003/P001

**Figure:**  
1

**Scale:**  
Not to scale

**Date:**  
Sept 2019

**MC Man Chi**  
Consultants And Construction Limited



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



**Fw: Application for Renewal of Planning Permission YL-SK/262**

22/08/2022 10:16

From: Cherry Cheuk Lee CHAN/PLAND/HKSARG  
To: Todd Tou Wei WAN/PLAND/HKSARG@PLAND  
Cc: Phoebe Hiu Ching TSUI/PLAND/HKSARG@PLAND

Dear Todd,

For your action, please.

Regards,  
Cherry Chan  
EO/TPB1

Tel.: 2231 4835

----- Forwarded by Cherry Cheuk Lee CHAN/PLAND/HKSARG on 22/08/2022 10:16 -----

From: YC Lit  
To: cclchan@pland.gov.hk  
Date: 21/08/2022 17:00  
Subject: Re: Application for Renewal of Planning Permission YL-SK/262

Dear Ms. CHAN,

As the scanned copy of FS 251 sent to you earlier is found blurring. I forward hereunder a more clear FS 251 dated 13.4.2022 for your retention.

Best regards

LIT Ying-cheung Edward

YC Lit · 於 2022年7月25日 週一 上午10:18寫道：

Dear Ms. CHAN,

We spoke.

I supplement the following information/document for your consideration:

1. Scanned copy of FS 251 dated 14.4.2022;
2. Approved Fire Services Installation Layout and its approval letter;
3. The proposed use at the application site will **exclusively** serve the South Garden Seafood Restaurant as an ancillary food processing workshop for production of "Poon Choi" during festival Seasons only. A Location Plan showing the distance between the South Garden Restaurant and the application site is enclosed. The distance between them is about 300m and the transportation of food materials would solely rely on trolleys given the proximity between them;
4. The operation hours of the application is 8:00am to 5:00pm, Mondays to Sundays (including public holidays). The operations are mainly concentrated on the festival Seasons.

Best regards

LIT ying-cheung, Edward

Tel:



FS 251Lot 1445S.A (Part) in DD 114 YL SK 334.pdf

# FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第 9 條 (1) 款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

FSD Ref.: \_\_\_\_\_  
消防處編號

Name of Client: 元膳(香港)飲食有限公司  
顧客姓名

Name of Building: \_\_\_\_\_  
樓宇名稱

Street No./Town Lot: Lot 1445 S.A (Part) in D.D.114  
門牌號數/市地段

Street/Road/Estate Name: Kam Sheung Road  
街道/屋苑名稱

Block: \_\_\_\_\_  
座

District: Yuen Long  
分區

Area: ☐ HK 香港 ☐ K 九龍 ☒ NT 新界  
地區

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

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Authorized Signature: \_\_\_\_\_  
授權人簽署

Name: \_\_\_\_\_  
姓名

FSD/RC No.: \_\_\_\_\_  
消防處註冊號碼

Company Name: \_\_\_\_\_  
公司名稱

Telephone: \_\_\_\_\_  
聯絡電話

Date: \_\_\_\_\_  
日期

Cheung Wai Keung

Intercept Fire & Security

Tech Ltd

13-4-2022

For FSD use only:

Inspected



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

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元膳(香港)飲食有限公司

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座

District:

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Yuen Long

Area:

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新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
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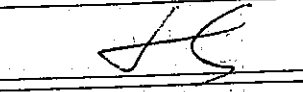
Authorized Signature:  
受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期


Li Sau Ping

Intercept Fire &amp; Security

Tech.Ltd

13-4-2022

For FSD use only:

Inspected





**Previous s.16 Application covering the Site**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/YL-SK/262	Proposed Temporary Rural Workshop (Food Processing Workshop) for a Period of 3 Years	4.10.2019



**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (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
- 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 regularize 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 the 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 fees, as may be imposed by the LandsD.

**2. Traffic**

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

- no comment on the application from traffic engineering perspective;
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- the access arrangement to the Site from Kam Sheung Road should be commented by the TD;
- the access road connecting the Site with Kam Sheung Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Kam Sheung Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

### 3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- she has no objection to the application; and
- there was no environmental complaint concerning the Site received in the past three years.

### 4. **Drainage**

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

- no objection in-principle to the proposed development;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under the previous planning Application No. A/YL-SK/262; and
- should the Town Planning Board consider that the application is acceptable, conditions should be stipulated requiring the applicant (i) to maintain the drainage facilities implemented under planning Application No. A/YL-SK/262 and (ii) to submit records of the existing drainage facilities on the site to the satisfaction of the Director of Drainage Services.

### 5. **Fire Safety**

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

- no objection in principle to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

### 6. **District Officer's Comments**

Comments of the District Officer(Yuen Long), Home Affairs Department (DO(YL), HAD):

- he has not received any comments from locals upon close of consultation and has no particular comments on the application.

### 7. **Other Departments**

The following government departments have no objection to / no adverse comment / no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);

- Project Manager (West), West Development Office, Civil Engineering and Development Department (PM(W), CEDD);
- Director of Food and Environmental Hygiene (DFEH);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Commissioner of Police (C of P);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Director of Electrical and Mechanical Service (DEMS).



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the application site (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;
  - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize 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 the 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 fees, as may be imposed by the LandsD.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (c) to note the comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the access road connecting the Site with Kam Sheung Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Kam Sheung Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised 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 minimize any potential environmental nuisance;
  - the applicant is advised to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. All wastewater collected from the food processing workshop should be discharged through a grease trap in accordance with EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*". 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 ProPECC PN 5/93 including completion of percolation test and certification by Authorized Person;

- the applicant is advised 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](https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf)) issued by EPD; and

- the applicant is advised to meet the statutory requirements under relevant pollution control ordinances.

(e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- proper licence / permit issued by her Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from her department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and
- if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. 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.

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- 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;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as



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

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)Rs] respectively;
- if the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- 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.

