

9 JAN 2024

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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2303270 19.12.2023 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/YC-SK/358
	Date Received 收到日期	9 JAN 2024

- 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Google Company Limited (佑嘉有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 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 550 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
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('R(D)')
(f) Current use(s) 現時用途	Vacant structures. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient, 如上列任何方格的空間不足，請另頁說明)

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

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

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
22/11/2023 (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 19/12/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如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	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	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	618	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	550	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 550	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 550	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)		
Structure 1: Eating place (Not exceeding 4.5m, 1 storey),		
Structure 2: Eating place (Not exceeding 4.5m, 1 storey),		
Structure 3: Eating place and toilet (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	<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)																															
	No 否	<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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	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/ _____ / _____
(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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 type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第 6 部分(續)

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/320 & 328 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 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.
本人現准許委員會的情將本人就此申請所提交的資料複製及/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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of 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

19/12/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	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	550 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.471 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 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	47.09 % <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		
	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		

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"/>
Proposed drainage plan, site plan, location plan and proposed vehicular access plan		
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"/>
Estimated traffic generation and drainage proposal		
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-SK/320 & 328) 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 5**)

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 5**).
- 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 5**)
- 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) 100mm gap 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:

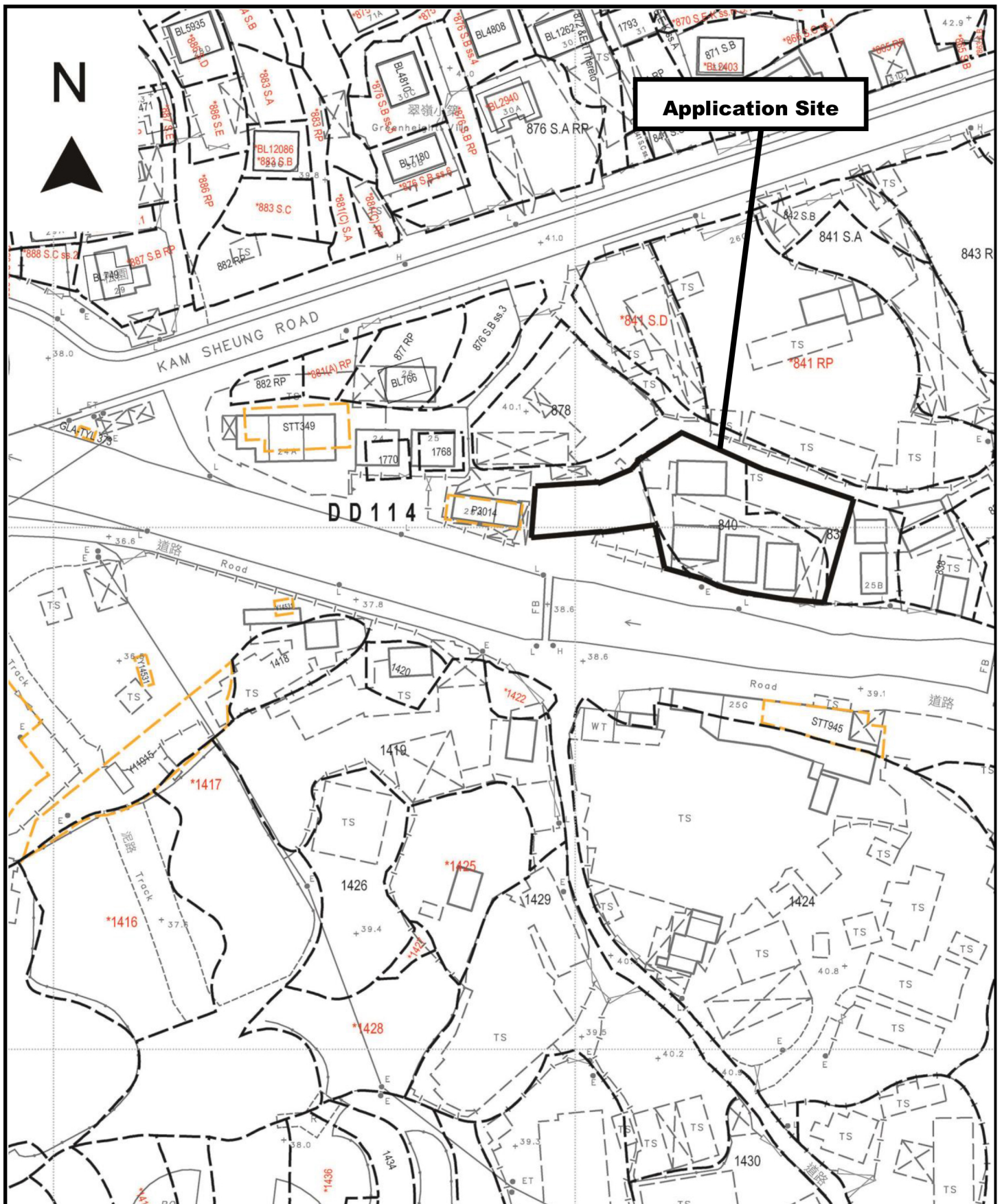
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	1.5	1.5	4	4

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.

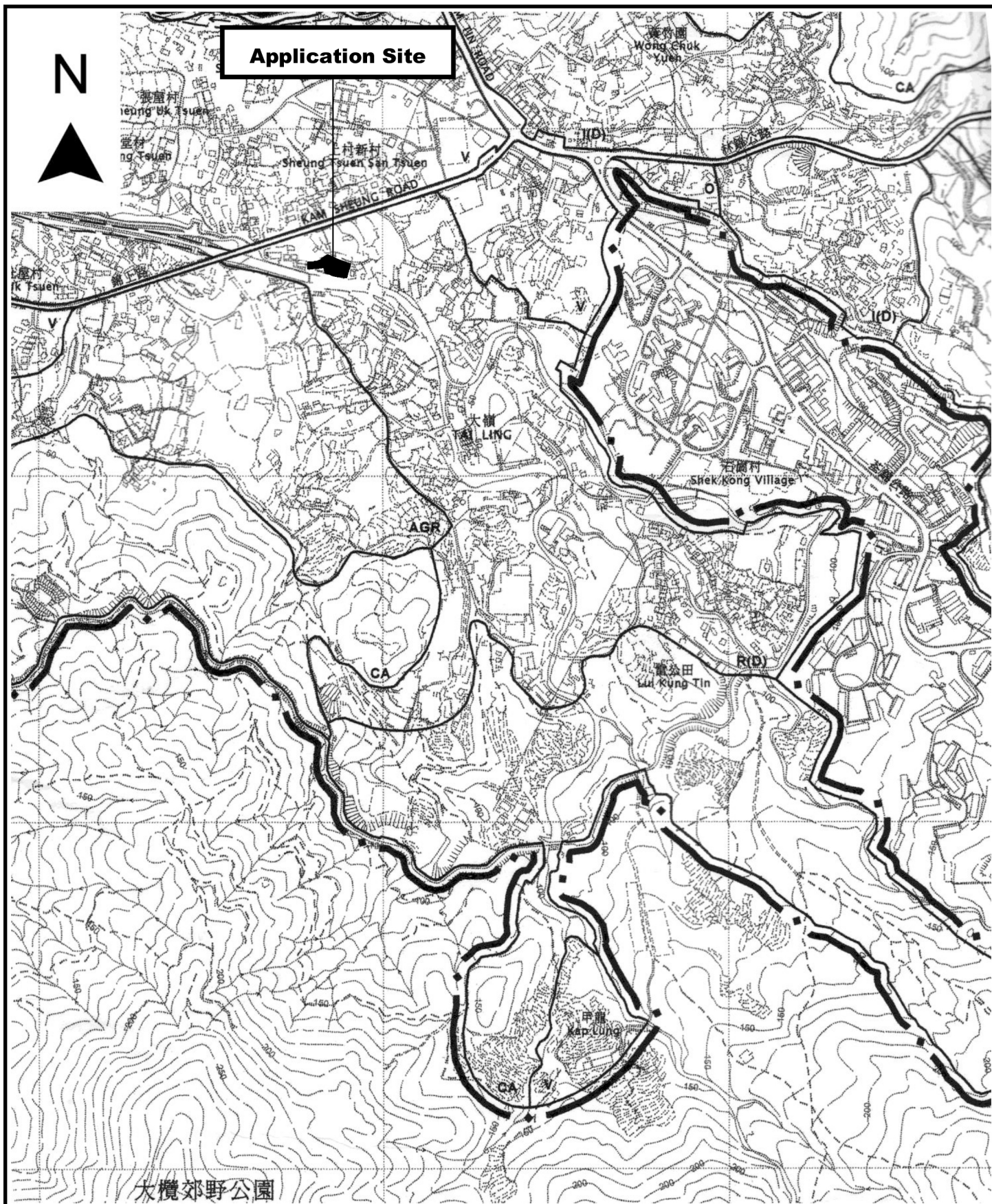
Note 2: The pcu of private car are taken as 1.

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.

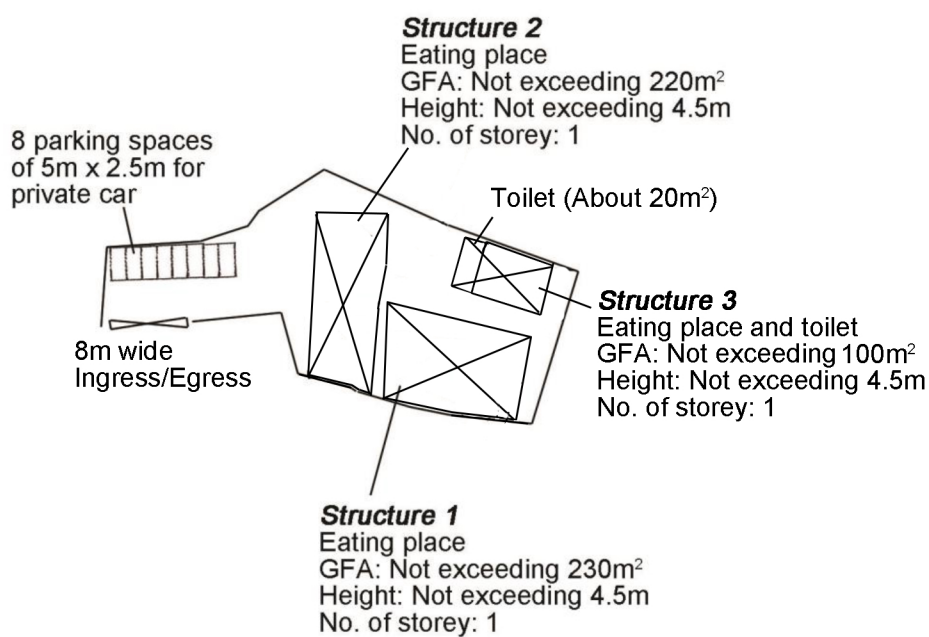
- 2.3 In association with the intended purpose, adequate space for manoeuvring of vehicle is available within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic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



<p>Project 項目名稱:</p> <p>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.</p>	<p>Drawing Title 圖目:</p> <p>Application Site</p> <p>Drawing No. 圖號:</p> <p>Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
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<p>Project 項目名稱:</p> <p>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.</p>	<p>Drawing Title 圖目:</p> <p>Location Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 2</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:7500</p>
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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

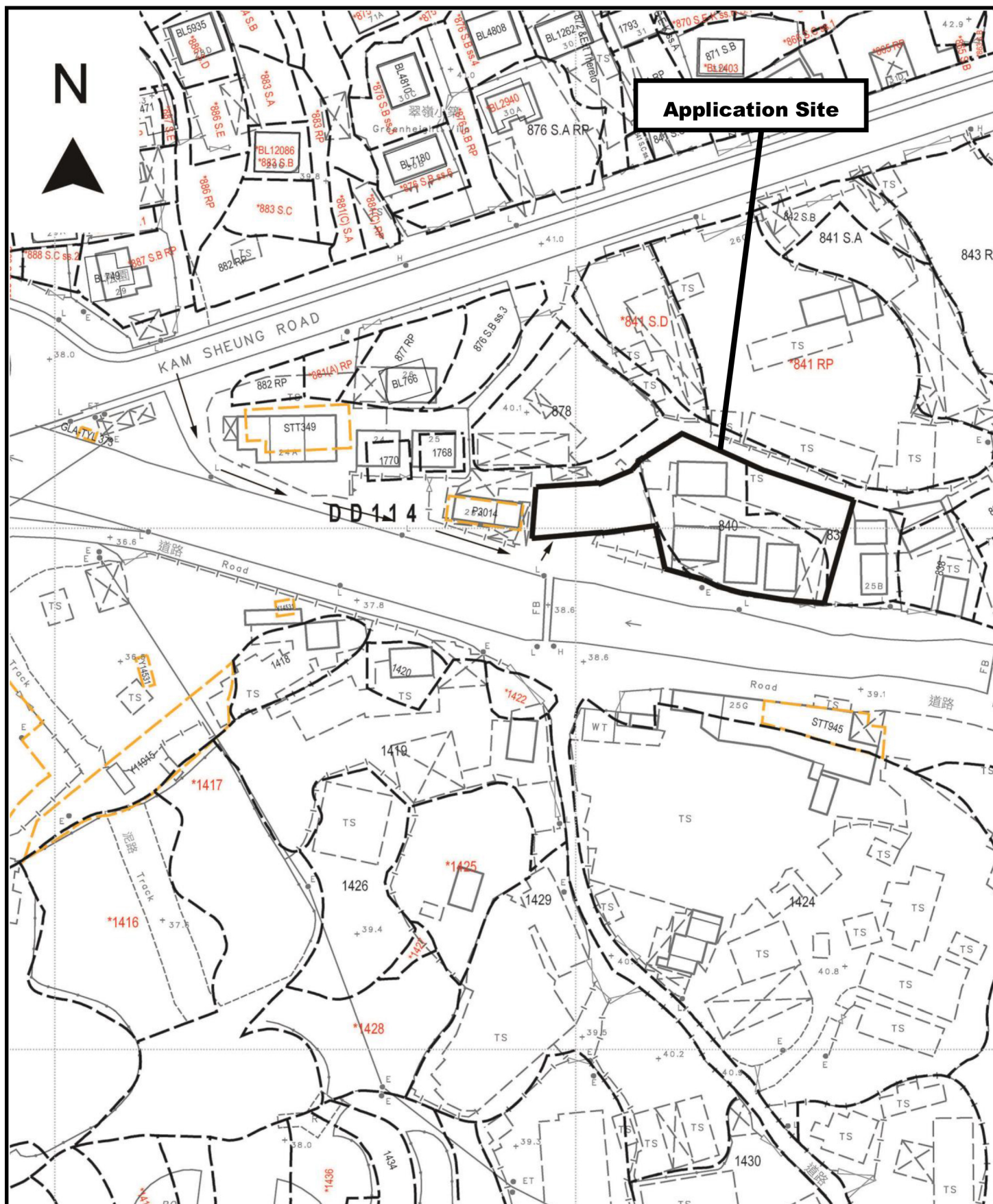
Remarks 備註:

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 Vehicular Access Plan

Remarks 備註:

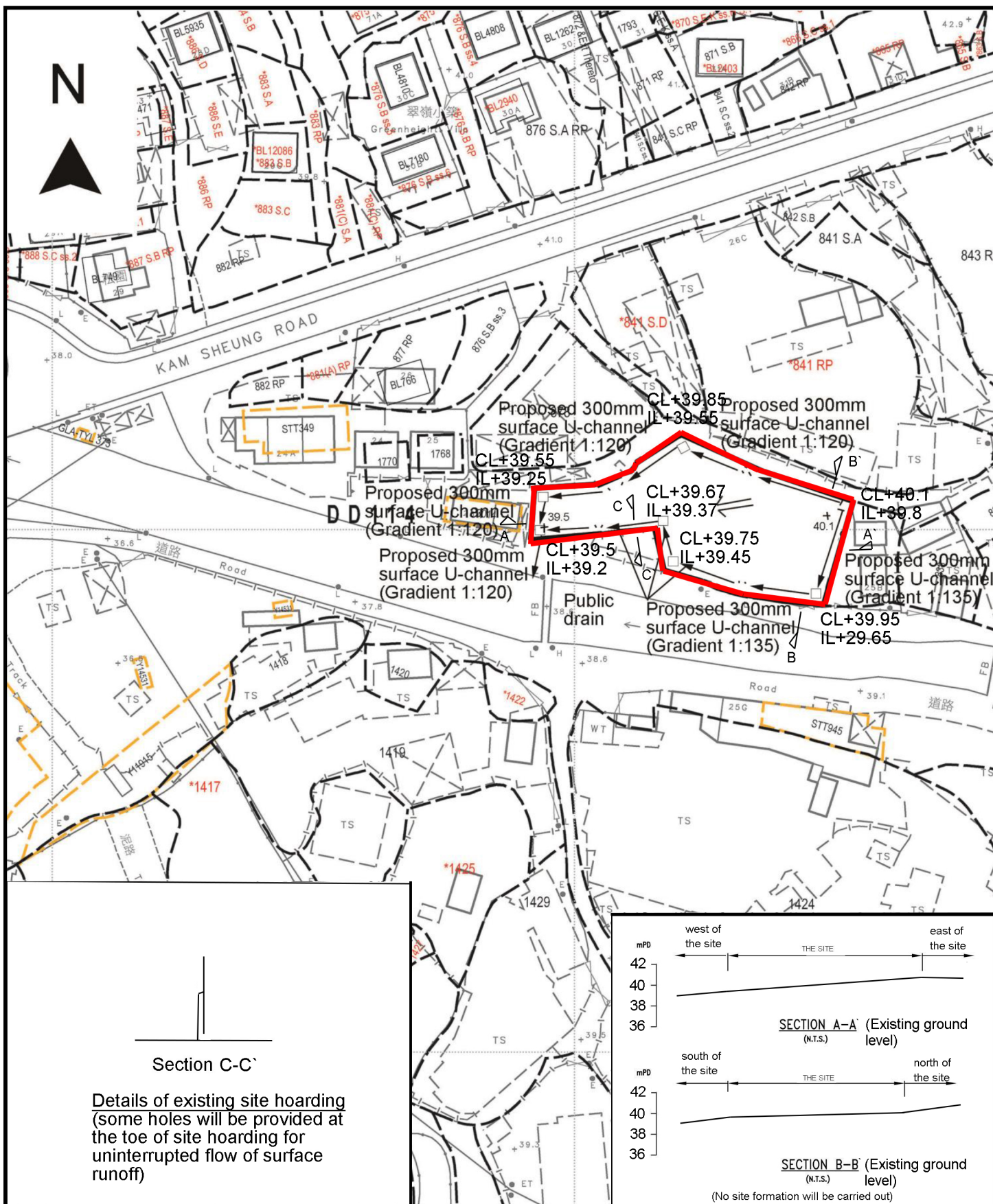
→ Vehicular access leading from Kam Sheung Road

Drawing No. 圖號:

Figure 4

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
- Proposed site hoarding
- ⇐ Flow of surface runoff
- IL Invert level (in mPD)
- CL Cover level (in mPD)

Scale 比例:

1:1000

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tiffany Cheuk Ting HUI/PLAND

寄件者: [REDACTED]
寄件日期: 2024年02月19日星期一 18:21
收件者: Tiffany Cheuk Ting HUI/PLAND; Margaret Wai See SZETO/PLAND
副本: tpbpd/PLAND
主旨: A/YL-SK/358
附件: SK358-ltr-02.pdf

類別: Internet Email

Dear Tiffany,

Please see attached response. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Date: 19 February 2024

TPB Ref.: A/YL-SK/358

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, Pat Heung, Yuen Long, N.T.

This letter intends to supersede our letter dated 16.2.2024.

Our response to the comments of DEP is as follows:

DEP's comments	Applicant's response
(a) Please clarify whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person;	Septic tank and soakaway system will be provided. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.
(b) whether all wastewater collected from kitchens and washing areas (including that from basins, sinks and floor drains) would be discharged via a grease trap and if affirmative, whether the grease trap will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23 including grease trap should be capable of providing at least 20 minutes retention during peak flow; and	All wastewater collected from kitchens and washing areas (including that from basins, sinks and floor drains) would be discharged via a grease trap and the grease trap will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23 including grease trap should be capable of providing at least 20 minutes retention during peak flow.
(c) whether EPD's "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" will be followed to minimize oily fume and cooking odour emissions.	EPD's "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" will be followed to minimize oily fume and cooking odour emissions.

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

Transport Department's comment	Applicant's Response
(a) Please demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road, along the local access and within the site.	Noted. Please see Figure 7 to Figure 8.

Our response to the comments of the DLO/YL is as follows:

DLO/YL's comments
<ol style="list-style-type: none"> 1. The application site comprises Government land (GL) and Old Schedule Agricultural Lot Nos. 839 and 840 both in D.D.114 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. 2. No permission is given for occupation of GL (about 250m² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. 3. I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there are unauthorized structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lots owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
Applicant's response
The applicant will apply for short term waiver (STW) and short term tenancy (STT) immediately upon planning approval. Moreover, the existing temporary structures will be demolished. New temporary structures will be built after the receipt of the STW.

The applicant is glad to submit the attached FSI plan for your further processing of the captioned planning application. The applicant would like to draw the Director of Fire Services's (D of FS) attention that all the structures would be separated at least 2m so that no structure at the applicant site would exceed 230m².

The applicant is willing to allow the nearby residents to access the site to walk to Kam Sheung Road. However, the access leading to Kam Sheung Road is still blocked by the existing fencing of Lot 841 S.D in D.D.114 as shown in Figure 1 so that the applicant cannot help for this situation because it is out of his jurisdiction. The concerned occupation of adjoining Government land as shown in public comment No.

1 is not related to the access leading to Kam Sheung Road.

The applicant will follow the EPD's guideline to avoid discharge of wastewater, oily fume and cooking odour. The applicant would also allow emergency vehicles to U-turn within the application site.

The application site is subject to a previous planning permission No. A/YL-SK/323 approved for eating place. Having said that, the application site has not been occupied for eating place due to the occurrence of covid and therefore the planning permission has been revoked finally.

The applicant has submitted further information for the concern of Transport Department and Drainage Services Department in order not to generate adverse traffic and drainage impacts.

The application site is falling within 'Residential (Group D)' zone and the proposed use is a Column 2 use. It would benefit the nearby residents and meet the planning intention. \\

The applicant intends to demolish the existing structures and the building of temporary structures will be implemented after the receipt of the short term waiver from DLO/YL.

The proposed location of the kitchen is shown in the updated proposed layout plan (Figure 3).

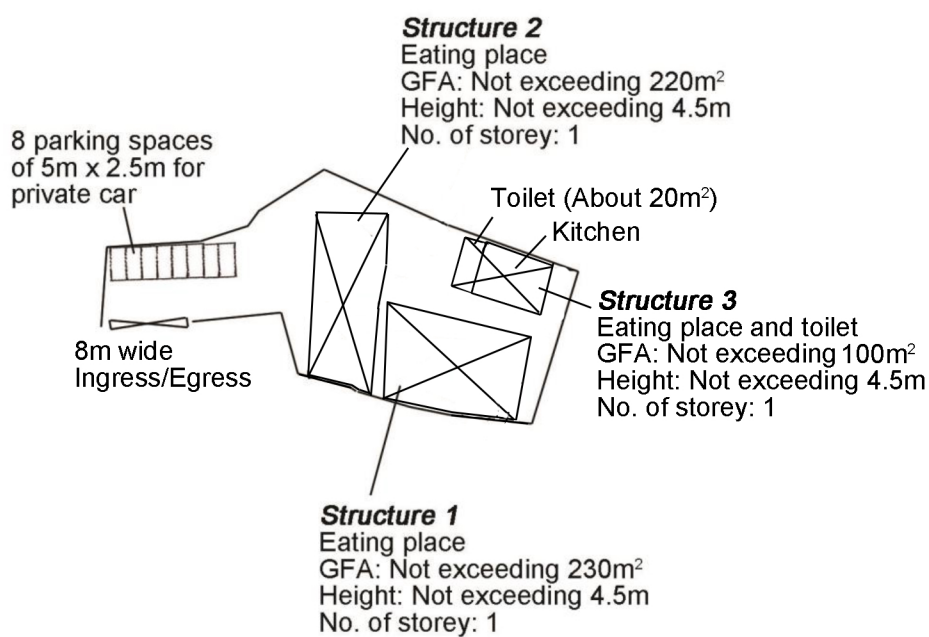
Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,

The block contains a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Tiffany HUI) – 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 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

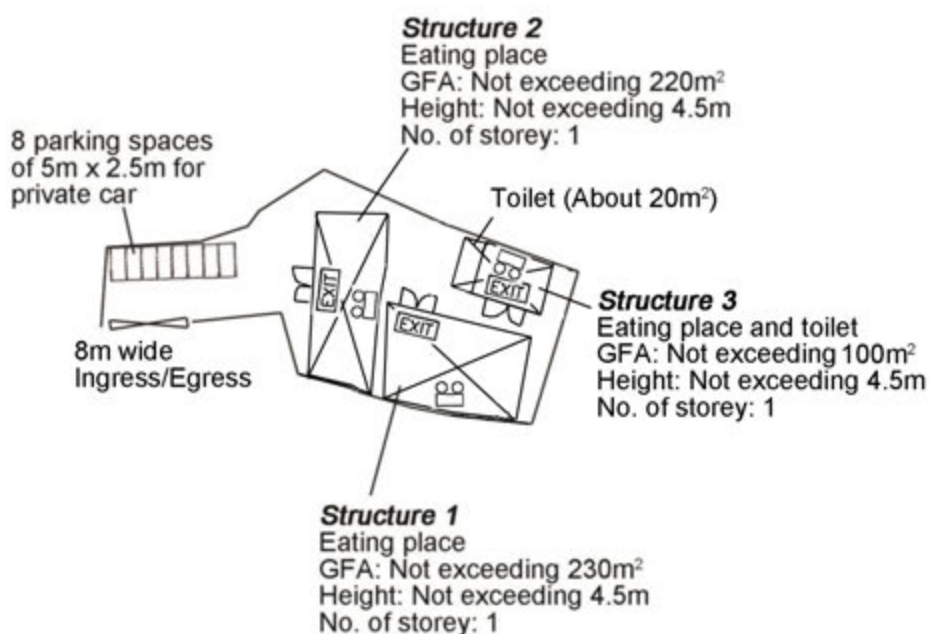
Figure 3

Scale 比例:

1:1000



Toilet (1:500)



Fire Services Notes

1. Exit sign and emergency lighting will be provided at Structure 1.
2. Exit sign and emergency lighting will be provided at Structure 2.
3. Exit sign and emergency lighting will be provided at Structure 3.
4. A 5kg carbon dioxide extinguisher will be provided at Structure 1.
5. A 5kg carbon dioxide extinguisher will be provided at Structure 2.
6. A 5kg carbon dioxide extinguisher will be provided at Structure 3.
7. Provision of the proposed emergency lighting shall follow the standards and specification of 'BS 5266-1:2016, BS EN 1838:2013 and the Fire Services Department (FSD) Circular Letter No. 4/2021'.
8. Provision of the proposed exit signs shall follow the standards and specification of 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.

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 Fire Service Installations Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:



5kg carbon dioxide fire extinguisher



出口

Exit Sign

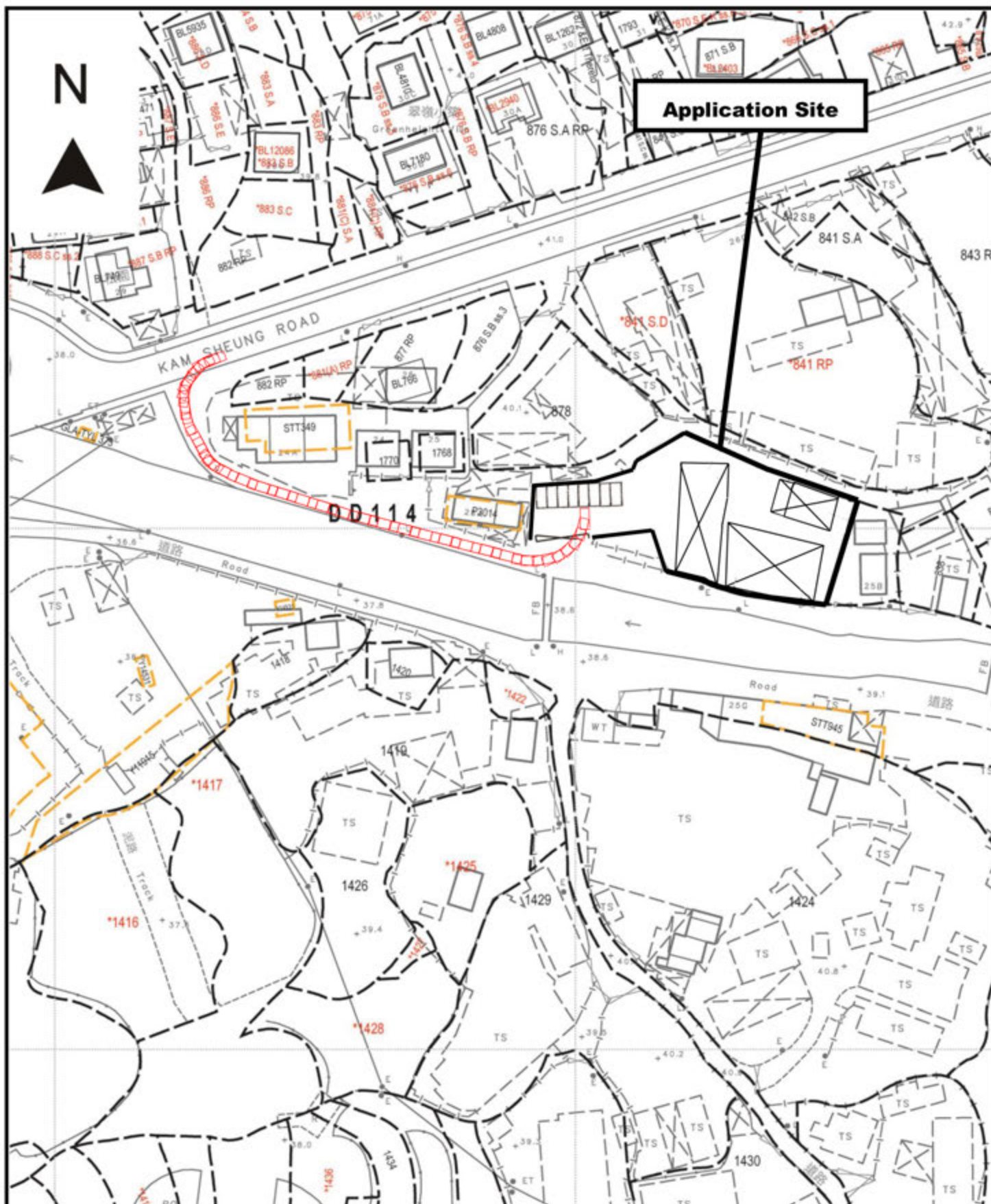


緊急照明燈

Emergency Light

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:

Swept Path Analysis for Vehicle Getting Into the Site

Drawing No. 圖號:

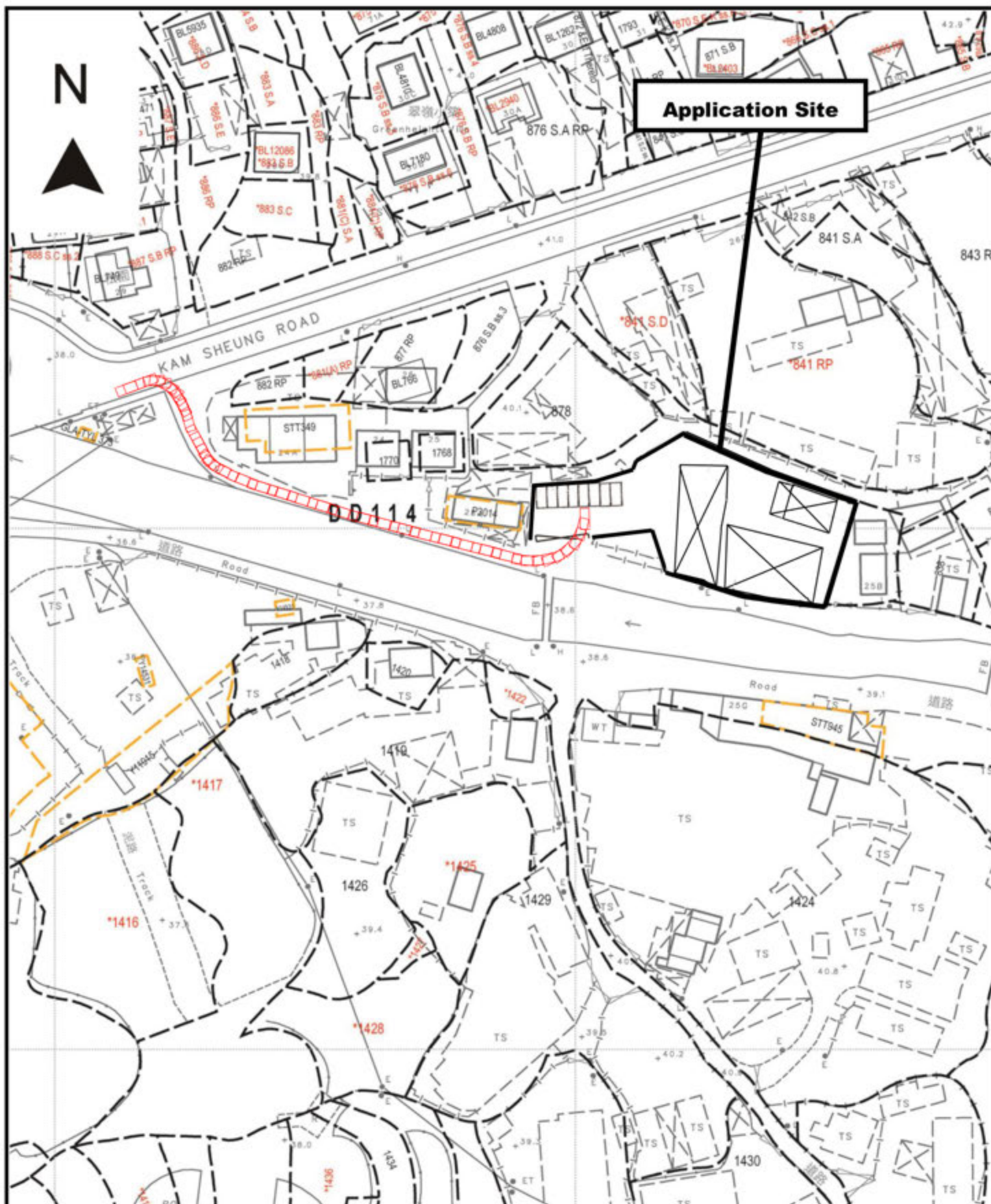
Figure 7

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 圖目:

Swept Path Analysis for Vehicle Leaving the Site

Remarks 備註:

□ Private car

Drawing No. 圖號:

Figure 8

Scale 比例:

1:1000

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tiffany Cheuk Ting HUI/PLAND

寄件者: [REDACTED]
寄件日期: 2024年02月22日星期四 16:45
收件者: Tiffany Cheuk Ting HUI/PLAND; Margaret Wai See SZETO/PLAND
副本: tpbpd/PLAND
主旨: A/YL-SK/358
附件: SK358-ltr-04.pdf

類別: Internet Email

Dear Tiffany,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 2 pages

Date: 22 February 2024

TPB Ref.: A/YL-SK/358

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, Pat Heung, Yuen Long, N.T.

This letter intends to supersede our letter dated 22.2.2024.

The proposed location and size of the kitchen is shown in the updated proposed layout plan (Figure 3).

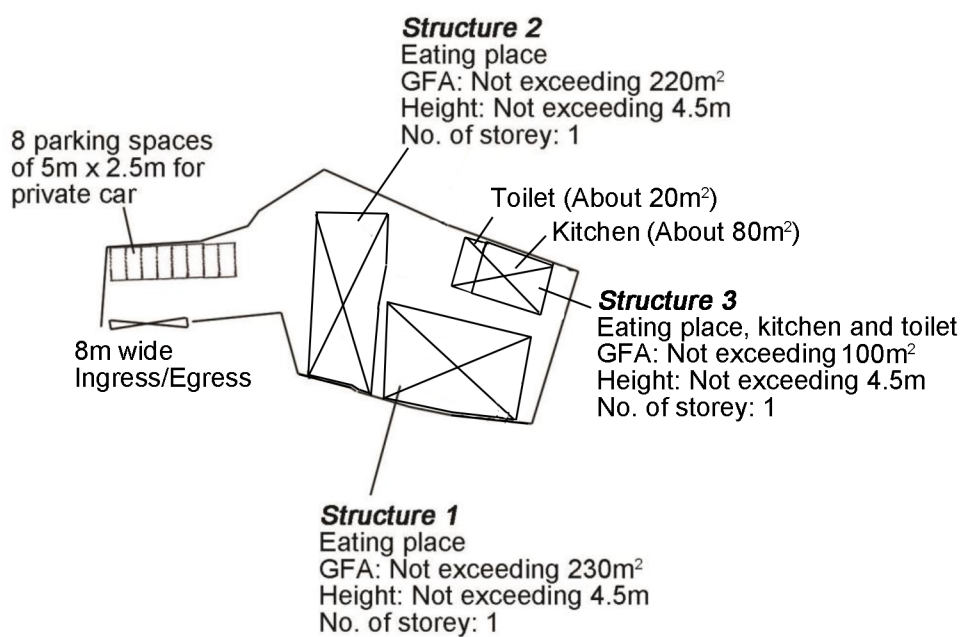
Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Tiffany HUI) – 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 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

Previous s.16 Application

Approved Application

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1	A/YL-SK/323	Proposed Temporary Eating Place for a Period of 3 Years	28.1.2022 [revoked on 28.7.2022]

Similar s.16 Application

Approved Application

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

Government Departments' General Comments

1. Traffic

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

- no adverse comment from traffic engineering perspective.

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

- no adverse comment on the application from highway maintenance perspective.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

3. Drainage

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

- no objection in-principle to the proposed application from a drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be included in the planning approval.

4. Fire Safety

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

- no objection in-principle to the proposal subject to fire service installations being provided to his satisfaction.

5. Building Matters

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

- no objection to the application.

6. District Office's Comments

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

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

7. Food and Environmental Hygiene

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

- no adverse comment on the application.

8. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) should the applicant fail to comply with approval conditions resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the application, the lots owner(s) will need to apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/ apply for regularisation on the lease breaches as demanded by LandsD;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the 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 Buildings Department 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 application 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 application site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application 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;
 - 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; and
 - detailed checking under the BO will be carried out at building plan submission stage.
- (d) 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 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the application site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the application site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;

(f) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- with regard to the submitted drainage proposal, he has the following comments:
 - (i) the applicant should clearly indicate the proposed 100mm gap at the toe of the hoarding at Section C-C;
 - (ii) as noted, the proposed ultimate discharge point is DSD's existing channel, which is located at the southern part of the Site. The applicant should provide the proposed connection details with level for comments;
 - (iii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (iv) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/ sand trap;
 - (v) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (vi) 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; and
 - (vii) the applicant should submit form HBP1 to his Division for application of technical audit for any proposed connection to DSD's drainage facilities;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- with regard to the submitted Fire Services Installations (FSIs) proposal, he has the following comments:
 - (i) portable fire extinguishers as mentioned in FS Notes items 4, 5 and 6 shall be clearly marked on the plan;
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and licensing requirements would be formulated upon receipt of formal application via the licensing authority. However, the applicant is reminded that if the proposed

structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

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

- no Food and Environmental Hygiene Department (FEHD)'s 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. In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from her department. However, the operation of any eating place providing foods to outsiders with payment 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;
- the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and

- proper licence issued by his Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.
- (i) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised 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 EPD's ProPECC PN 1/23 including completion of percolation test and certification by Authorized Person;
 - that all wastewater collected from kitchen and washing areas, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow;
 - to follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” to minimise oily fume and cooking odour from the restaurant;

- to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by EPD to minimize the potential environmental nuisances on the surrounding area; and
- it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

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



致城市規劃委員會提出關於編號A/YL-SK/358 申請的意見
17/01/2024 15:46

From:

To: tpbpd@pland.gov.hk

Sent by: tpbpd@pland.gov.hk

File Ref:

5 attachments



IMG_20240117_145908.jpg IMG_20240117_145747.jpg IMG_20240117_153237.jpg



IMG_20240117_150237.jpg IMG_20240117_154111.jpg

編號 A/YL-SK/358

位置 Lots839-840 in D.D.114,

Pat Heung, YuenLong

上述位置於2021至2022年初已曾因違法佔地被地政署下令清拆，清拆後曾一度把巴士站直通村內的行人路開通回方便市民。

之後在2022年7年，道路再次被違法霸佔，興建圍牆圍封作違法出租住宅用途。根據地政總署貼出的文件SDTF/CLETF2/055/23，因違反土地條例第3條不法佔用，上述土地本應於2023年9月28日前停止，唯到現在上述違法霸道問題依然未解決。

現時的霸路問題仍未解決卻批准作臨時食肆等於默許其非法圍封道路及霸佔官地，是為極不公平。而且因其圍封道路關係，沒人能通過，所以連接巴士站與村的道路入口部份已被在旁的汽車零件店堆放滿車軚，汽油等汽車零件，造成另一個消防隱約問題。

基於以上原因，本人反對上述位置批准作臨時食肆用途。

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/YL-SK/358
地點 Location (見下圖 See Plan Below)	新界元朗八鄉丈量約份第114約地段第839號(部分)及第840號毗連政府土地 Lots 839 (Part) and 840 in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories
地帶及圖則 Zoning and Plan	「住宅(丁類)」 "Residential (Group D)" 石崗分區計劃大綱核准圖編號S/YL-SK/9 Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
建議 Proposal	擬議臨時食肆(為期3年) Proposed Temporary Eating Place for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2024年2月6日或之前，以專人送遞或郵遞(香港北角渣甸道333號北角政府合署15樓)，傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。
Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 5 Feb 2024.

Particulars

1. 這是根據《城市規劃條例》(下稱「條例」)第16條作出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
2. 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入以下網頁(https://www.tpb.gov.hk/tpb/planning_application/A_YL-SK_358.html)或掃描本通告的二維碼，及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.tpb.gov.hk/tpb/planning_application/A_YL-SK_358.html) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣甸道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輦路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的《城市規劃委員會與公眾諮詢的規定》作以下用途：
(a) 處理這宗申請，包括公佈有關意見供公眾查閱，同時公佈提出意見人士(下稱「意見人」)的姓名或公眾查詢，以及
(b) 方便意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- (1) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(www.tpb.gov.hk/)。考慮規劃申請舉行的會議(包括會議的部分除外)，會向公眾開放。如無親自出席，請於會議日期前向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.tpb.gov.hk/). The meeting for considering planning applications, except reservation of seat, will be open to the public. For observation of the meeting, fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- (2) 供委員會考慮申請的文件，會在會議前交給委員會秘書處存放於規劃署的規劃資料查詢處(查詢熱線: 2231 5000)，以及在會議當日存放於會議轉運室，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- (3) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查詢決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

地圖 Location Plan

(for identification purpose only)



城市規劃委員會
2024年1月16日
Town Planning Board
16 Jan 2024



(任何人在未經委員會許可而刪去、塗改、毀壞或移除本通告，均可構成刑事罪行。)
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

上述規劃申請的文件

地政總署發出之文件

No. LD/SDTF/DRB/L/21

Serial No. SDTF/CLTF2/055/23

LAND (MISCELLANEOUS PROVISIONS) ORDINANCE (Chapter 28 of The Laws of Hong Kong Special Administrative Region)

NOTICE UNDER SECTION 6(1)

LOCATION Unleased Land near Lot No. 840 in D.D. 114, Kam Sheung Road, Pat Heung, Yuen Long, New Territories (area coloured red as shown on attached plan).

NOTICE that the Authority designated pursuant to section 3 of the captioned Ordinance hereby requires the full occupation of the unleased land at the above location to cease **before the 28th day of September 2023**.

Date: 28th August 2023



(TANG Kwong-ngai)
for Director of Lands

NOTE Pursuant to section 6(2) of the Land (Miscellaneous Provisions) Ordinance, if the occupation of unleased land does not cease as required by this Notice, any public officer or other person acting on the direction of the Authority may, with the assistance of such other public officers or other persons as may be necessary (a) remove from the unleased land the persons (if any) thereon, and (b) take possession of any property or structure on the unleased land in question. By virtue of section 6(3) of the Ordinance, any property or structure of which possession is taken under section 6(2)(b) of the Ordinance shall become the property of the Government free from the rights, claims, or interests of any person who, without reasonable excuse, does not cause the occupation to cease as required by this Notice. Any person who, without reasonable excuse, does not cause the occupation to cease as required by this Notice, may be sentenced under section 6(4) of the Ordinance. According to section 9(1) of the Ordinance, the Authority may recover from the person concerned, if it is an offence under section 6(4) of the Ordinance, any sum awarded in or arising out of the prosecution of any property or structure on the unleased land under section 6(2) of the Ordinance and the amount of the powers conferred by section 6 of the Ordinance.

地政總署 (特別行動專責組)
新界荃灣青山公路382至392號
中座大廈27樓
電話:二七九三 四三五四
傳真: SDTF/CLTF2/055/23

LD/SDTF/DRB/L/21

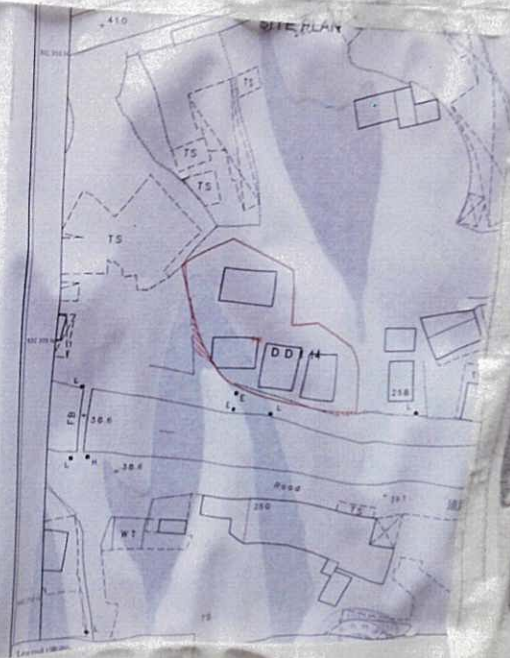
土地 (雜項條文) 條例
(香港特別行政區法例第28章)
根據第6(1)條所發的通知

茲有: 依據上述條例第3條指定的當局現應令不合法佔用位於新界元朗八鄉錦上路丈量約段114的地段第840號附近(見附圖紅色所示範圍)的未批租土地的情況在二零二三年九月二十

地政總署署長

(劉國華 代印)

二零二三年八月二十八日

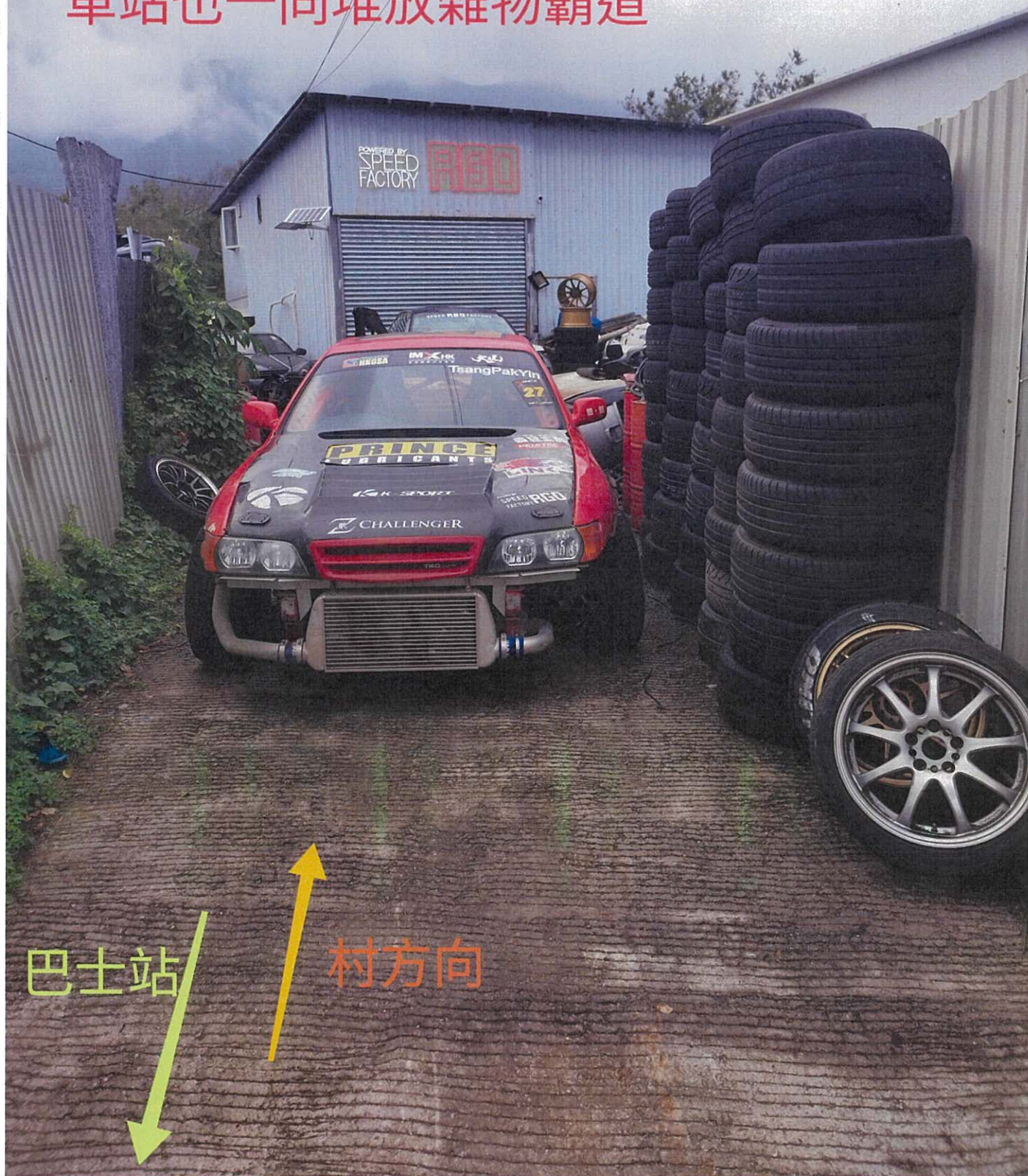


被圍封一則

村方向



道路因被圍封，方便了旁邊入口的汽車站也一同堆放雜物霸道



道路圍封一則



村方向

巴士站

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

參考編號

Reference Number:

240124-105553-48362

提交限期

Deadline for submission:

06/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 10:55:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/358

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss LAI ON YI

意見詳情

Details of the Comment :

1. 少少雨本身水浸好勁，排水已經好差，每次都要涉水而行。每次出入只可以放石頭於水中涉水而行。申請地點前身為居住用，尚可有少許高地，可以方便出入，不需要全程涉水而行。居民已多次自行修補路面、清理排水口減少水浸影響情況。
2. 垃圾處理，本身垃圾堆已經成日爆滿，沒有落雨時，已經成地垃圾水、吸引大量老鼠。多一間食肆會令到垃圾量激增，垃圾水、垃圾直接流入錦田河。
3. 村路為非正常道路結構，比單程路更窄，居民已多次自行付款修補路面。當有食肆時，及要求畫出泊車位置，令原本路面變得更加窄，加上有食客的車出入，令個環境迫成點、小朋友老人家又多幾分危險。
4. 環境保育方面，原本的豆腐廠結業後，成個環境好了很多，多左野生動物，有松鼠、樹蛙、黃麝(在山上走下)、琵鷺於錦田河上流尋食。

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

參考編號

Reference Number:

240124-111605-39128

提交限期

Deadline for submission:

06/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 11:16:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/358

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss May Tsang

意見詳情

Details of the Comment :

本身係到住左超過30年, 水浸一直都係一個大問題.

前面村口食肆已經吸引左大量蛇蟲鼠蟻, 唔係計好多車出入, 渣得又快。唔係撞到電燈柱, 就係撞到屋邊。

肯定又多左好多車出入, 路面連30噸泥頭車, 29座小巴都唔夠位過, 後面(申請地方)再開多間食肆, 內面有好多行路不變老人家、低收入家庭住, 好多細路仔自己返學, 大家出入幾危險。

4

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

參考編號

Reference Number:

240124-113311-74611

提交限期

Deadline for submission:

06/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 11:33:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/358

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAI KAM KWAN

意見詳情

Details of the Comment :

According to the application form, it states will not impacts on environment, traffic, drainage, and even tree felling. If you check on the google map view, there is a few huge tree at the proposed parking lots.

Existing usage is residential (group D), I doubt that the requirement of eating place drainage is different, even higher than resident usage. It will have bad impacts on the environments.

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

參考編號

Reference Number:

240124-120328-77200

提交限期

Deadline for submission:

06/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:03:28

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/358

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Bonita Cho

意見詳情

Details of the Comment :

無提交排水影響評估無、無提交排污影響評估。
果個位本身就係山水渠口. 又有嚴重水浸. 咩野都無就話申請食肆, 係咪全部野就甘排出
錦田河?

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

參考編號

Reference Number:

240124-134424-71939

提交限期

Deadline for submission:

06/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 13:44:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/358

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 余

意見詳情

Details of the Comment :

內面好多人住，條路又窄，做左食肆之後，肯定人多車多。本身出入都要好小心，地下又易浸，小朋友、老人家點行!!!

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



反對申請: AYL-SK/358

25/01/2024 00:53

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

那個DD114的AYL-SK/358, 為何投訴他們佔路這麼久還可以申請開店啊!!!
現在地圖條橋已經沒有了, 出入錦上路巴士站往往花一倍路程。希望他們有些公德拆了個閘還條路出來, 現在還要申請開店是不是開玩笑。佔行人路遲遲沒跟進反而貼這種申請真的令人非常憤怒!!! 還有臉在公告上把政府土地也用上真是荒謬, 這也是可以申請的嗎!!!!
希望盡快歸還政府土地供居民出入, 簡直無法允許。

Sincerely, Carrie Chan

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



反對規劃申請:A/YL-SK/358

01/02/2024 13:32

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

本人為此規劃申請附近居民，是次申請將會嚴重影響附近居民民生，為環境，排污帶來負面影響。現來信強烈反對此規劃申請。

1. 少少雨本身水浸好勁，排水已經好差，每次都要涉水而行。每次出入只可以放石頭於水中涉水而行。申請地點前身為居住用，尚可有少許高地，可以方便出入，不需要全程涉水而行。居民已多次自行修補路面、清理排水口減少水浸影響情況。
2. 垃圾處理，本身垃圾堆已經成日爆滿，沒有落雨時，已經成地垃圾水、吸引大量老鼠。多一間食肆會令到垃圾量激增，垃圾水、垃圾直接流入錦田河。
3. 村路為非正常道路結構，比單程路更窄，居民已多次自行付款修補路面。當有食肆時，及要求畫出泊車位置，令原本路面變得更加窄，加上有食客的車出入，令個環境迫成點、小朋友老人家又多幾分危險。
4. 環境保育方面，原本的豆腐廠結業後，成個環境好了很多，多左野生動物，有松鼠、樹蛙、黃鼬(在山上走下)、琵琶於錦田河上流尋食。

原先此地段業主已是多次違例僭建儀被政府規定拆卸，可見業主早已將政府規例視若無睹，是次規劃將會大大嚴重影響附近居民民生，故特意來信強烈反對是次申請。

吳小姐

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A/YL-SK/358 DD 114 Pat Heung

05/02/2024 02:40

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-SK/358

Lots 839 (Part) and 840 in D.D. 114 and Adjoining Government Land, Pat Heung

Site area: About 1,168sq.m Includes Government Land of about 250sq.m

Zoning: "Res (Group D)"

Applied use: Eating Place / 8 Vehicle Parking

Dear TPB Members,

Application 323 was revoked in July 2022 for failure to fulfil FIRE Conditions but the restaurant has continued to operate. How can this be allowed when there are so many media reports about fires causing considerable damage?

Fire Services has a much more lax attitude to fire prevention in NT than in urban areas where there are frequent inspections of buildings and residents are issued with warning notices if they dare to leave any item in the corridor.

Members must question if any action has been taken with regard to the fire issue. The operator is clearly not bothered as he waited for almost 2 years to make a fresh application. This indicates that failure to fulfil conditions in NT is considered to be both tolerated and even rewarded.

Mary Mulvihill

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RE: Application No. A/YL/SK-358

06/02/2024 05:45

From:

To: tpbpd@pland.gov.hk

Sent by: tpbpd@pland.gov.hk

File Ref:

2 attachments



image_123650291.JPGimage_123650291.JPG

敬啟者：

RE: Lot 839(Part) and 840 in DD 114 and adjoining Government Land, Pat Heung, Yuen Long, New Territories

反對於以上地段開設食肆，不但影響居民生活還製造污染。

該地段一方面向錦上路，鄰近巴士站，食客人來車往，影響交通暢流，隨時產生交通意外。

地段另一方前臨小河溪及一條只有約2米闊的狹窄小路，是一個平靜安寧的小區。小路為居民出入的主要通道，食肆食客及車輛若經此小路進出、或將車泊於小路旁，不但排放廢氣及噪音，還騷擾居民正常起居生活及讓成爭拗，當居民召喚消防或救護緊急服務時，若道路受到阻塞不能迅速提供服務，後果堪輿。食肆有可能將污水及垃圾雜物等排置於河溪上，或讓食客於其旁抽煙、不但污染河道、空氣，還影響整個生態環境。還有那些燈飾、招牌光管及燈箱廣告均為本來寧謐平靜的環境受到光害污染。

若食肆為能多泊食客車輛，可能會私下擴闊小路，將河道收窄，當大雨滂沱時來不及疏導大帽山排下的山水及落下的豪雨(上次黑雨浸過河岸)，將形成另一禍害。河溪附近棲息了多類飛鳥、水鳥、松鼠、蝴蝶、蜻蜓和豆娘等等。它們能逃過黑雨河水暴漲等天然災害，怕到時不能逃出人類的摧殘？

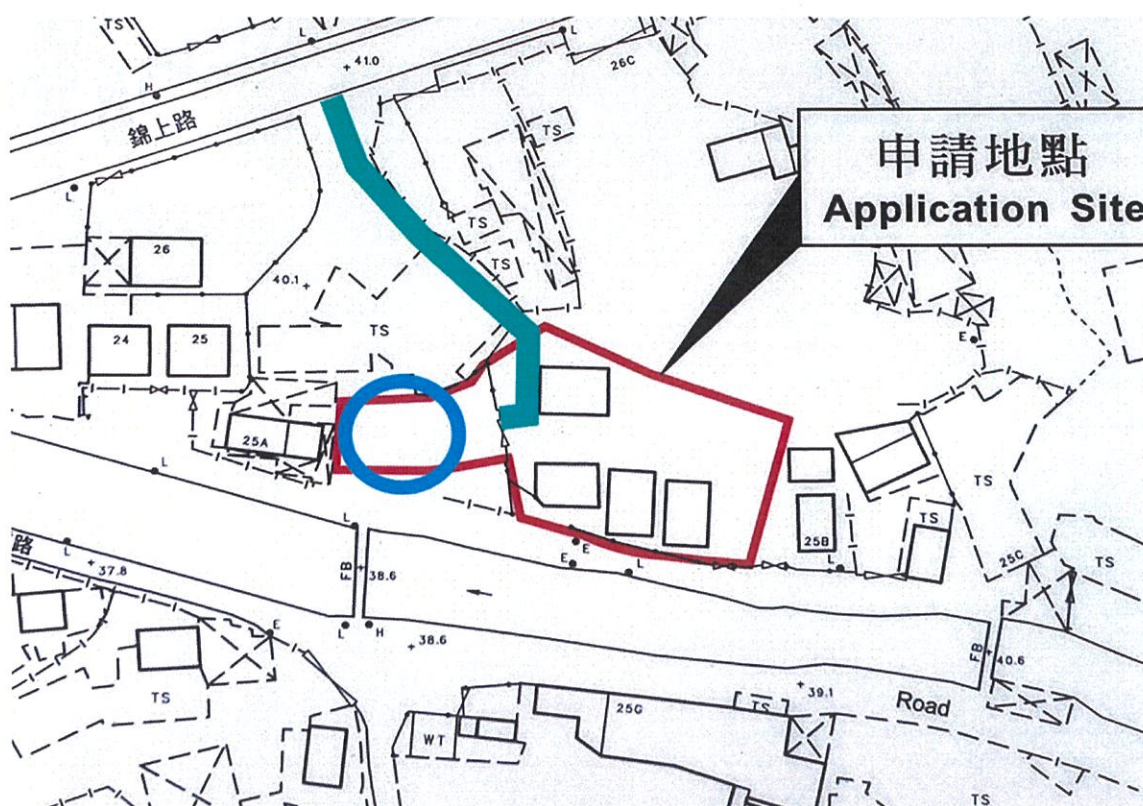
此外，晚飯時段是居民放學、下班回家的時候，人車爭路釀成爭拗；車號響起更讓寧靜的小區不再安寧。還有那些醉酒鬧事的食客，造成的種種滋擾，讓居民深感不安。

其申請使用的政府土地為消防、救援及車輛的U-Turn 位置，絕不能被其佔用，而申請的地段本有一條小路出錦上路，若成為食肆他們是否會開放此段小路供居民24小時通行？

因此，我們反對標題項目之申請成為食肆。

祝工作順利！

上村居民上



藍圈位置為小路最寬闊的空地為消防車、救護車及所有車輛掉頭的地方。綠線為出錦上路小徑。



藍框位置為近小路最寬闊的空地唯一可供消防車、救護車及所有車輛掉頭的地方。



由錦上路進入小路之入口



小路只有兩米寬