

2021年 11月 11日

Appendix I of RNTPC
Paper No. A/YL-ST/604A

此文件在 收到。城市規劃委員會
只會在收到所有表格及文件後才正式發給收到
申請的日期。

This document is received on 11 NOV 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/ML-ST/604 |
| | Date Received 收到日期 | 11 NOV 2021 |

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

1. Name of Applicant 申請人姓名/名稱

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

Sky Link Consultant Investment Limited

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)

R-riches Property Consultants Limited

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 153 (Part) and 154 S.A (Part) in D.D. 102, Wing Ping Tsuen, San Tin, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 575 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 225 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) | N/A 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 San Tin Outline Zoning Plan No.: S/YL-ST/8 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Village Type Development" Zone |
| (f) Current use(s) 現時用途 | Vacant (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
27/10/2021 (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 27/10/2021 (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|---|--|------------------------------------|---|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Total 總計 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |

| (ii) For type (ii) application 供第(ii)類申請 | |
|--|---|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p> |
| (b) Intended use/development 有意進行的用途/發展 | |

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Eating Place for a Period of 5 Years

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

(b) Development Schedule 發展細節表

| | | | |
|---|--------------------------------------|--------------------------|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 225 | sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.4 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 39 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 | storeys 層 | |
| | <input type="checkbox"/> include 包括 | storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 | storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | 4 | m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 225 sq. m 平方米 ☒ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] | | |
|------------------------|------------------------------|-----------------------------|---------------------------|----------------------|
| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
| B1 | EATING PLACE (RESTAURANT) | 225m ² (ABOUT) | 225m ² (ABOUT) | 4m (ABOUT)(1-STOREY) |
| TOTAL | | 225m ² (ABOUT) | 225m ² (ABOUT) | |
| | | | | |
| | | | | |

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking and circulation space

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023

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

| | | |
|--|--------------------------|---|
| <p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Castle Peak Road - San Tin via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p> |
| <p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 3</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> |
| <p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> |

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。

Part 9 第9部分

10. Justifications 理由

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

The applicant seek to use Lots 153 (Part) and 154 S.A (Part) in D.D. 102, Wing Ping Tsuen, San Tin, New Territories (The Site) for Proposed Temporary Eating Place for a Period of 5 Years (**Plan P01**). The applicant would like to use the Site to operate a new eating place (restaurant) to serve the nearby locals.

The Site falls within area zoned as "Village Type Development" ("V") on the Approved San Tin Outline Zoning Plan (OZP) No. SYL-ST/8 (**Plan P02**). According to the Notes of the OZP, 'eating place' is a column 2 use within the "V" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "V" zone.

The Site occupied an area of 575sq.m (about) of private land (**Plan P03**). One structure is proposed at the Site for eating place (restaurant) with total GFA of 225 sq.m (about)(**Plan P04**). The operation hours of the proposed development are 09:00 - 22:00 daily including public holiday. The estimated number of staff working at the Site is 5. The estimated number of visitor per day is 30.

The Site is accessible from Castle Peak Road - San Tin via a local access (**Plan P01**). 3 no. private car parking spaces and 1 no. loading/unloading space for light goods vehicle are provided at the Site (**Plan P04**). As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes for sewage treatment at the Site. The applicant will also follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the Site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

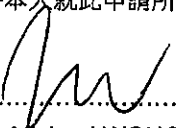
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Eating Place for a Period of 5 Years'.

11. Declaration 聲明

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

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

Signature
簽署


.....
Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

27/10/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

| Gist of Application 申請摘要 | | | |
|--|---|--|--|
| (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 153 (Part) and 154 S.A (Part) in D.D. 102, Wing Ping Tsuen, San Tin, New Territories | | |
| Site area 地盤面積 | 575 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | N/A | sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved San Tin Outline Zoning Plan No.: S/YL-ST/8 | | |
| Zoning 地帶 | "Village Type Development" Zone | | |
| Applied use/ development 申請用途/發展 | Proposed Temporary Eating Place for a Period of 5 Years | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 225 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.4 <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 | |
| | Composite 綜合用途 | / | |

| | | | |
|--|--|-----------|--|
| (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) |
| | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | / | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 4 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | / | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | / | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | 39 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of units 單位數目 | / | | |
| (vi) Open space 休憩用地 | Private 私人 | / | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | / | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|------------------|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ | 3 3 (PC) |
| | 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) _____ | 1 1 (LGV) |

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"/> |
| Plan showing the zoning of the site, Plan showing the land status of the site | | |
| Location plan, Swept path analysis | | |
| 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 trip generation and attraction | | |

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。

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Estimated Trip Generation and Attraction

**Proposed Temporary Eating Place for a Period of 3 Years in "Village Type Development" Zone,
Lots 153 (Part) and 154 S.A (Part) in D.D. 102, Wing Ping Tsuen, San Tin, New Territories**

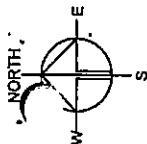
- (i) The application site (the Site) is accessible from Castle Peak Road – San Tin via a local access. A total of 3 parking and 1 loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

| Type of Space | No. of Space |
|---------------------------------------|--------------|
| Private car parking space for visitor | 3 |
| Private car parking space for staff | - |
| L/UL space for light goods vehicle | 1 |

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) The operation hours of the proposed development are 09:00 to 22:00 daily including public holidays. Please see below the trip generation and attraction of the proposed development:

| Time Period | Trip Generation and Attraction | | | | |
|---|--------------------------------|-----|---------------------|-----|-------------|
| | Private Car | | Light Goods Vehicle | | 2-Way Total |
| | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 3 | 0 | 1 | 1 | 5 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 2 | 1 | 1 | 1 | 5 |
| Traffic trip per hour (average) | 2 | 2 | 0.5 | 0.5 | 5 |

- (iv) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 575m² (ABOUT)

ACCESSIBLE FROM CASTLE PEAK ROAD - SAN TIN VIA A LOCAL ACCESS

San Tin Public

Transport Interchange

SAN TIN

INTERCHANGE

SAN TIN-HIGHWAY

ACCESSIBLE FROM CASTLE
PEAK ROAD - SAN TIN VIA A
LOCAL ACCESS

TUNG WING ON ROAD

The Boxes

Tung Chai Wai
Children's Playground

Man Lun Fung Ancestral
Hall, San Tin Yuen Long

Manor House

San Tin Park

Tun Yu School

Sunny Hills

Tsing Tung Tsuen
Playground

APPLICATION SITE

LEGEND



APPLICATION SITE

Drawing No. P01
Ver. 01

PROPOSED TEMPORARY
EATING PLACE FOR A
PERIOD OF 5 YEARS

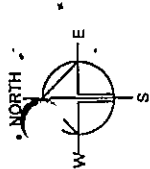
LOTS 153 (PART) AND 154
SA (PART) IN D.D. 102 SAN
TIN, YUEN LONG, NEW
TERRITORIES

Location Title
LOCATION PLAN

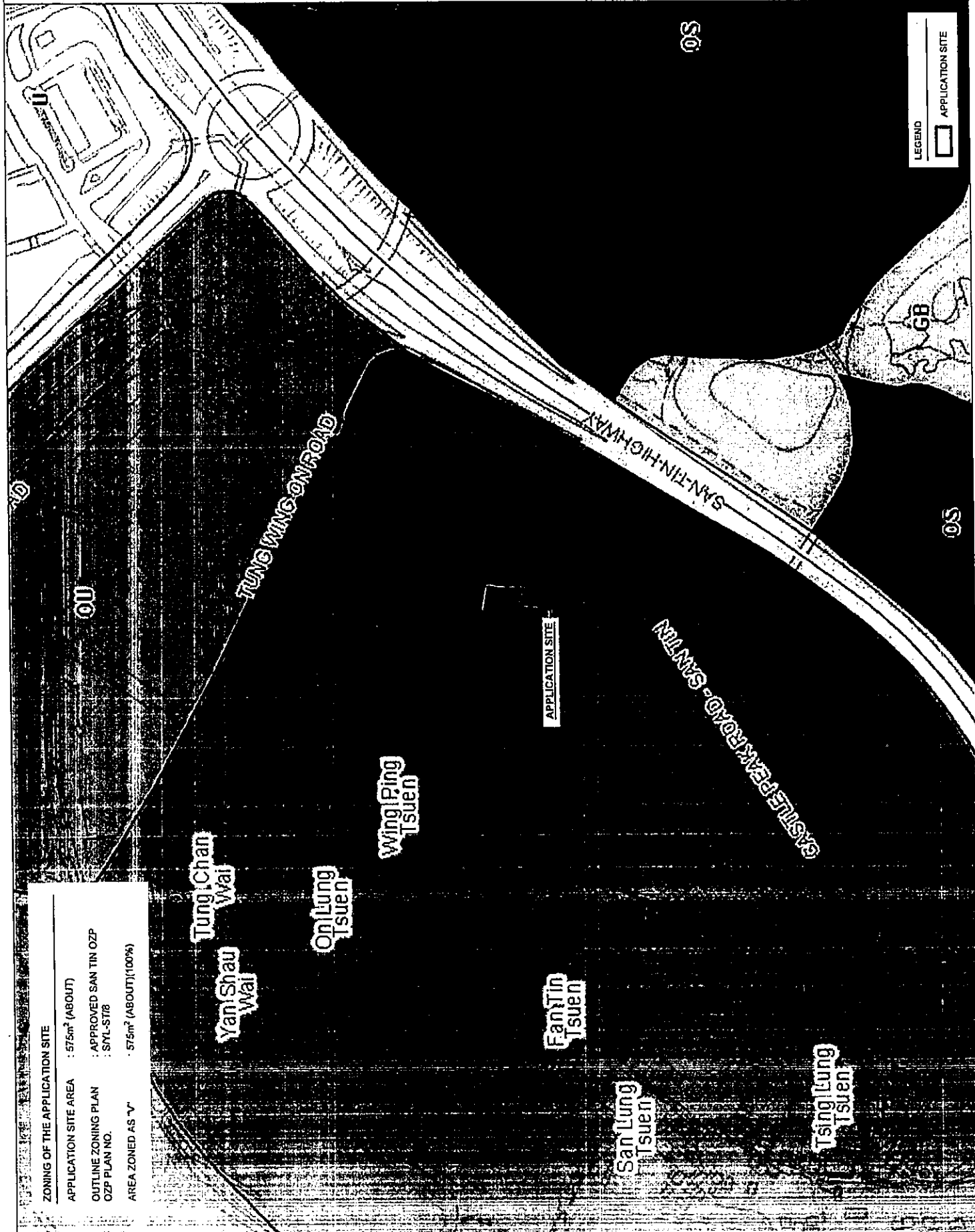
Scale of A1
1 : 4000

Date
27.10.2021

Drawn By
Reviewed By

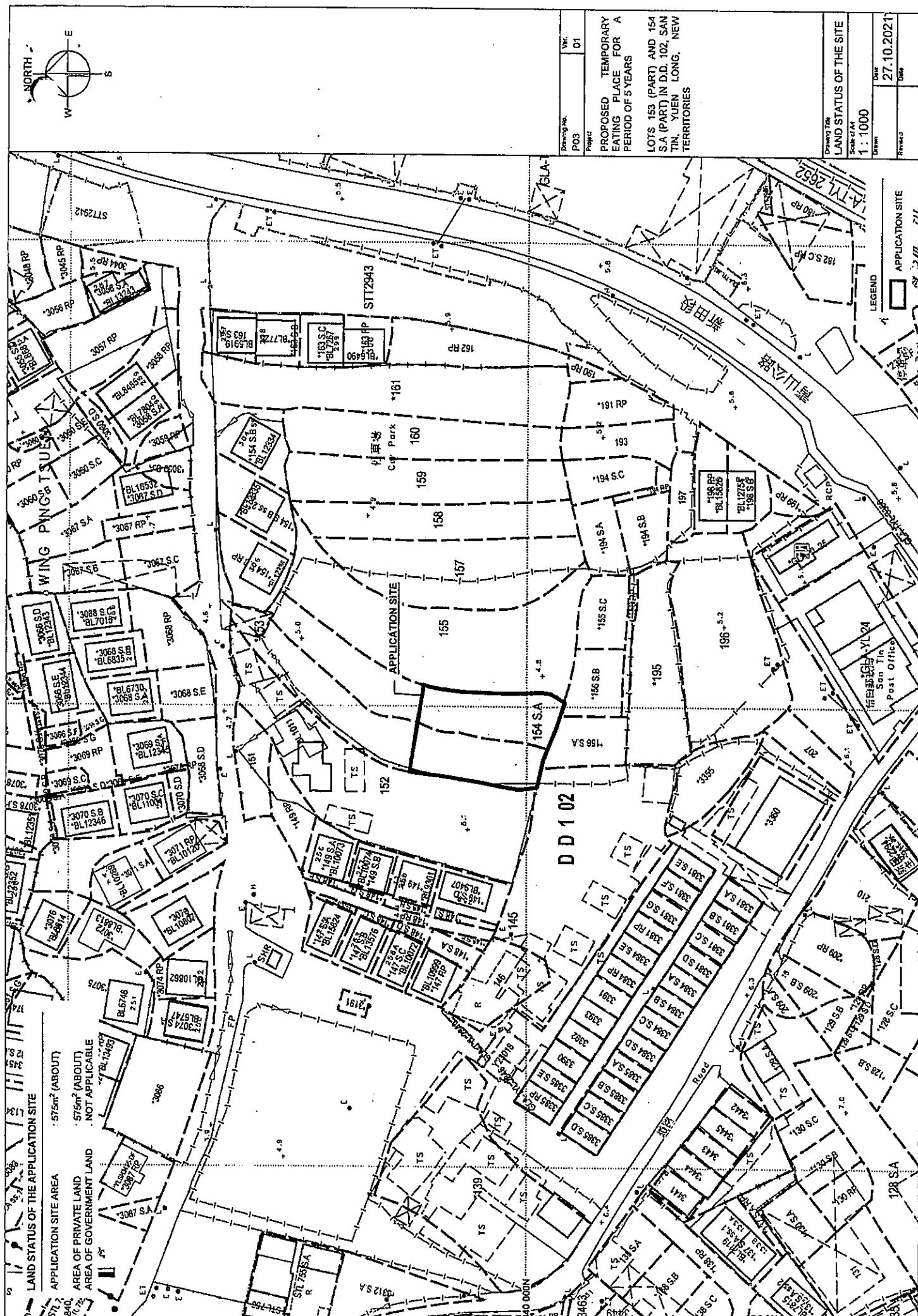


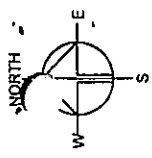
| | |
|---|------------|
| Drawing No. | Vol. |
| P02 | 01 |
| Project | |
| PROPOSED TEMPORARY EATING PLACE FOR A PERIOD OF 5 YEARS | |
| LOTS 153 (PART) AND 154 S.A (PART) IN D.D. 102, SAN TIN, YUEN LONG, NEW TERRITORIES | |
| Drawing Title | |
| ZONING OF THE SITE | |
| Scale of A.C. | Date |
| 1 : 4000 | 27.10.2021 |
| Drawn | Date |
| Reviewed | Date |



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 575m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SAN TIN OZP
OZP PLAN NO. : SYL-ST18
AREA ZONED AS "V" : 575m² (ABOUT) (100%)

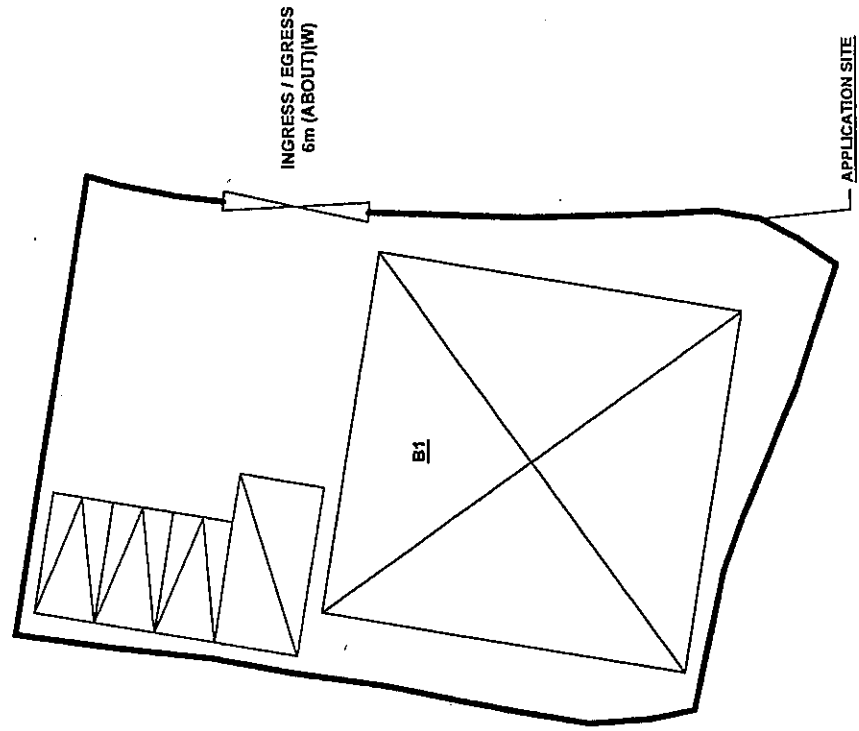




| | |
|---|------------|
| Drawing No. | Ver. |
| PD4 | 01 |
| Project | |
| PROPOSED TEMPORARY EATING PLACE FOR A PERIOD OF 5 YEARS | |
| LOTS 153 (PART) AND 154 S.A (PART) IN D.D. 102, SAN TIN, YUEN LONG, NEW TERRITORIES | |
| Drawing Title | |
| LAYOUT PLAN | |
| Scale of A4 | |
| 1 : 300 | |
| Drawn | Check |
| 27.10.2021 | 27.10.2021 |
| Revised | Use |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---------------------------|---------------------------|---------------------------|----------------------|
| B1 | EATING PLACE (RESTAURANT) | 225m ² (ABOUT) | 225m ² (ABOUT) | 4m (ABOUT)(1-STOREY) |
| TOTAL | | 225m ² (ABOUT) | 225m ² (ABOUT) | |

| DEVELOPMENT PARAMETERS OF THE APPLICATION SITE | |
|--|-----------------------------|
| APPLICATION SITE AREA | : 575m ² (ABOUT) |
| COVERED AREA | : 225m ² (ABOUT) |
| UNCOVERED AREA | : 350m ² (ABOUT) |
| PLOT RATIO | : 0.4 (ABOUT) |
| SITE COVERAGE | : 39% (ABOUT) |
| NO. OF STRUCTURE | : 1 |
| DOMESTIC GFA | : NOT APPLICABLE |
| NON-DOMESTIC GFA | : 225m ² (ABOUT) |
| BUILDING HEIGHT | : 4m (ABOUT) |
| NO. OF STOREY | : 1 |



| LEGEND | |
|--------|----------------------|
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | STRUCTURE (CANOPY) |
| | ENTRANCE / EXIT |

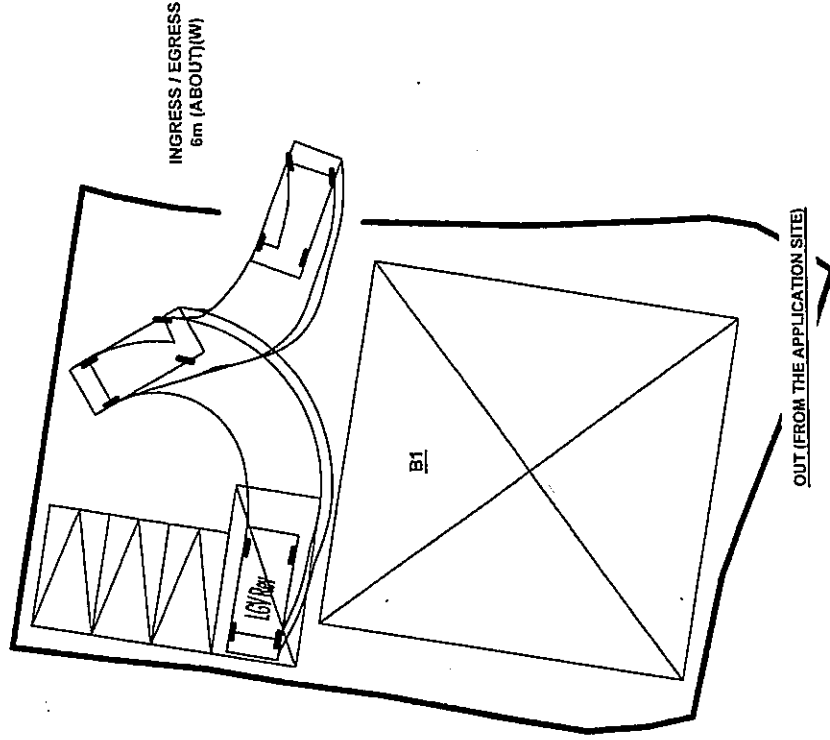
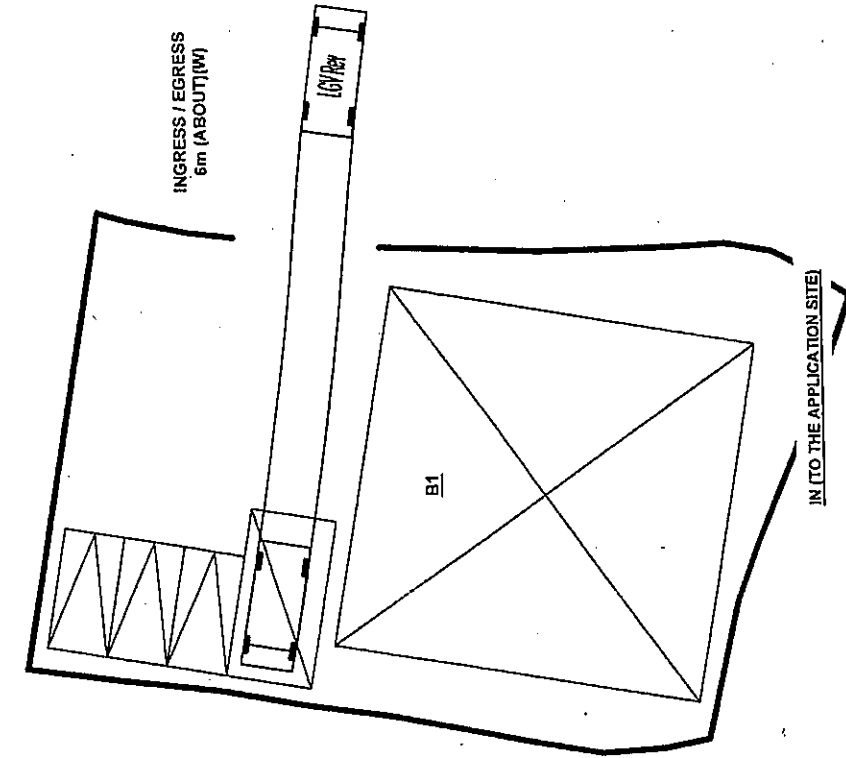
| PARKING AND LOADING/UNLOADING SPACE | |
|--|---------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 3 |
| DIMENSION OF PARKING SPACE | : 5m (L) X 2.5m (W) |
| NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE | : 1 |
| DIMENSION OF LUL SPACE | : 7m (L) X 3.5m (W) |

SWEPT PATH ANALYSIS OF VEHICLE

APPLICATION SITE AREA : 575m² (ABOUT)

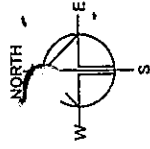
VEHICLE USED FOR ANALYSIS : LIGHT GOOD VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



LEGEND

| | |
|--|-----------------------|
| | APPLICATION SITE |
| | ENCLOSED STRUCTURE |
| | LUL SPACE |
| | LIGHT GOODS VEHICLE |
| | SWEPT PATH OF VEHICLE |



Drawing No. P05 Ver. 01

Project PROPOSED TEMPORARY EATING PLACE FOR A PERIOD OF 5 YEARS

LOTS 153 (PART) AND 154 S.A (PART) IN D.D. 102, SAN TIN, YUEN LONG, NEW TERRITORIES

Drawing Title SWEPT PATH ANALYSIS

Scale of A4 1 : 300

Date 27.10.2021

Drawn By

Reviewed



盈卓物業
顧問有限公司

Our Ref.: DD102 Lot 153 & 154 S.A
Your Ref.: TPB/A/YL-ST/604

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

By Email

3 January 2022

Dear Sir,

1st Further Information

**Proposed Temporary Eating Place for a Period of 5 Years in "Village Type Development",
Lots 153 (Part) and 154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long, N. T.**

(S.16 Planning Application No. A/YL-ST/604)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

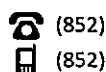
For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG
(Attn.: Mr. Benjamin TUNG

email: ayycheung@pland.gov.hk)
email: btung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Eating Place for a Period of 5 Years in "Village Type Development",
Lots 153 (Part) and 154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long, N. T.**

(Application No. A/YL-ST/604)

(i) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|---|--|---|
| 1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. K. C. WONG; Tel: 2399 2727) | | |
| (a) | The subject site is connected to Castle Peak Road - San Tin via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. | Noted. The Applicant will liaise with respective B/Ds and land owners on the right of using the local access / vehicular access after planning approval has been obtained from the Town Planning Board. |
| (b) | As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access. | |
| | No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval. | Noted. No vehicle will be allowed to queue back to or reverse onto/from public road at any time during the planning approval. |
| 2. Comments of Director of Environmental Protection (DEP) (Contact Person: Ms. Jolitta CHAN; Tel: 2835 1112) | | |
| (a) | Please follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP) in handling this type of planning application. | Noted. The applicant will strictly follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. |

| | | |
|-----|--|--|
| (b) | <p>The applicant should be advised on the following:</p> <p>(i) To control the only fume and cooking odour emissions from the proposed use, please follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" (https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf) issued by EPD.</p> <p>(ii) For sewage treatment, sewage should be discharged to nearby public sewer, or in case of unavailability of public sewer, septic tank and soakaway system should be provided and its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by Environmental Protection Department". Also, all wastewater collected from the kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with this ProPECC PN 5/93.</p> | <p>Noted. The Applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the Site operation.</p> <p>Noted. Septic tank and soakaway system in accordance to the requirements of ProPECC PN 5/93 will be provide at the Site for sewage treatment. All wastewater collected from the kitchen, including that from basins, sinks and floor drains, will be discharged via a grease trap in accordance with this ProPECC PN 5/93. Licensed collectors will be employed by the Applicant to collect and dispose of sewage regularly.</p> |
|-----|--|--|



顧問有限公司
盈卓物業

Our Ref.: DD102 Lot 153 & 154 S.A
Your Ref.: TPB/A/YL-ST/604

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

By Email

8 February 2022

Dear Sir,

2nd Further Information

**Proposed Temporary Eating Place for a Period of 5 Years in "Village Type Development",
Lots 153 (Part) and 154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long, N. T.**

(S.16 Planning Application No. A/YL-ST/604)

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) No outside seating accommodation is provided at the application site during the planning approval period.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

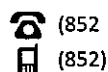
For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG
(Attn.: Mr. Benjamin TUNG

email: ayycheung@pland.gov.hk)
email: btung@pland.gov.hk)



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

1. In June 2003, the Town Planning Board Guidelines for Application for Eating Place within “Village Type Development” Zone in Rural Area under Section 16 of the Town Planning Ordinance (TPB PG-No.15A) were promulgated. Extracts of the scope and application of the guidelines are set out as follows:
 - (a) the general planning intention of the “Village Type Development” (“V”) zone in the rural New Territories is to demarcate both existing recognised villages and areas of land considered suitable for village expansion. It is the planning intention to concentrate village and related development within the “V” zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. A selective range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Town Planning Board (the Board) on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages;
 - (b) in view of the above planning intention, eating place use (such as restaurant and alfresco dining facility) in the “V” zone should be compatible with the surrounding land-uses and would not create any nuisance or cause inconvenience to the local residents. The development should not have adverse impacts on traffic, drainage, sewage disposal and fire safety aspects. In addition, it should not reduce the land area available for village type development. For sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given if the above considerations are not compromised; and
 - (c) even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.
2. In accessing the applications, the main planning criteria are also summarised as follows:
 - (a) the eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
 - (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
 - (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
 - (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with

configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;

- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use;
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

Previous Applications covering the Application Site

Approved Applications

| <u>No.</u> | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|-------------------|-------------------------------|--|---|---|
| 1. | A/YL-ST/135 | Proposed Temporary Public Car/Lorry Park with Canteen for a Period of 3 Years | 28.7.2000 Approved by RNTPC (3 years) | (2) to (4), (10), (12) |
| 2. | A/YL-ST/245 | Temporary Public Car/Lorry Park with ancillary facilities (including Canteen & site office) for a Period of 3 Years | 15.8.2003 Approved by RNTPC (3 years) | (2) to (4), (6), (8) to (10), (12) to (14) |
| 3. | A/YL-ST/315 | Temporary Public Car/Lorry Park with Ancillary Facilities (including Canteen and Site Office) for a Period of 3 Years | 4.8.2006 Approved by RNTPC (3 years) | (1) to (4), (7) to (11), (13) to (14) |
| 4. | A/YL-ST/383 | Temporary Public Car/Lorry Park with Ancillary Facilities (including Canteen and Site Office) for a Period of 3 Years | 15.1.2010 Approved by RNTPC (3 years) | (1) to (5), (9) to (10), (13) to (14) |
| 5. | A/YL-ST/481 | Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) with Ancillary Facilities (Including Canteen and Site Office) for a Period of 3 Years | 19.2.2016 Approved by RNTPC (3 years) [Revoked on 19.7.2018] | (1) to (3), (5), (8) to (10), (12) to (14) |
| 6. | A/YL-ST/541 | Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) with Ancillary Office for a Period of 3 Years | 12.4.2019 Approved by RNTPC (3 years) [Revoked on 12.3.2021] | (1) to (3), (9) to (13) |

Approval Condition(s):

- (1) The submission and implementation of fire service installations proposal/ the provision of fire extinguisher(s)/ fire service installations.
- (2) The submission and implementation of drainage proposal/ the (existing) drainage facilities on the site should be maintained at all times / the submission of a condition record of the existing drainage facilities.
- (3) The submission and implementation of a landscaping and tree preservation proposals/ the implementation of reinstatement planting/ the landscape planting/existing trees on the site should be maintained at all times / the provision of replacement tree planting for the site.
- (4) The provision of noise mitigation measures/ the provision of mitigation measures to minimise the nuisance of artificial lighting on the site/ the noise mitigation measures on the site should be maintained at all times.

- (5) The provision of boundary fencing/ the paving and boundary fencing on the site should be maintained.
- (6) The setting back of the site boundary to avoid encroachment on the work limit of the improvement project.
- (7) No operation for certain time limit specified in the approved conditions of respective applications.
- (8) No car washing, vehicle repair, cutting, dismantling, paint spraying and workshop activity.
- (9) No vehicle without licences issued under the Road Traffic Ordinance were allowed to be parked/stored on the site.
- (10) No (medium or) heavy vehicle or container vehicles/container trailers/tractors were allowed to be parked/stored on the site.
- (11) The submission of a proper run-in/ the provision of a proper run-in/ no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period.
- (12) The provision of appropriate traffic signs/ a notice should be posted at a prominent location of the site to indicate that specific types of vehicles are not allowed to be parked/stored on the site/ the traffic signs on the site should be maintained at all times.
- (13) Revocation clause.
- (14) Reinstatement clause.

Rejected Applications

| <u>No.</u> | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|-------------------|-------------------------------|---|---|---------------------------------------|
| 1. | A/YL-ST/16 | Temporary Container Vehicle/Trailer and Lorry Repair Workshop, Container Vehicle Park, Weigh Bridge, Tyre Repair Workshop and Canteen for a Period of 12 Months | 6.12.1996 Rejected by RNTPC | (1), (2), (3), (5) |
| 2. | A/YL-ST/34 | Temporary Container Vehicle/Trailer and Lorry Repair Workshop, Container Vehicle Park, Weigh Bridge, Tyre Repair Workshop and Canteen for a Period of 12 Months | 22.8.1997 Rejected by RNTPC | (1), (2), (3), (5) |
| 3. | A/YL-ST/41 | Temporary Container Vehicle/Trailer and Lorry Repair Workshop, Container Vehicle Park, Weigh Bridge, Tyre Repair Workshop and Canteen for a Period of 12 Months | 21.11.1997 Rejected by RNTPC | (1), (2), (3), (5) |
| 4. | A/YL-ST/126 | Temporary Container Trailer Park with Vehicle Washing/Repairing Workshop and Canteen for a Period of 3 Years | 19.5.2000 Rejected by RNTPC | (1), (2), (4), (5) |

Rejection Reason(s):

- (1) The development is not in line with the planning intention of the "Village Type Development" zone for the area which is to designate both existing recognised villages and other suitable areas of land for village expansion. (As there is a programme for Small House development in the application site) There is no strong justification in the submission to merit a departure from the planning intention even on a temporary basis.
- (2) The development is incompatible with the surrounding land uses which are predominantly rural in character/ residential development, including the nearby village settlements of Wing Ping Tsuen and the future Small Houses within the application site.
- (3) There is insufficient information in the submission to demonstrate that the subject development will not have adverse impact on the environment/ environmental impacts on the surrounding areas.
- (4) There is insufficient information in the submission to demonstrate that a proper vehicular access can be provided for the development traffic to the southern portion of the application site without having adverse impact on the surrounding area.
- (5) The approval of the application will set an undesirable precedent for similar applications/other similar applications within the "V" zones. (The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.)

**Similar s.16 Application for Eating Place
within the “Village Type Development” Zone
on the San Tin Outline Zoning Plan No. S/YL-ST/8**

Approved Application

| <u>No.</u> | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|-------------------|-------------------------------|---|---|---------------------------------------|
| 1. | A/YL-ST/499 | Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years | 28.7.2017 Approved by RNTPC (3 years) | (1) to (4) |
| 2. | A/YL-ST/565 | Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years | 17.1.2020 Approved by RNTPC (3 years) | (1) to (4) |

Approval Condition(s):

- (1) No operation for certain time limit specified in the approved conditions of respective applications.
- (2) The submission and implementation of water supplies for firefighting and fire service installations proposal/ the maintenance of existing fire service installations implemented on the site in efficient working order at all times.
- (3) The submission and implementation of drainage proposal/ the existing drainage facilities on the site shall be maintained at all times/ the submission of an as-built drainage plan and photographic records of the existing drainage facilities.
- (4) Revocation clause.

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

參考編號

Reference Number:

211130-160559-11638

提交限期

Deadline for submission:

14/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 16:05:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/604

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時食肆，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

元朗民政事務署

檔案(4)inL/M(64)to HAD YLC&D17-45/45/04/170 pt.2

反對臨時食肆(A/YL-ST/604)

我等收到貴處來信，就上述申請收到村民意見反對，理由如下：

1. 申請地點，村民強烈反對汽車經過現有人車共用村路時，此路經常擠塞，屢次發生爭執，要報警求助，如上述食肆開設後，此路絕對不能承擔車輛流量。此路亦是唯一入村行車通道，如遇突發事故，消防救護車輛未能及時進入，更帶來災難性後果，村民對此極為擔憂。
2. 申請地點沒有任何水渠和排污渠，將會造成嚴重排污問題，影響附近村民！
3. 申請地點現時非常接近民居，擔心日後噪音滋擾。

就上述理由我等亦不同意此申請，希望貴處轉介有關部門，撤銷此申請！
不便之處，敬請原諒。

(保障個人私隱，請將簽名人身份保密)

2021年12月9日

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



A/YL-ST/604 DD 102 Wing Ping Tsuen, San Tin
14/12/2021 02:58

From:

To:

tpbpd <tpbpd@pland.gov.hk>

FileRef:

A/YL-ST/604

Lots 153 (Part) and 154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin

Site area : About 575sq.m

Zoning: "VTD"

Applied use : Eating Place / **5 Years** / 4 Vehicle Parking

Dear TPB Members,

So Application 541 was also revoked, no details provided on OZP website. So its now the split the site into smaller parcels approach.

We are now in the Covid era, Hong Kong has had to finally come to terms with the fact that the many unhygienic and third world conditions previously tolerated can no longer be allowed. That the open counter food stall close to my home, where cooked food was sold without any covers despite 20+ years of complaints, has finally been forced to renovate and install glass covered displays, speaks volumes.

No mention of drainage, toilets, well ventilated kitchen, layout, space between tables, etc. Going forward eating places must be compelled to operate to stringent hygiene conditions.

Members should not approve a plan that fails to provide specific data.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
 - (i) the Site comprises Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
 - (ii) The lot owner(s) will need to immediately apply to this office to permit the structures to be erected or regularise any irregularity on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that
 - (i) the Site is connected to Castle Peak Road – San Tin via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
 - (ii) The applicant should seek the relevant land owner(s) on the right of using the vehicular access.
 - (iii) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
 - (i) the proposed access arrangement of the Site from Castle Peak Road – San Tin should be commented and approved by TD.
 - (ii) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin.
 - (iii) 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
 - (i) the applicant is advised to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by EPD.

- (ii) To control the oily fume and cooking odour emissions from the proposed use, the applicant is advised to follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" issued by EPD.
(https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf)
 - (iii) For sewage treatment, sewage should be discharged to nearby public sewer, or in case of unavailable public sewer, septic tank and soakaway system should be provided and its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by Environmental Protection Department". Also, all wastewater collected from the kitchen, including that from basins, sink and floor drains, should be discharge via a grease trap in accordance with this ProPECC PN 5/93;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant is reminded to seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- (i) the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. (For preparation of the drainage proposal, the guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.
 - (ii) After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.
 - (iii) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
 - (iv) No public sewerage maintained by CE/MN, DSD is currently available for the connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
 - (v) The applicant is reminded that the proposed drainage works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction.

- (vi) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance at all times during occupancy of the Site.
 - (vii) The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future;
- (g) to note the comments of the Director of Fire Services (D of FS) that
- (i) the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval. 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.
 - (ii) If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any shall be formulated upon receipt of formal application via the Licensing Authority;
- (h) to note the comments of Director of Food and Environmental Hygiene (DFEH) that
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected.
 - (ii) Proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.
 - (iii) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Please also remind the applicant that the operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their

expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
 - (i) before any new building works (including containers/open sheds as temporary buildings and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (ii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
 - (iii) 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.
 - (iv) The Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
 - (v) 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.
 - (vi) 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.
 - (vii) Detailed checking under the BO will be carried out at building plan submission stage.