

2024年 1月 4日

Appendix I of RNTPC  
Paper No. A/YL-ST/666

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

This document is received on **4 JAN 2024**  
The Council will formally acknowledge  
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](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](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

2303194 8/12 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	A14L-ST / 666
	Date Received 收到日期	4 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 國曦投資有限公司

### 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 盈卓物業顧問有限公司

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
15/12/2023 - 29/12/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 02/01/2024 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**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 or Regulated Areas**

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

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

(如屬位於鄉郊地區或受規管地區臨時用途/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 with Ancillary Facilities for a Period of 3 Years

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 350 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 225 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 225 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 225 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	....
B1	EATING PLACE (RESTAURANT) AND WASHROOM	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)	....
TOTAL		225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)		....

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 ..... 3 (PC)

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) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 (LGV)

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間 09:00 to 22:00 daily, including public holiday .....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Castle Peak Road - San Tin via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
	No 否																																
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/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	<div> <input type="checkbox"/> The permission does not have any approval condition            許可並沒有任何附帶條件         </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions            申請人已履行全部附帶條件         </div> <div> <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)         </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>



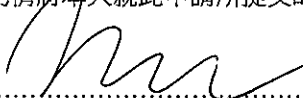
**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

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

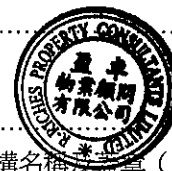
☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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



Date 日期

1/12/2023

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	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	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 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) </div> </div>
Plan 圖則	Approved San Tin Outline Zoning Plan No.: S/YL-ST/8
Zoning 地帶	"Village Type Development" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 with Ancillary Facilities 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	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 blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	39 % <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		3
	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) <hr/> <hr/>		3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) <hr/> <hr/>		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Plan showing the land status of the application site, Swept path analysis, FSIs proposal		
Plan showing the zoning of the application site, The accepted drainage proposal of the previous application		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Our Ref. : DD102 Lot 153 & 154 S.A  
Your Ref. : TPB/A/YL-ST/666

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

**By Email**

10 January 2024

Dear Sir,

**Supplementary Information**

**Proposed Temporary Eating Place with Ancillary Facilities 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, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-ST/666)**

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

- (i) The application site (the Site) is the subject of a previous S.16 planning application (No. A/YL-ST/604) for the same use that was submitted by the same applicant, which was approved by the Town Planning Board (the Board) on a temporary basis of 3 years on 18/2/2022. The applicant has shown effort to comply with approval condition of the previous application, details are shown below:

**Details of Compliance with Approval Condition of the Previous Application**

<b>Approval Conditions of Application No. A/YL-ST/604</b>		<b>Date of Compliance</b>
(c)	The submission of a drainage proposal ( <b>Annex I</b> )	18/10/2022
(d)	The implementation of the drainage proposal	Not complied with
(f)	The submission of a fire service installations (FSIs) ( <b>Annex II</b> )	30/01/2023
(g)	The implementation of the FSIs	Not complied with

Regarding approval conditions (d) and (g), the Site of the captioned application (i.e. Lots 153 (Part) and 154 S.A in D.D. 102) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, the applicant subsequently submitted a Short Term Waiver (STW) application to the Lands Department (LandsD) to facilitate the approved scheme on 12/5/2023. However, as of 10/1/2024, comments of the LandsD on the STW

application are still pending. As the applicant is waiting for LandsD's approval for erection of structures at the Site, the applicant cannot commence the implementation works for the accepted drainage and FSI's proposal, which led to revocation of the application on 18/11/2023. The applicant will strictly follow and proposed scheme and make effort to comply with relevant approval conditions after planning approval and STW have been granted by the Board and LandsD respectively.

- (ii) The ancillary facility (i.e. washroom) is provided to serve staff and visitors. No outside seating accommodation is provided at the Site during the planning approval period.

Should you require more information regarding the application, please contact our [REDACTED] [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner



## 規劃署

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

By fax (2323 3662) and Post **Annex I**

## Planning Department

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

本函檔號 Your Reference DD102 Lots 153(P) & 154 S.A (P)  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/604  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

18 October 2022

Dear Sir/Madam,

**Compliance with Approval Condition (c) -  
Submission of Drainage Proposal**

**Proposed Temporary Eating Place for a Period of 5 Years  
in "Village Type Development" Zone, Lot 153 (Part) and  
154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/604)**

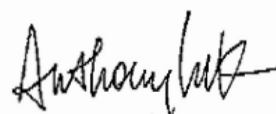
I refer to your letter dated 5.10.2022 regarding the submission of a drainage proposal for compliance with approval condition (c) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Ms. FENG Xue, Stephanie (Tel: 2300 1254) of Drainage Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)

District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Departmentc.c.  
CE/MN, DSD  
CTP/TPB(2)  
Site record

(Attn.: Ms. FENG Xue, Stephanie)

AL/CC/AC/bt

## 規 劃 署

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



By fax (2323 3662) and Post **Annex II**  
**Planning Department**

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

本函檔號 Your Reference DD102 Lots 153(P) & 154 S.A (P)

本署檔號 Our Reference ( ) in TPB/A/YL-ST/604

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

30 January 2023

Dear Sir/Madam,

**Compliance with Approval Condition (f) -  
Submission of a Fire Service Installations Proposal**

**Proposed Temporary Eating Place for a Period of 5 Years  
in "Village Type Development" Zone, Lot 153 (Part) and  
154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/604)**

I refer to your letter dated 5.12.2022 regarding the submission of a revised Fire Service Installations proposal for compliance with approval condition (f) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Please refer to the advisory comments from the Director of Fire Services (D of FS) at Appendix. Should you have any queries, please contact Mr. WONG Ho Yin (Tel: 2733 7737) or Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.  
D of FS  
CTP/TPB(2)  
Site record

(Attn.: Attn.: Mr. WONG Ho Yin)

AL/AC/dl

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lots 153 (Part) and 154 S.A (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years**' (**Plan 1**).
- 1.2 As the Site is located at an area dominated by various residential and commercial activities, the applicant would like to operate a new eating place (restaurant) at the Site to serve nearby residents and workers.

#### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 (**Plan 2**). According to the Notes of the OZP, standalone 'eating place' is a column 2 use within the "V" zone, which requires permission from the Board.
- 2.2 Although the Site falls within "V" zone, no Small House application is being processed within the Site by the Lands Department. As the proposed development is intended to serve the nearby villages and meet the local demand for eating place in the vicinity, approval of the current application on a temporary basis would not jeopardize the long-term planning intention of the "V" zone and would better utilize precious land resources.
- 2.3 Furthermore, the Site is the subject of a previous S.16 planning application (No. A/YL-ST/604) for the same use that was submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years in 2022. When compared with the previous application, the major development parameters (i.e. operation hours, gross floor area (GFA), covered area, number of structure, site area, building height etc.) are the same for the current application. As the current application is in same scale and nature, approval of the application is in line with the Board's previous decision. The applicant submitted the accepted drainage proposal of the previous application and a fire service installations (FSIs) proposal to support the current application (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupied an area of 575m<sup>2</sup> (about) (**Plan 3**). One single-storey structure is proposed at the site for eating place (restaurant) and washroom with total GFA of 225 m<sup>2</sup> (about) (**Plan 4**). 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 are 5. It is estimated that the Site would be able to attract not more than 30 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

<b>Application Site Area</b>	575 m <sup>2</sup> (about)
<b>Covered Area</b>	225 m <sup>2</sup> (about)
<b>Uncovered Area</b>	350 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.4 (about)
<b>Site Coverage</b>	39% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	225 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	225 m <sup>2</sup> (about)
<b>Building Height</b>	4 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site is accessible from Castle Peak Road – San Tin via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/U) spaces are provided at the Site, details are shown at **Table 2** below:

**Table 2** - Parking and L/UL Provisions

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.3 Advanced booking is required for the use of parking space by visitor, this is to regulate the number of visitor and vehicle at the Site and avoid affecting the public. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). No medium or heavy goods vehicles, including container

tractor/trailer will be allowed to enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3** - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	3	1	1	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	3	3	1	1	7
Traffic trip per hour (average)	2	2	1	1	6

- 3.4 The applicant will follow ‘*Control of Oil Fume and Cooking Odour from Restaurant and Food Business*’ issued by the Environmental Protection Department (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.
- 3.5 The applicant will also follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under ProPECC PN 5/93 for sewage treatment at the Site.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage proposal of the previous application and FSIs proposal to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject

application for **‘Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years’**.

**R-riches Property Consultants Limited**

**November 2023**

## **APPENDICES**

<b>Appendix I</b>	The Accepted Drainage Proposal of the Previous Application No. A/YL-ST/604
<b>Appendix II</b>	Fire Service Installations Proposal

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## 規 劃 署

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



By fax (2323 3662) and Post  
**Planning Department**

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

本函檔號 Your Reference DD102 Lots 153(P) & 154 S.A (P)  
本署檔號 Our Reference ( ) in TPB/A/YL-ST/604  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

**Appendix I**

18 October 2022

R-riches Property Consultants Limited  
208F, Kat Hing Wai  
Kam Tin, New Territories,  
Hong Kong  
(Attn.: Grace WONG)

Dear Sir/Madam,

**Compliance with Approval Condition (c) -  
Submission of Drainage Proposal**

**Proposed Temporary Eating Place for a Period of 5 Years  
in "Village Type Development" Zone, Lot 153 (Part) and  
154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/604)**

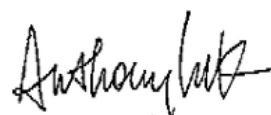
I refer to your letter dated 5.10.2022 regarding the submission of a drainage proposal for compliance with approval condition (c) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Ms. FENG Xuc, Stephanie (Tel: 2300 1254) of Drainage Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)

District Planning Officer/

Fanling, Sheung Shui and Yuen Long East  
Planning Departmentc.c.

CE/MN, DSD

CTP/TPB(2)

Site record

(Attn.: Ms. FENG Xue, Stephanie)

AL/CC/AC/b1

Our Ref.: DD102 Lots 153(P) & 154 S.A (P)

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**

5 October 2022

Dear Sir,

**Compliance with Approval Condition (c)**

**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, Yuen Long**

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

We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (c) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Grace WONG

cc DPO/FSYLE, PlanD

(Attn.: Mr. Benjamin TUNG

email: btung@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



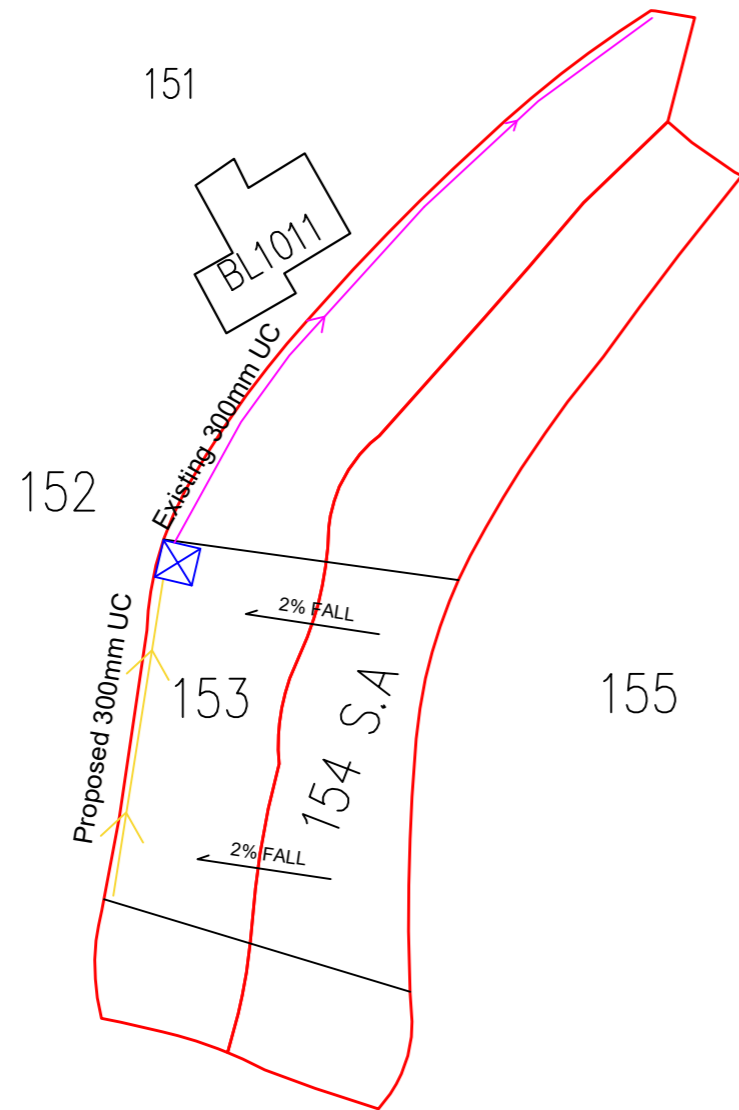
(852)

(852)

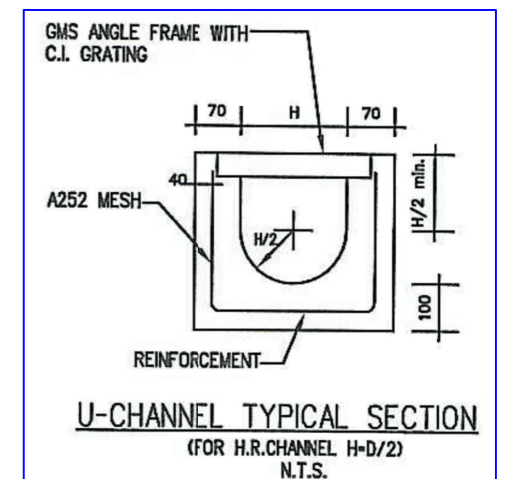
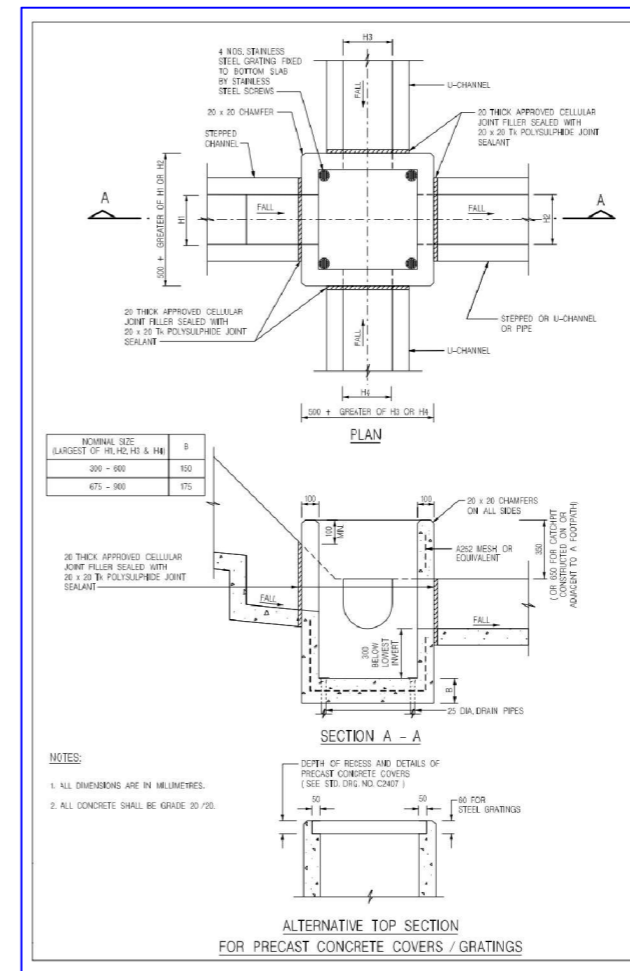
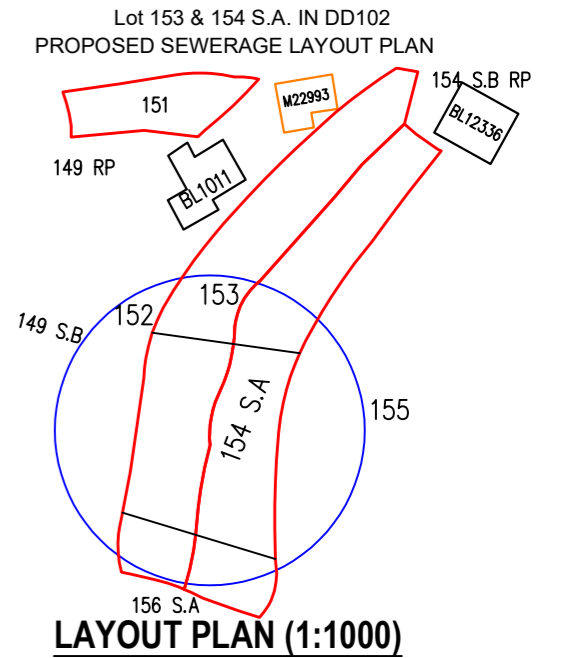


(852)

Lot 153 & 154 S.A IN DD102  
PROPOSED DRAINAGE LAYOUT PLAN



## LAYOUT PLAN (1:500)



## LEGEND



Proposed New Manhole



Proposed 300mm U-Channel

CLIENT:	DRAINAGE SYSTEM AT LOT NO. 153 & 154 S.A. IN DD102 / DRAINAGE WORK	NO.	DATE	REVISION	APPROVED	DESIGNED	CHECKED	DRAINAGE LAYOUT PLAN
								DRAWING NO:  DLP/001-A

FIRE SERVICES NOTES1 MANUAL FIRE ALARM SYSTEM

1.1 A MANUAL FIRE ALARM SYSTEM TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AS SHOWN ON PLANS.

2 EMERGENCY LIGHTING

2.1 EMERGENCY LIGHT TO BE PROVIDED AS SHOWN ON PLANS.










3 EXIT SIGN

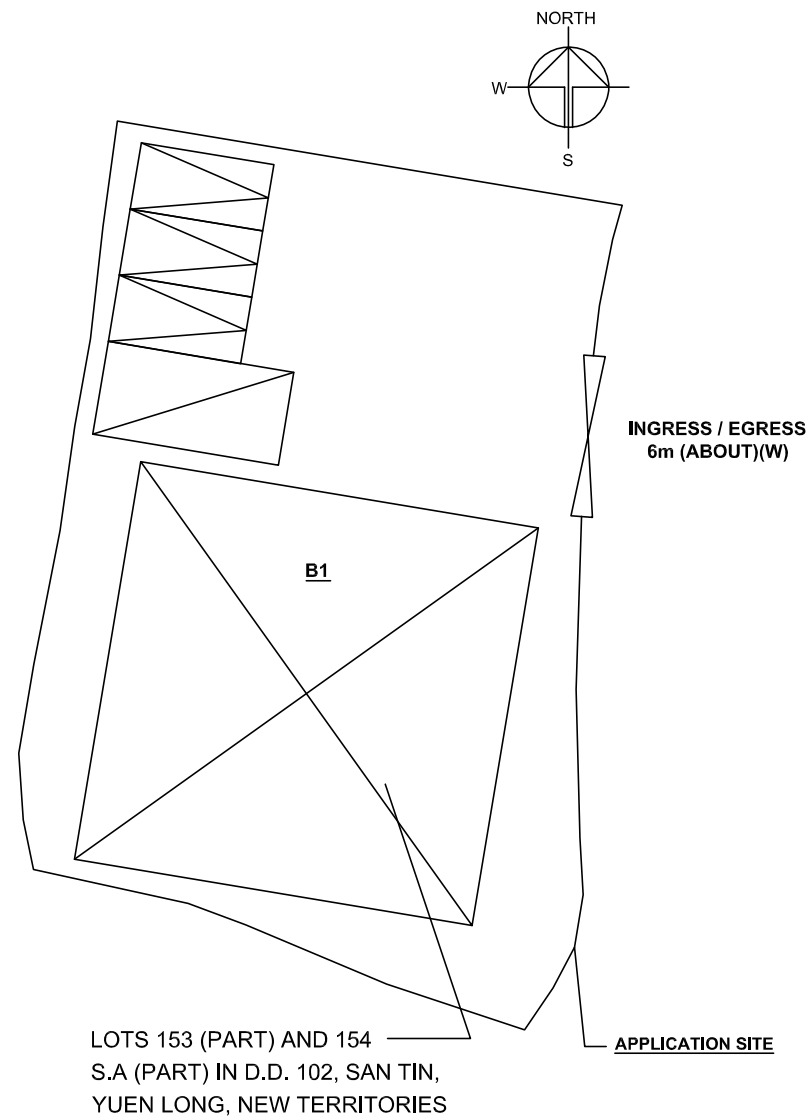
3.1 EXIT SIGN TO BE PROVIDED AS SHOWN ON PLANS.

4 PORTABLE APPLIANCE

4.1 PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AS SHOWN ON PLANS.

## LEGEND

SYL	DESCRIPTION	QTY
	FIRE CONTROL PANEL WITH CHARGER	1
	MANUAL CALL POINT	4
	ALARM BELL	4
	VISUAL ALARM SIGNAL	7
	EMERGENCY LIGHT (WALL MOUNTED TYPE)	10
	EXIT SIGNS	4
	9 LITRES WATER TYPE F.E.	2
	5 KG CARBON DIOXIDE F.E.	1
	FIRE BLANKET	1

**BLOCK PLAN** SCALE (N.T.S.)

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

DWG. TITLE : FIRE SERVICES NOTES, BLOCK PLAN,  
LEGEND & ABBREVIATION

WORKS : FIRE SERVICES INSTALLATION

SCALE N.T.S.

ALL DIMENSION IN mm

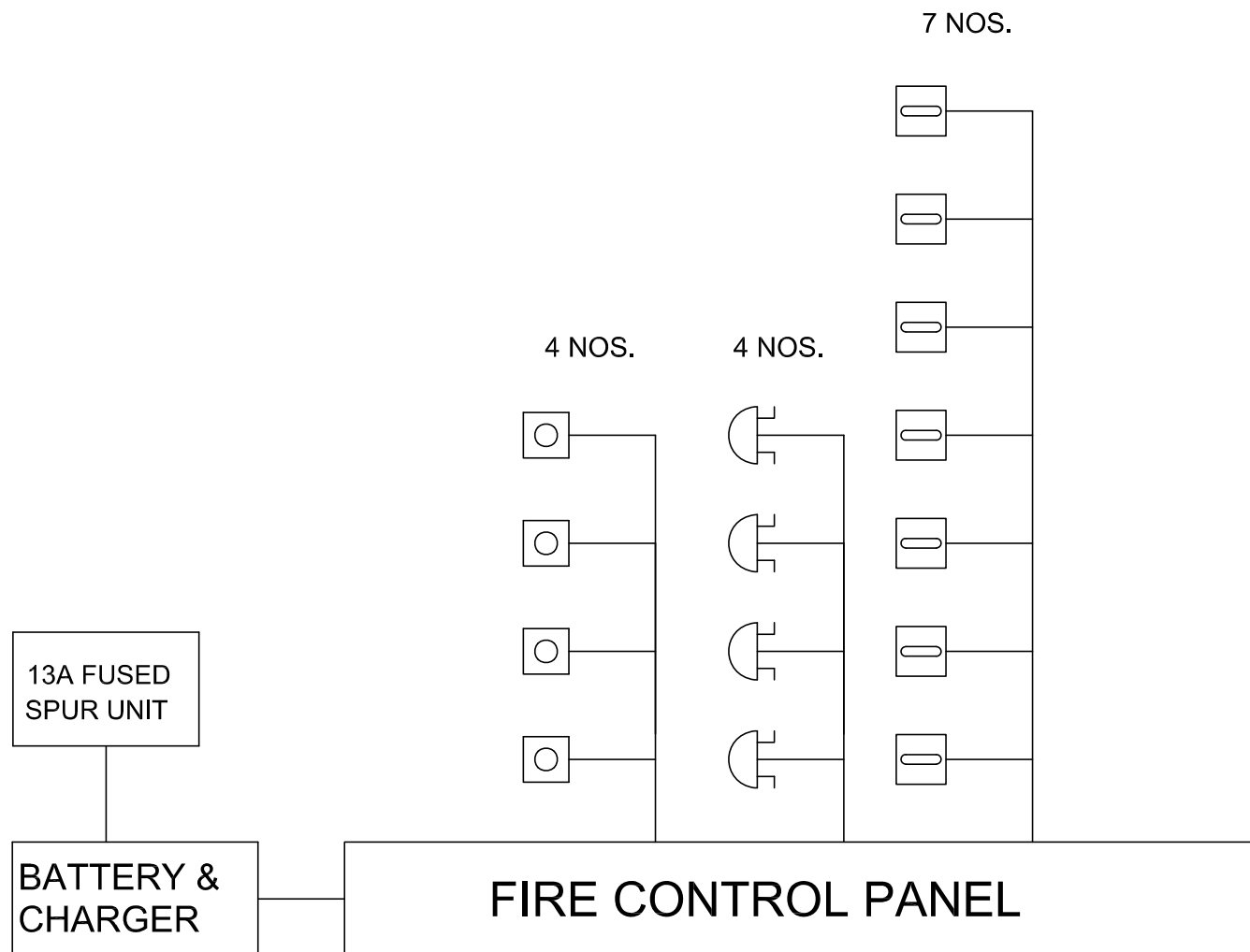
SUN HUNG KONG ENGINEERING LTD.

Room 11 12/F., Block B, MERIT IND. CENTRE,  
94 TOKWAWAN RD., TOKWAWAN, KOWLOON.  
Tel. : 27131138 Fax. : 24557756

DWG NO : FS-01

DATE : 2-12-2023

DRAWN BY : CHAN YUK LEUNG



▼ G/F

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

DWG. TITLE : SCHEMATIC CONTROL WIRING DIAGRAM FOR  
FIRE DETECTION SYSTEM AND MANUAL FIRE ALARM  
SYSTEM

WORKS : FIRE SERVICES INSTALLATION

SCALE N.T.S.

ALL DIMENSION IN mm

SUN HUNG KONG ENGINEERING LTD.

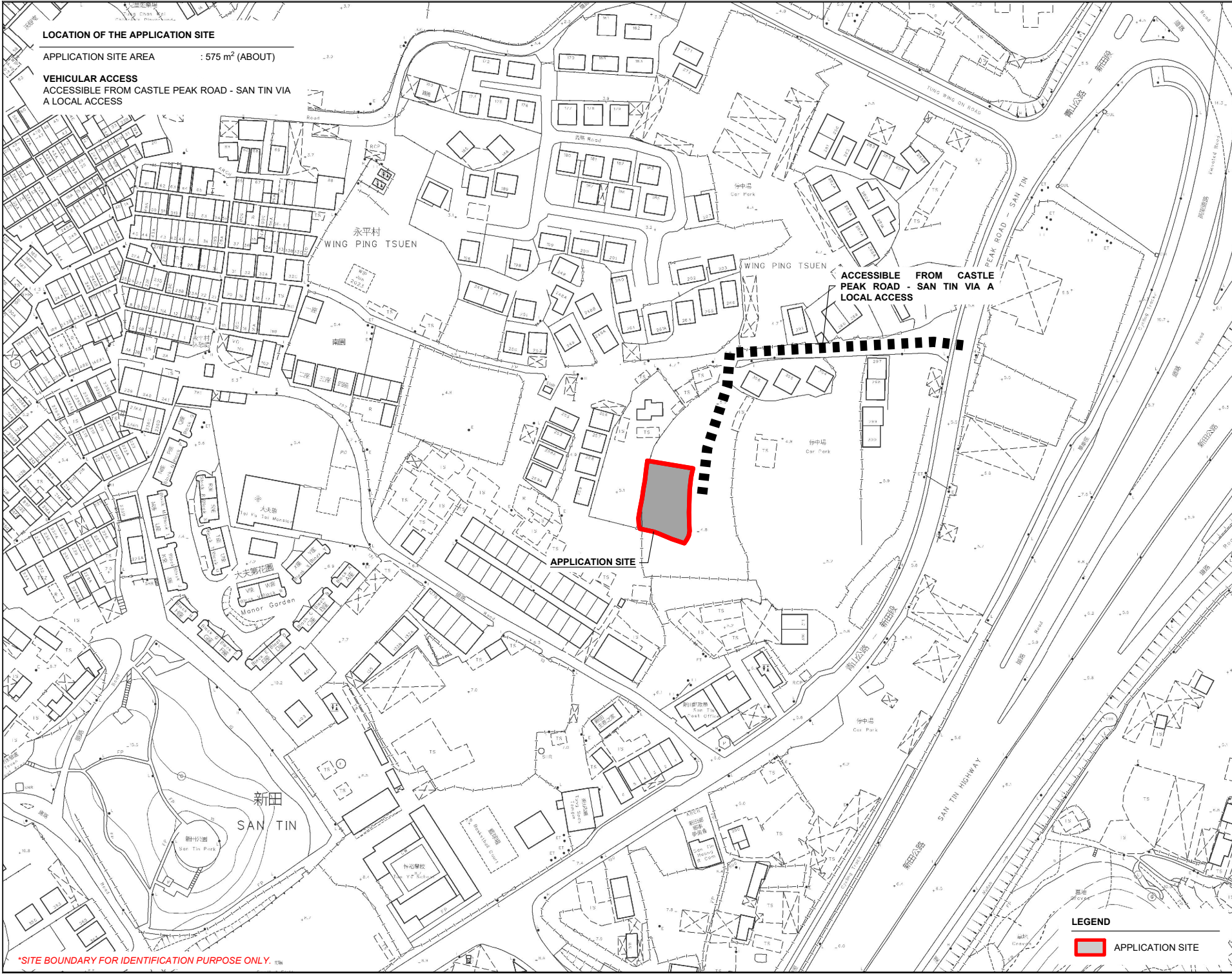
Room 11 12/F., Block B, MERIT IND. CENTRE,  
94 TOKWAWAN RD., TOKWAWAN, KOWLOON.  
Tel. : 27131138 Fax. : 24557756

DWG NO : FS-02

DATE : 2-12-2023

DRAWN BY : CHAN YUK LEUNG





**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 575 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

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

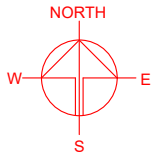
ACCESSIBLE FROM CASTLE PEAK ROAD - SAN TIN VIA A LOCAL ACCESS

APPLICATION SITE

**LEGEND**

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

30.11.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

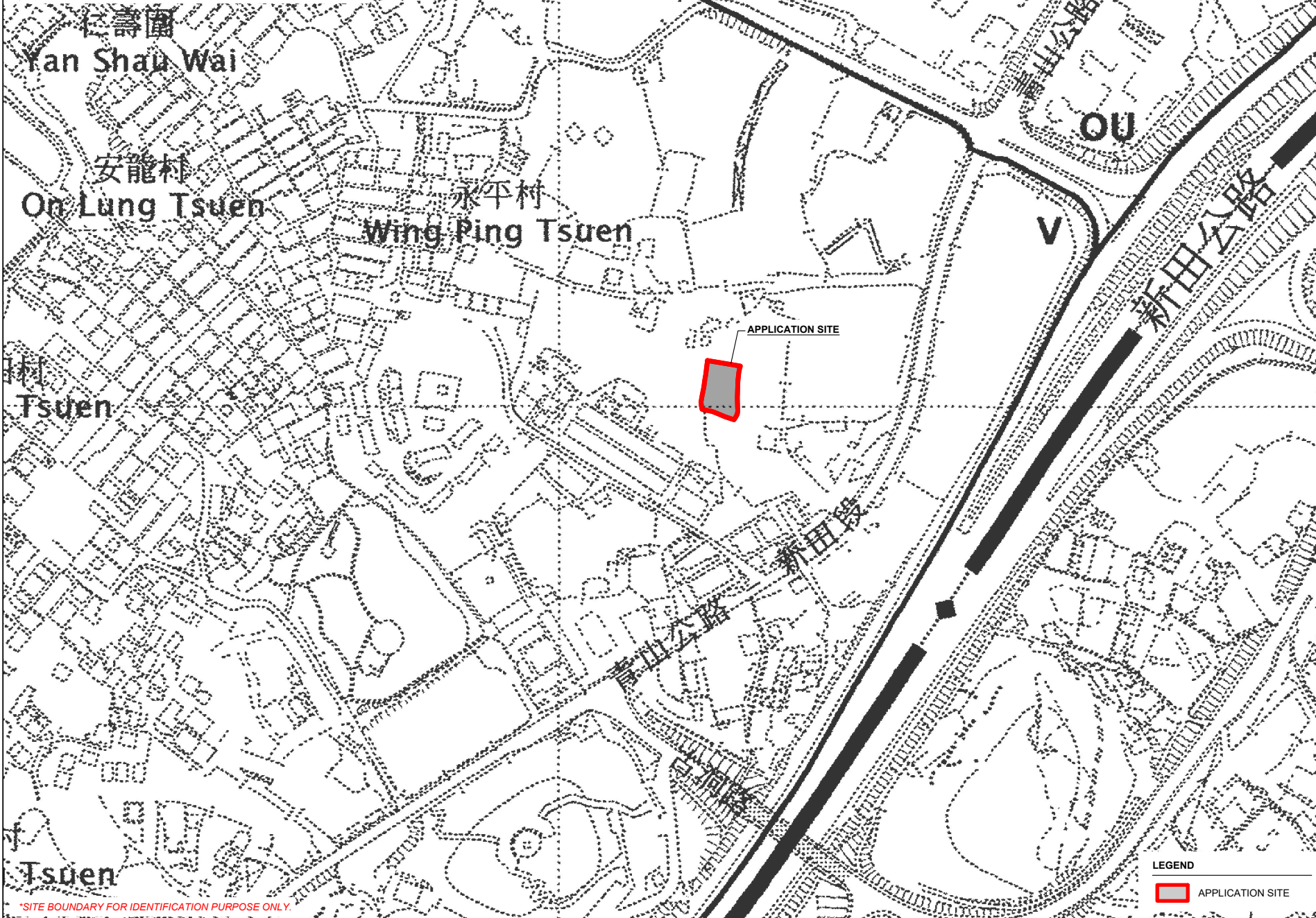
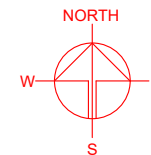
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 575 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED SAN TIN OZP  
OZP PLAN NO. : S/YL-ST/8  
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

30.11.2023

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

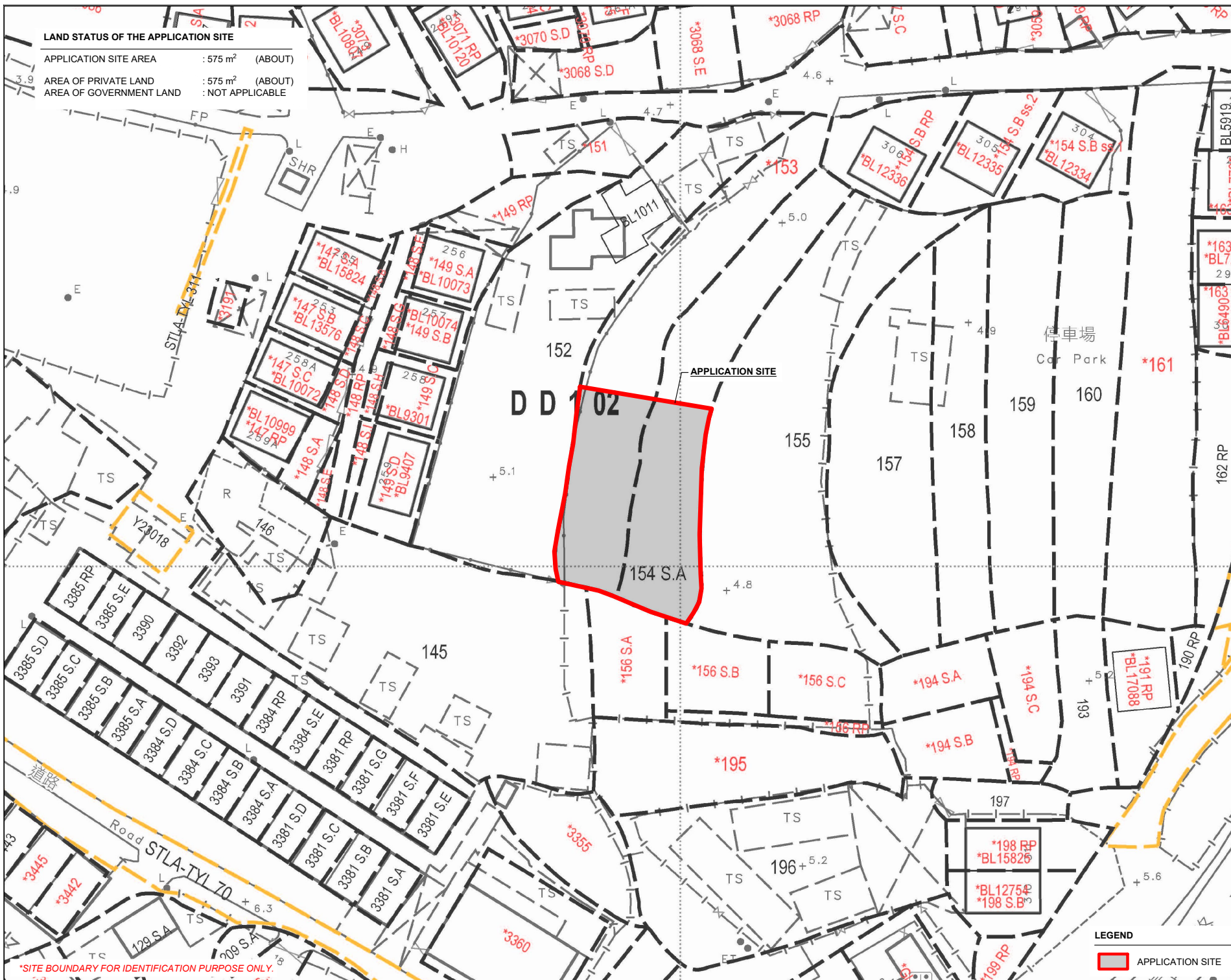
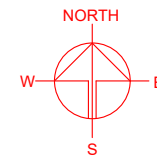
PLAN 2

VER.

001

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 575 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 575 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

30.11.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

VER.

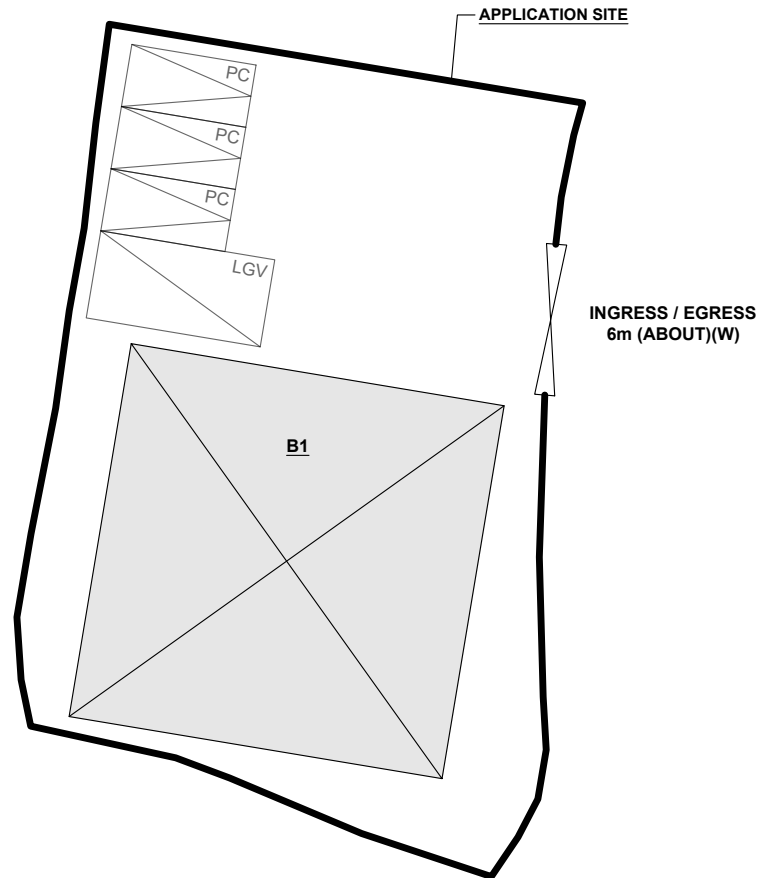
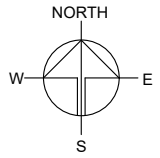
001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 575 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 225 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 350 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 39 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 225 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 225 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT) AND WASHROOM	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 300 @ A4

DRAWN BY MN	DATE 30.11.2023
REVISED BY	DATE
APPROVED BY	DATE

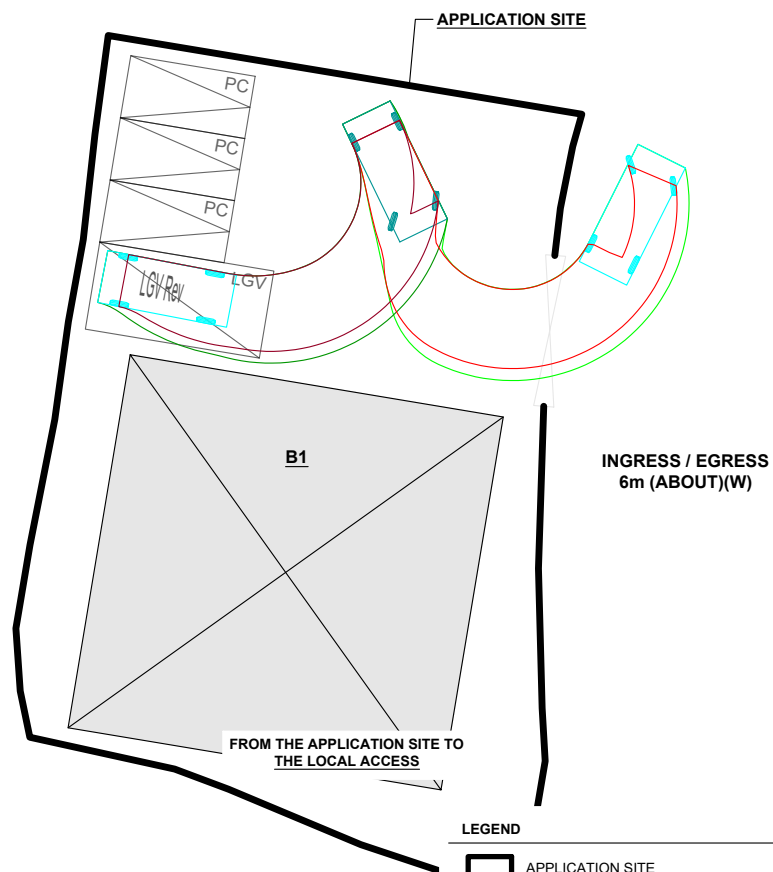
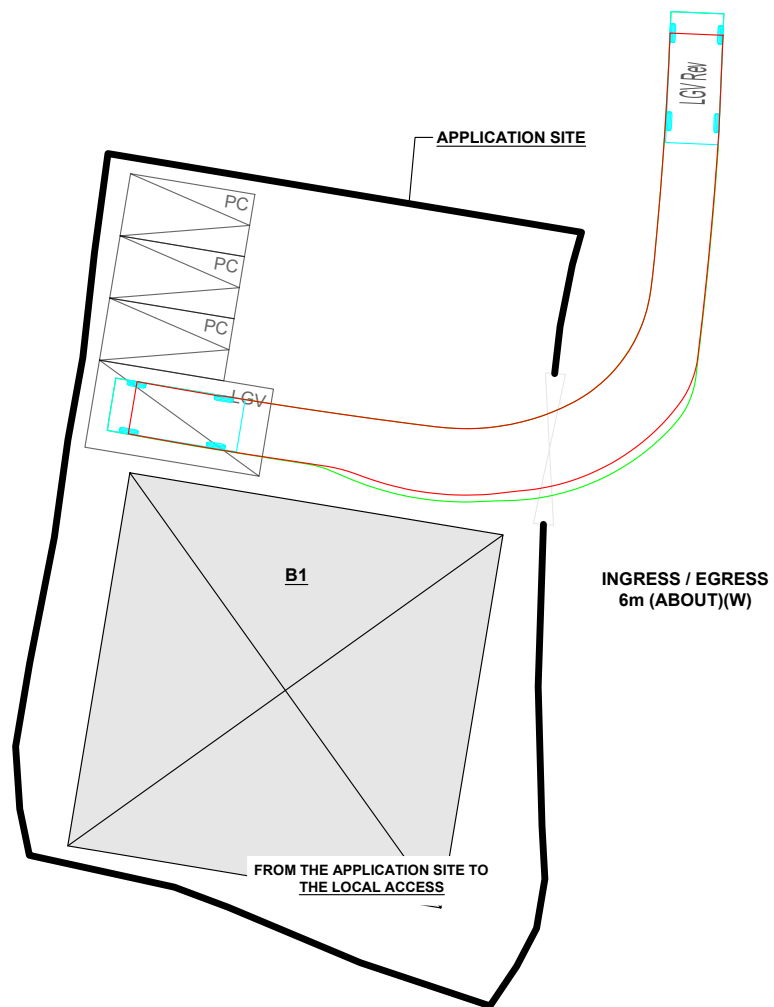
DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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# SWEPT PATH ANALYSIS

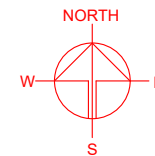
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 EATING PLACE WITH  
 ANCILLARY FACILITIES FOR A  
 PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 300 @ A4

DRAWN BY

MN

DATE

30.11.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001



盈卓物業  
顧問有限公司

Our Ref.: DD102 Lot 153 & 154 S.A  
Your Ref.: TPB/A/YL-ST/666

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

**By Email**

19 February 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Eating Place with Ancillary Facilities 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, Yuen Long**

**(S.16 Planning Application No. A/YL-ST/666)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED]  
[REDACTED] or the undersigned at your convenience. Thank  
you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Karen CHAN  
(Attn.: Ms. Monique WONG

email: kkychan2@pland.gov.hk )  
email: mkmwong@pland.gov.hk)



## Responses-to-Comments

**Proposed Temporary Eating Place with Ancillary Facilities 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, Yuen Long**

**(Application No. A/YL-ST/666)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Fire Services</b>		
	With regard to the submitted FSI proposal, I have the following comment:	Noted. A revised fire service installations proposal is submitted for your consideration please ( <b>Annex I</b> ).
(i)	A proper set of FS Notes with all relevant standards and specifications of the proposed FSIs shall be provided;	
(ii)	Fire alarm system shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021;	
(iii)	Visual fire alarms shall be provided in accordance with BS 5839-1:2017, the FSD Circular Letter No. 2/2012 and follow the Design Manual: Barrier Free Access 2008 published by the Buildings Department;	
(iv)	Emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021;	
(v)	Directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008; and	
(vi)	All electrical installations shall be fed from both the primary and secondary source of electrical supply.	Noted.
(vii)	In addition, please advise the applicant that licensing requirements would be formulated	

	upon receipt of formal application via the licensing authority.	
(viii)	However, the applicant is reminded that if the proposed structure is 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.	Noted.

## FIRE SERVICES NOTES

### 1 MANUAL FIRE ALARM SYSTEM

- 1.1 A MANUAL FIRE ALARM SYSTEM TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AS SHOWN ON PLANS;
- 1.2 FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND THE FSD CIRCULAR LETTER No. 6/2021; AND
- 1.3 VISUAL FIRE ALARM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017, THE FSD CIRCULAR LETTER No. 2/2012 AND FOLLOW THE DESIGN MANUAL : BARRIER FREE ACCESS 2008 PUBLISHED BY THE BUILDING DEPARTMENT.

### 2 EMERGENCY LIGHTING

- 2.1 EMERGENCY LIGHT TO BE PROVIDED AS SHOWN ON PLANS;
- 2.2 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER No. 4/2021; AND
- 2.3 ALL ELECTRICAL INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF ELECTRICAL SUPPLY.

### 3 EXIT SIGN

- 3.1 EXIT SIGN TO BE PROVIDED AS SHOWN ON PLANS;
- 3.2 DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND THE FSD CIRCULAR LETTER No. 5/2008; AND
- 3.3 ALL ELECTRICAL INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF ELECTRICAL SUPPLY.

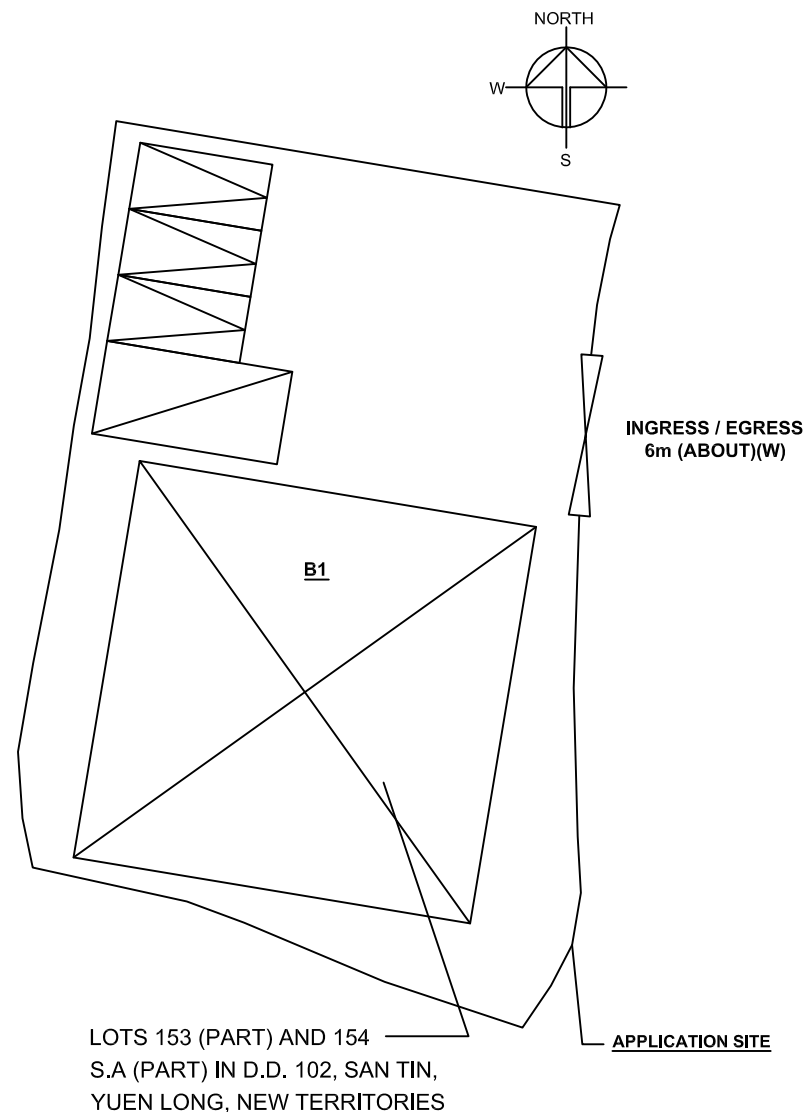
### 4 OTHER

- 4.1 THE PROPOSED STRUCTURE IS REQUIRED TO COMPLY WITH THE BUILDING ORDINANCE(Cap. 123), DETAILED FIRE SERVICES REQUIREMENTS WILL BE FORMULATED UPON RECEIPT OF FORMAL SUBMISSION IOF GENERAL BUILDING PLANS.

## LEGEND

SYL	DESCRIPTION	QTY
☐	MANUAL CALL POINT	3
🔔	ALARM BELL	2
📢	VISUAL ALARM SIGNAL	5
💡	EMERGENCY LIGHT (WALL MOUNTED TYPE)	9
EXIT	EXIT SIGNS	3

## Annex I



## BLOCK PLAN SCALE (N.T.S.)

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

DWG. TITLE : FIRE SERVICES NOTES, BLOCK PLAN,  
LEGEND & ABBREVIATION

WORKS : FIRE SERVICES INSTALLATION

SCALE N.T.S.

ALL DIMENSION IN mm

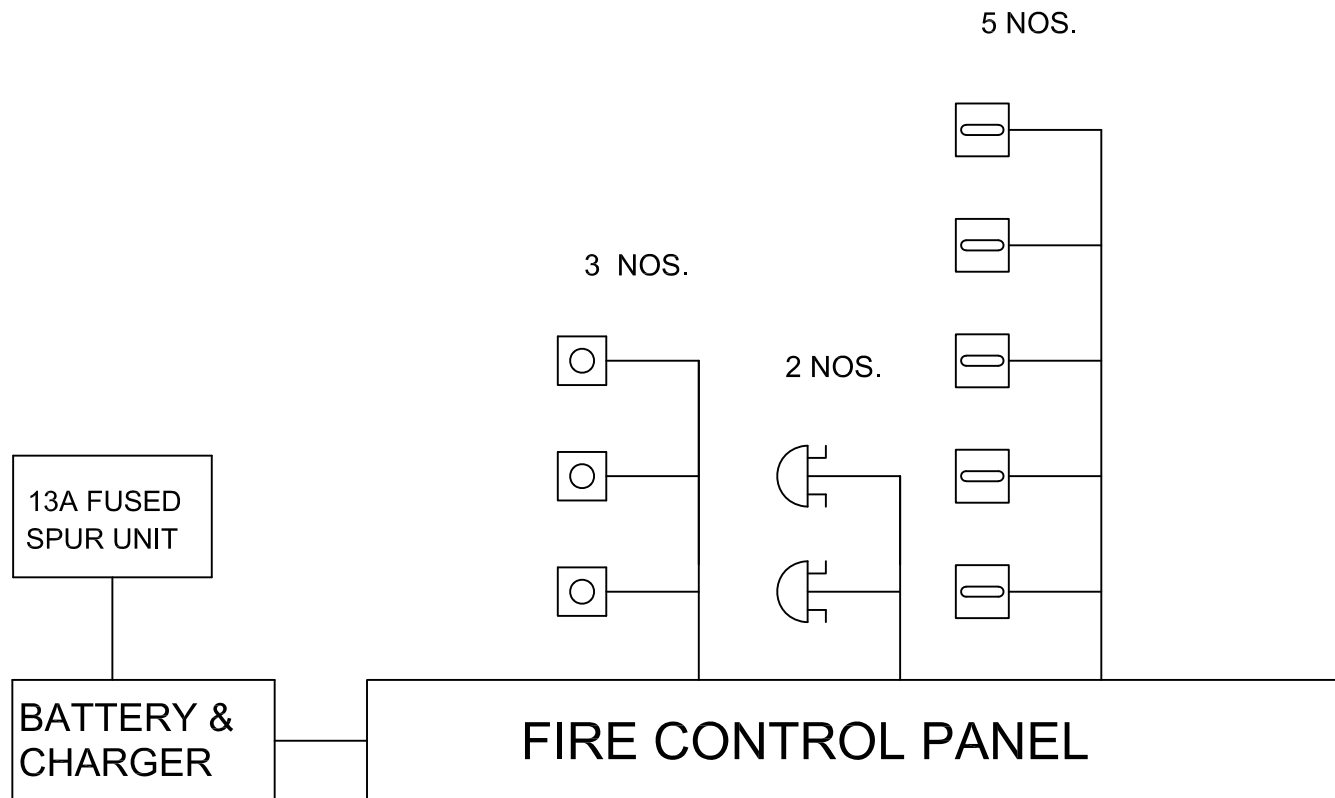
SUN HUNG KONG ENGINEERING LTD.

Room 11 12/F., Block B, MERIT IND. CENTRE,  
94 TOKWAWAN RD., TOKWAWAN, KOWLOON.  
Tel. : 27131138 Fax. : 24557756

DWG NO : FS-01A

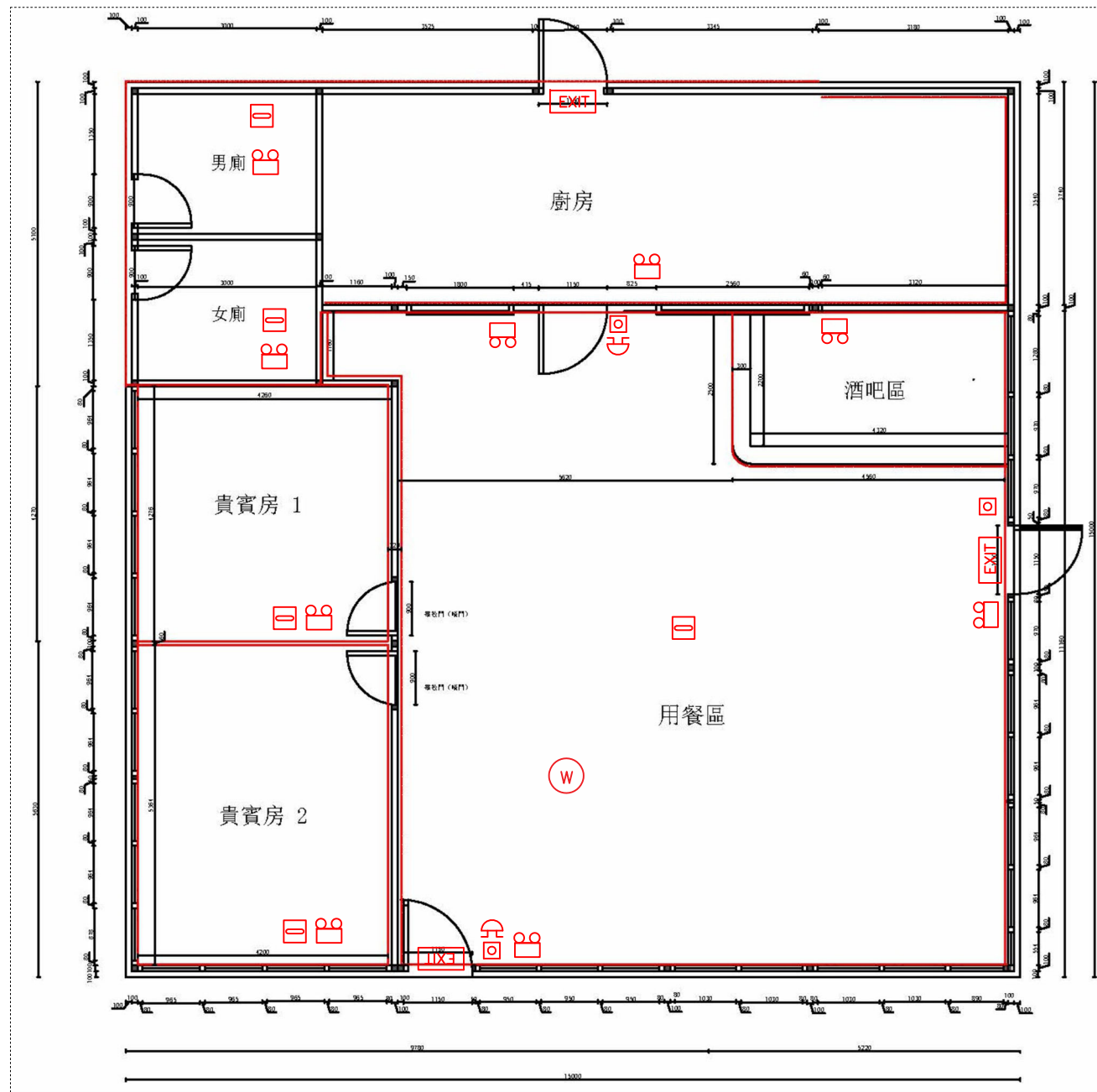
DATE : 19-2-2024

DRAWN BY : CHAN YUK LEUNG



▼ G/F

PROJECT : LOTS 153 (PART) AND 154 S.A (PART) IN D.D. 102, SAN TIN, YUEN LONG, NEW TERRITORIES	DWG. TITLE : SCHEMATIC CONTROL WIRING DIAGRAM FOR FIRE DETECTION SYSTEM AND MANUAL FIRE ALARM SYSTEM	SCALE N.T.S.	SUN HUNG KONG ENGINEERING LTD.  Room 11 12/F., Block B, MERIT IND. CENTRE, 94 TOKWAWAN RD., TOKWAWAN, KOWLOON. Tel. : 27131138 Fax. : 24557756	DWG NO : FS-02A
	WORKS : FIRE SERVICES INSTALLATION	ALL DIMENSION IN mm		DATE : 19-2-2024 DRAWN BY : CHAN YUK LEUNG



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

DWG. TITLE : F.S. LAYOUT PLAN

WORKS : FIRE SERVICES INSTALLATION

SCALE :1 :100

ALL DIMENSION IN mm

SUN HUNG KONG ENGINEERING LTD.

Room 11 12/F., Block B, MERIT IND. CENTRE,  
94 TOKWAWAN RD., TOKWAWAN, KOWLOON.  
Tel. : 27131138 Fax. : 24557756

DWG NO :	FS-03A
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DATE : 19-2-2024

DRAWN BY :  
CHAN YUK LEUNG

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

**Relevant Extracts 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; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

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

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
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.	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)
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)
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)
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 Yyears) (Revoked on 19.7.2018)
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)
7.	A/YL-ST/604*	Proposed Temporary Eating Place for a Period of 3 Years	18.2.2022 Approved by RNTPC (3 years) (Revoked on 18.11.2023)

\* denotes permission revoked

**Rejected Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reason(s)</b>
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)-(4)
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)-(4)

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
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)-(4)
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)-(4)

Rejection Reasons:

- (1) Not in line with the planning intention of the “Village Type Development” zone.
- (2) Incompatible with the surrounding land uses.
- (3) Insufficient information to demonstrate that the subject development would not have adverse impacts on the surrounding areas.
- (4) Setting an undesirable precedent.

**Similar s.16 Applications in the vicinity of the Site within  
the same “Village Type Development” Zone on  
the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years**

Approved Applications

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/565 <sup>^</sup>	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)
2.	A/YL-ST/621	Proposed Temporary Eating Place for a Period of 3 Years	15.7.2022 Approved by RNTPC (3 years)
3.	A/YL-ST/622	Proposed Temporary Eating Place for a Period of 3 Years	29.7.2022 Approved by RNTPC (3 years)
4.	A/YL-ST/637	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023 Approved by RNTPC (3 years)
5.	A/YL-ST/638	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023 Approved by RNTPC (3 years)
6.	A/YL-ST/651	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	28.7.2023 Approved by RNTPC (3 years)

<sup>^</sup> denotes permission lapsed

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the planning application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 153 and 154 S.A. in D.D.102 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private lot Nos. 153 and 154 S.A. in D.D.102 are covered by Short Term Waivers No. 5565 and 5566 respectively for the purpose of “Temporary Eating Place”; and
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- no objection in principle to the application from traffic engineering point of view;
- should the application be approved, an approval condition should be imposed to the planning approval requiring that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaints relating to the Site was recorded in the past 3 years;
- the applicant should 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; and
- advisory comments as detailed in **Appendix V**.

**4. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site is located within the “Village Type Development” zone which is a non-landscape sensitive zoning and the previous application (No. A/YL-ST/604) was

approved for the same use. Further significant landscape impact arising from the proposed development is not anticipated.

## **5. Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the drainage proposal in the planning statement is accepted under the planning application No. A/YL-ST/604;
- the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs; and
- advisory comments as detailed in **Appendix V**.

## **6. Fire Safety**

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- comments on the submitted FSIs proposal and advisory comments as detailed in **Appendix V**.

## **7. Food and Environmental Hygiene**

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

- no adverse comment on the application; and
- advisory comments as detailed in **Appendix V**.

## **8. Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), West Development Office, Civil Engineering and Development Department (CEDD);
- (e) Project Manager (North), North Development Office, CEDD;

- (f) Head of Geotechnical Engineering Office, CEDD;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Building Surveyor/New Territories West, Buildings Department;
- (i) Commissioner of Police; and
- (j) District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the application site (the Site) comprises 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; and
  - the Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), 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;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to Castle Peak Road – San Tin via a section of a local access which is not managed by the 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;
  - the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
  - 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:
- the proposed access arrangement of the Site should be commented and approved by TD;
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the 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;

- 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”  
([https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide\\_ref/files/pamphlet\\_oilfume\\_eng.pdf](https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf)) issued by EPD; and
  - all wastewater collected from the kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with ProPECC PN 1/23 “Drainage Plans subject to Comment by Environmental Protection Department” and effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area;
  - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction
  - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
  - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
  - 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 works on site under proper maintenance at all times;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- he has the following comments on the submitted Fire Services Installations proposal:
    - (i) portable fire extinguishers shall be provided in structure B1, and the provision of portable fire extinguishers shall be specified in the Fire Services (FS) Notes;
    - (ii) the provision and legend of the portable fire extinguishers shall be specified in the FS Notes; and
    - (iii) the area and volume of the structure B1 shall be indicated on the plan;
  - licensing requirements would be formulated upon receipt of formal application via the Licensing Authority; and

- 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;

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

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- proper licence/permit issued by the 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. 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 the FEHD. 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 the FEHD in accordance with Cap. 132. For the operation of other types of food business, relevant food licences should also be obtained from the FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from the FEHD 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 the 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 the FEHD 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;

(h) 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 the building plan submission stage
- 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;
- 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;
- 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;
- 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;

(i) to note the comments of the Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD) that:

- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by Mass Transit Railway Corporation Limited (MTRCL);
- the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
- deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;

- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (k) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Office (H(GEO), CEDD) that:
  - the applicant shall submit the proposed building works plan to BD for approval as required under the provisions of the BO.

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



**A/YL-ST/666 DD 102 Wing Ping Tsuen, San Tin**

30/01/2024 03:08

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

604 revoked for failure to fulfill the two most fundamental conditions re catering premises, FIRE and Drainage.

It is unacceptable that PlanD continues to gloss over these issues and TPB members fail in their duty to prioritize the good health and safety of the community above the interests of rogue operators who have no intention of complying with regulations.

Mary Mulvihill

**From:**

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

**Date:** Tuesday, 14 December 2021 2:58 AM HKT

**Subject:** A/YL-ST/604 DD 102 Wing Ping Tsuen, San Tin

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