

This document is received on 11 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL - TT /596
	Date Received 收到日期	11 MAY 2023

- 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)

Leung Chiu Fan 梁超凡

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)

Leung Ming Kin 梁明堅

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 1185, 1186(Part), 1187 S.M, 1187 S.L(Part), 1298RP(Part) and 2146 in DD117, Tai Tong Shan Road, Tai Tong, Yuen Long, 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 1,450 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 506 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	<p>Temporary Eating Place (Outside Seating Accommodation of a Restaurant)</p> <p>(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)</p>

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
18/04/2023 (DD/MM/YYYY)[#]&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/04/2023 (DD/MM/YYYY)[#]&
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Eating Place (Outside Seating Accommodation of a Restaurant)	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	.....3.....
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	944	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	506	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8	.....
Proposed domestic floor area 擬議住用樓面面積	Nil	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	506	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	506	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Please refer to Figure 5 of the Supplementary Planning Statement		
.....		
.....		
.....		
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	6	.....
Motorcycle Parking Spaces 電單車車位	N/A	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	.....
Others (Please Specify) 其他 (請列明)	N/A	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	N/A	.....
Coach Spaces 旅遊巴車位	N/A	.....
Light Goods Vehicle Spaces 輕型貨車車位	1 (3.5m x 7m)	.....
Medium Goods Vehicle Spaces 中型貨車車位	N/A	.....
Heavy Goods Vehicle Spaces 重型貨車車位	N/A	.....
Others (Please Specify) 其他 (請列明)	N/A	.....

Proposed operating hours 擬議營運時間 06:00 to 22:00 daily (include public holidays)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Tong Shan Road via local track <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input 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 <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input 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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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"/>																															

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

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

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

.....
Leung Chiu Fan

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

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

Date 日期 18/04/2023

..... (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

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

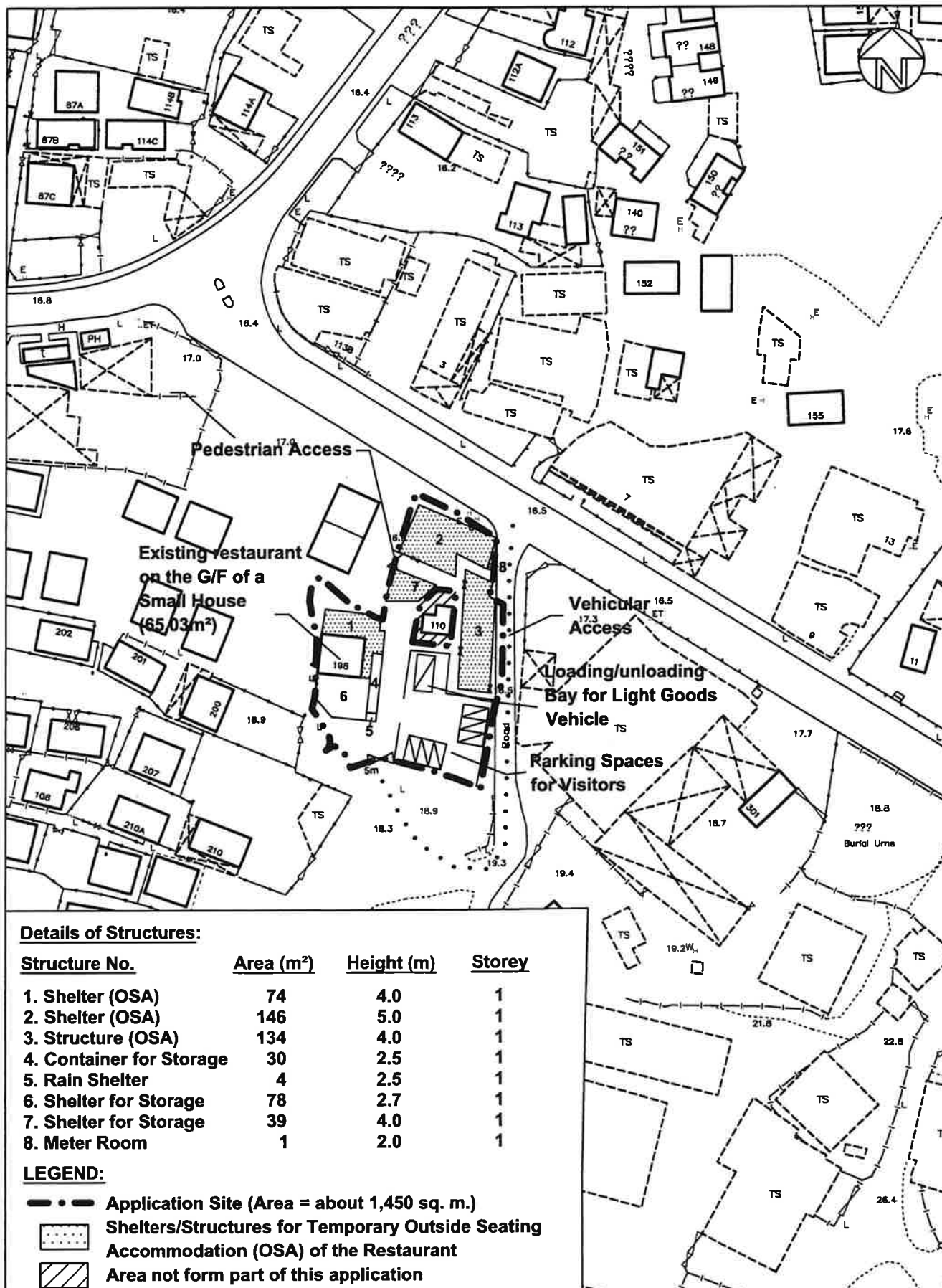
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of 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 1185, 1186(Part), 1187 S.M, 1187 S.L(Part), 1298RP(Part) and 2146 in DD117, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 1,450 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) 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	506 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.35 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2-5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	35 % <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		6
	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) _____ _____		6 NA NA NA NA NA
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA 1 NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s) Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing the General Area, Extract from Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19</u>		
Reports 報告書		
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。



Layout Plan

Various Lots in DD117,
Tai Tong Shan Road, Tai Tong, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE
Date: 3.4.2023
Scale: 1 : 1000 (A4)

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Eating Place (Outside Seating
Accommodation of a Restaurant) for a Period of Three
Years in “Village Type Development” Zone
at Lots 1185, 1186(Part), 1187 S.M, 1187 S.L(Part),
1298RP(Part) and 2146 in DD117, Tai Tong Shan Road,
Tai Tong, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant: Leung Chiu Fan

April 2023

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



{In Archive} Fw: 有關A/YL-TT/596 的補充文件

09/06/2023 17:25

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND

File Ref:

Archive: This message is being viewed in an archive.

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 09/06/2023 17:25 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 09/06/2023 16:43
Subject: FW: 有關A/YL-TT/596 的補充文件

From: [REDACTED]
Sent: Friday, June 9, 2023 4:32 PM
To: ocmwong@pland.gov.hk; tpbpd@pland.gov.hk
Subject: 有關A/YL-TT/596 的補充文件

你好
有關A/YL-TT/596 的補充文件
見附件，謝謝

如有問題，可致電 [REDACTED] 與 [REDACTED] 聯絡



消防圖_2023.06-01.jpg TD.pdf 渠相.pdf

Dear Sir/Madam,

Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of Three Years in "Village Type Development" Zone at Lots 1185, 1186(Part), 1187 S.M, 1187 S.L(Part), 1298RP(Part) and 2146 in DD117, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories

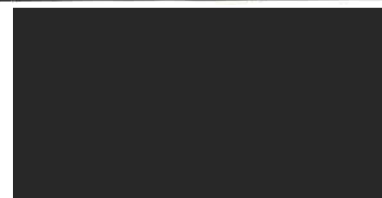
(Application No.A/YL-TT/596)




As requested, we hereby provide further information for the Town Planning Board's consideration. Please note the following in response to the comments of Transport Department:

- a) Most customers would be travelling by public transport as the Application Site is well served by bus, and red minibus, Taxi, i.e. K66, and Tai Tong red minibus respectively.
- b) The restaurant is remoted area and mainly serve the local villagers/residents by walking.
- c) The operating hours from 6 a.m. to 10 p.m. daily(including public holiday).Hourly trip generation and attraction due to all activities, in addition to goods/cooking material delivery:

Time (Operation Hours)	Estimated Trip Generation by Customers/round trip	Estimated Trip Generation by Loading/Unloading	Total
6:00 - 7:00	0	0	0
7:00 - 8:00	0	0	0
8:00 - 9:00	1	0	1
9:00 - 10:00	0	0	0
10:00 - 11:00	1	0	1
11:00 - 12:00	3	0	3
12:00 - 13:00	4	0	4
13:00 - 14:00	2	0	2
14:00 - 15:00	0	0	0
15:00 - 16:00	0	0	0
16:00 - 17:00	0	1	1
17:00 - 18:00	0	0	0
18:00 - 19:00	3	0	3
19:00 - 20:00	2	0	2
20:00 - 21:00	1	0	1
21:00 - 22:00	0	0	0

Authorized Person:

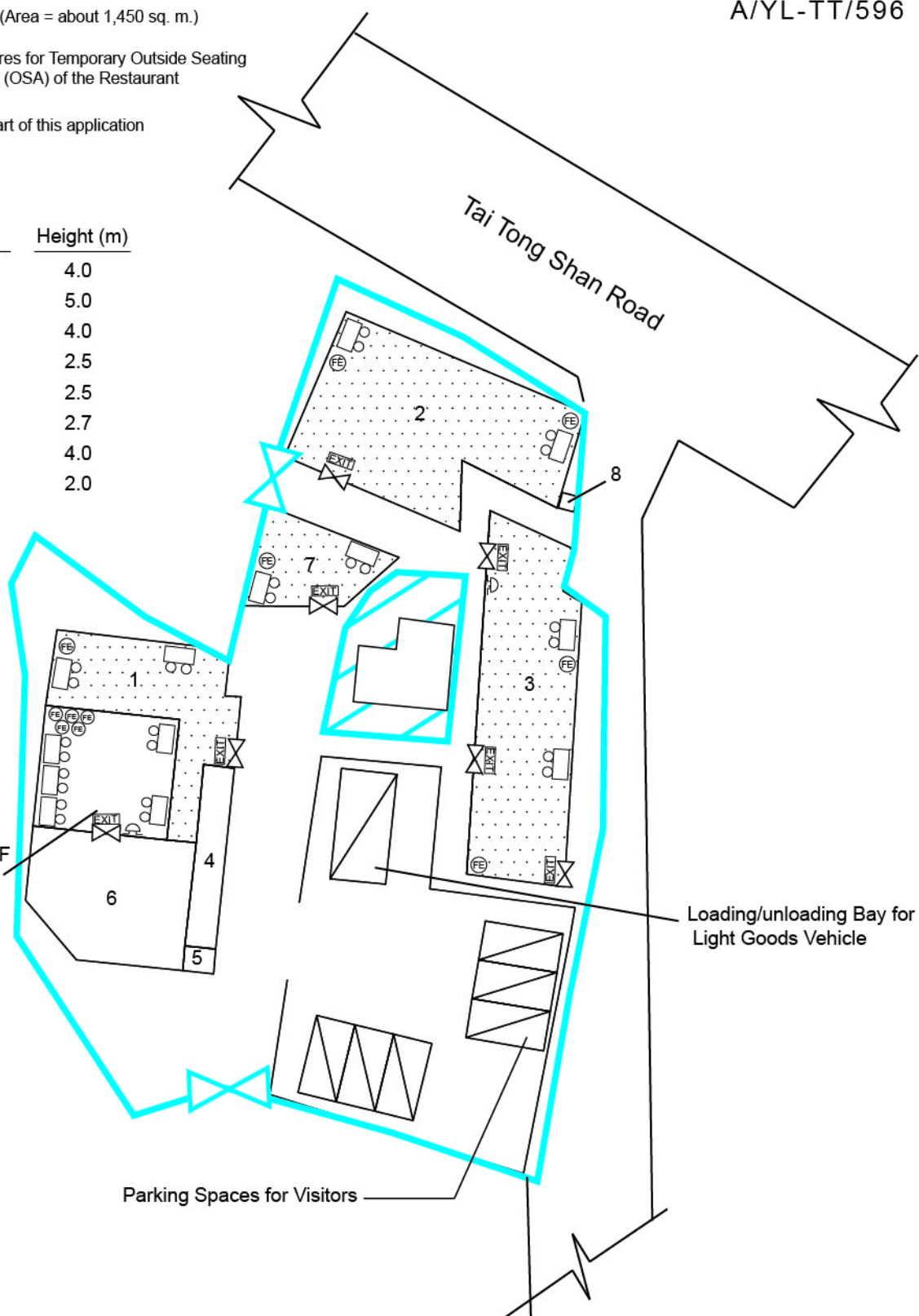


-  Application Site (Area = about 1,450 sq. m.)
-  Shelters/Structures for Temporary Outside Seating Accommodation (OSA) of the Restaurant
-  Area not form part of this application

Detail of Structures:

Structure No.	Area (m ²)	Height (m)
1	74	4.0
2	146	5.0
3	134	4.0
4	30	2.5
5	4	2.5
6	78	2.7
7	39	4.0
8	1	2.0

Existing restaurant on the G/F of a Small House (65.03m²)



Loading/unloading Bay for Light Goods Vehicle

Parking Spaces for Visitors

Legend:

-  Emergency light  Exit sign  5.0kg CO₂ gas fire Extinguisher  Fire alarm bell

FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 part 1 and BS EN 1838.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
- Portable hand-operated approved appliances shall be provided as required by occupancy.

Application Address:

Lots 1185, 1186(Part), 1187 S.M, 1187 S.L(Part), 1298RP(Part) and 2146 in DD117, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories

Drawing Title: Fire Service Installation Layout Plan

Scale: 1:350

Date: 8/6/2023

























20230615 The application of A/YL-TT/596 about the Layout plan 15/06/2023 17:11

From: Jasonology Leung <[REDACTED]>

To: tpbpd@pland.gov.hk, ocmwong@pland.gov.hk, dhhng@pland.gov.hk

History:

This message has been forwarded.

1 Attachment

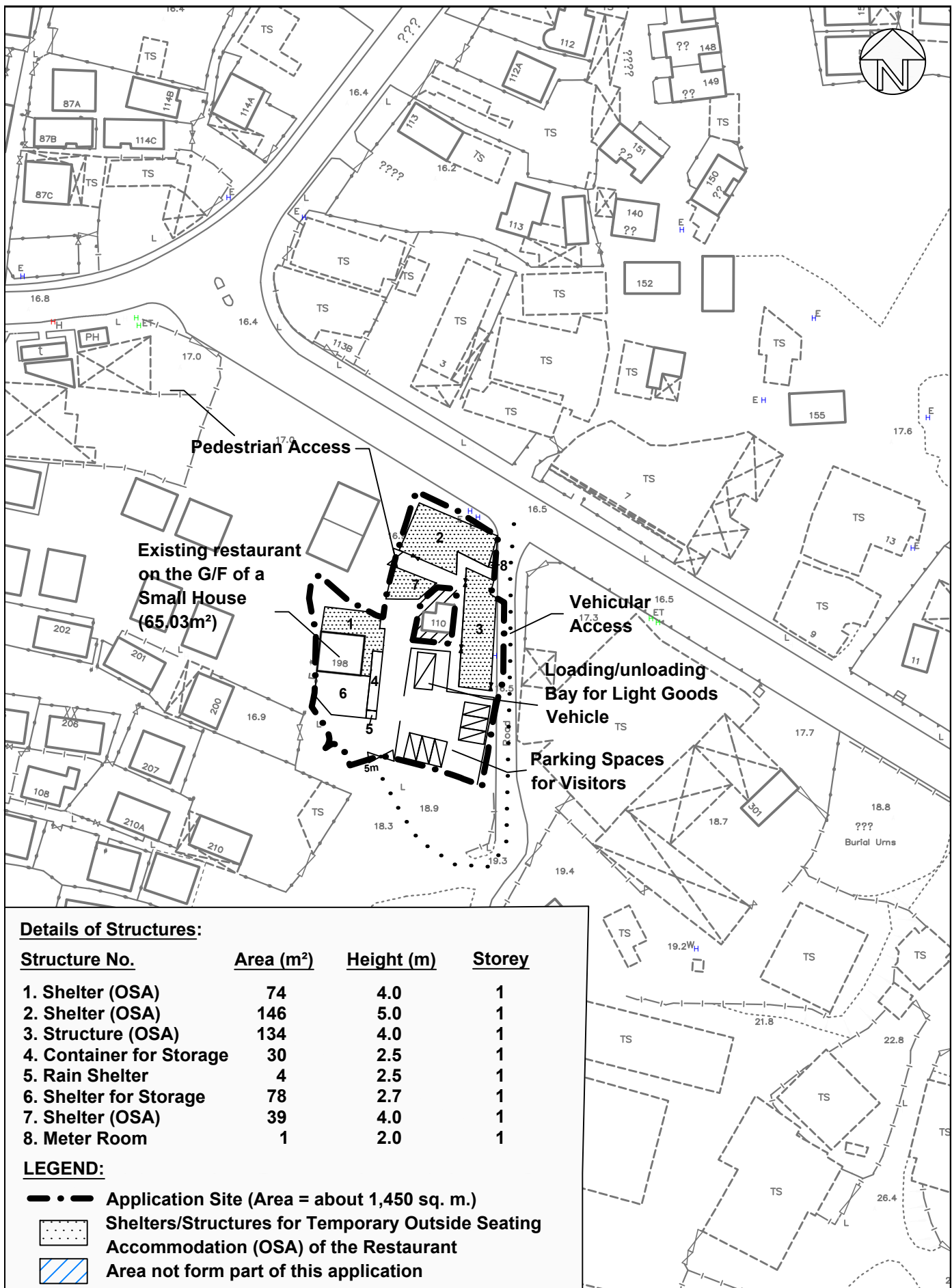


Fig5new.pdf

Dear Sir/Madam,

We would like to adjust the application of A/YL-TT/596. The Layout Plan is corrected. It is shown in Figure 5 in this email. Thanks for your kind consideration.

Your faithfully,
Ming Kin Leung



Layout Plan

Various Lots in DD117,
Tai Tong Shan Road, Tai Tong, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 3.4.2023

Scale: 1 : 1000 (A4)

Relevant Extracts of Town Planning Board Guidelines for ‘Application for Eating Place within “V” Zone in Rural Areas under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 15A)

1. Scope and Application of the Guidelines

- 1.1 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.
- 1.2 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. Main Planning Criteria

- 2.1 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.
- 2.2 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.
- 2.3 Sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects.
- 2.4 For any application on open ground as an extension to ground floor eating place in a New Territories Exempted House 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.
- 2.5 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.
- 2.6 All other statutory or non-statutory requirements of relevant Government departments should be met.

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-TT/272	Temporary Eating Place for a Period of 3 Years	10.12.2010 [revoked on 10.2.2013]	(1), (2), (3), (4), (5)
2	A/YL-TT/321	Temporary Eating Place for a Period of 3 Years	23.5.2014 [revoked on 23.5.2015]	(1), (2), (3), (4), (5), (6)
3	A/YL-TT/403	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Parking Spaces for a Period of 3 Years	11.8.2017	(1), (2), (3), (4), (5), (6), (7), (8)
4	A/YL-TT/502	Temporary Eating Place (Outside Seating Accommodation (OSA) of a Restaurant) for a Period of 3 Years	15.9.2020 [revoked on 15.2.2023]	(1), (3), (4), (5), (7), (9), (10)

Approval Condition(s):

- (1) No operation during specific hours.
- (2) Submission and implementation of tree preservation and/or landscape proposals.
- (3) Submission of proposal and/or provision of drainage facilities and/or submission of photo records.
- (4) Submission and implementation of fire services installations proposal.
- (5) Revocation of planning approval if conditions not comply with by a given date/at any time during the approval period.
- (6) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (7) No vehicle is allowed to queue back to or reverse onto/from public road at any time.
- (8) Provision of car parking spaces and loading/unloading facilities on the Site at all times.
- (9) Maintenance of existing trees.
- (10) Submission and implementation of run-in/out proposal

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/366	Temporary Eating Place for a Period of 3 Years	4.12.2015	(1), (2), (3)
2	A/YL-TT/373	Temporary Eating Place for a Period of 1 Year	4.3.2016	(1), (2), (3)
3	A/YL-TT/379	Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	10.6.2016	(2), (3)

Rejection Reason(s):

- (1) No strong planning justification has been given in the submission for a departure from the planning intention of the “V” zone, even on a temporary basis.
- (2) The applicant fails to demonstrate that the development would not cause adverse traffic, drainage and fire safety impacts on the surrounding area.
- (3) Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.

**Similar s.16 Application within the Same “V” Zone
on the Tai Tong Outline Zoning Plan since 2020**

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/497	Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years	1.9.2020

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- Small House ~~was~~ *were* granted to Lots *1187 S.L and* 2146 in D.D. 117.

2. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- the local track leading to the application site (the Site) is not under her purview.

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

No adverse comment on the application.

3. Food and Environmental Hygiene

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

- no adverse comment on the application and no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- a General Restaurant Licence (Shop Signed: Taitongese Cuisine) has been issued for the premises at G/F, Lot 2146 in D.D. 117, 198 Tai Tong Tsuen, Tai Tong Road, Yuen Long, New Territories whilst no approval for OSA has been given to the aforesaid food premises and no application for an OSA has been received by her department as at 19.6.2023. A complaint related to violation of the directions made under Cap. 599F and illegal extension of business has been received in December 2022 and no fresh complaint has been received so far; and
- the applicant should also note the detailed comments at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- no environmental complaint concerning the Site received in the past three years.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed development from the public drainage point of view;
- based on the planning statement enclosed in the application (**Appendix Ia**), apparently the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-TT/502; and
- should the Town Planning Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TT/502 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated;

6. Fire Safety

Comments of the Director of Fire Services:

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

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

8. District Officer's Comments

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

His office has not received any feedback from locals.

9. Other Departments

Chief Engineer/Construction, Water Supplies Department, Director of Agriculture, Fisheries and Conservation, Director of Electrical and Mechanical Services and Commissioner of Police have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises a New Grant (NG) Lot and Old Schedule Agricultural Lots (OSALs). Lot 2146 in D.D.117 was held under NG No. 4405 for agricultural purpose and permits the construction of a small house with roof-over area not exceeding 65.03m² for non-industrial purpose. The OSALs were 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
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 his department;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing parties of the local track for using it as the vehicular access shall be obtained; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Tong Shan Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Tai Tong Shan Road;
- (g) to note the comments of the Director of Food and Environmental Hygiene:
 - (i) proper licence/permit issued by her department is required if there is any food business/catering service/activities regulated by the her 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 her department. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from her department 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 her department 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 her department, 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;

- (ii) without lawful authority, there should be no encroachment on the public place;
- (iii) its state should not be a nuisance or injurious or dangerous to patrons/workers/public and the surrounding environment;
- (iv) whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to her department by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, her department will refer it to the relevant departments including such as Buildings Department (BD), Transport Department, Fire Services Department, Planning Department, Home Affairs Department, LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the OSA licence will be issued upon full compliance of all the requirements;
- (v) from the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the Building Authority (BA) under the Buildings Ordinance (BO) (Cap. 123) for the construction of awnings or other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as following:
 - (a) an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
 - (b) additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises;
 - (c) adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers;
 - (d) area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered.
- (vi) 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

- (vii) proper licence issued by her department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from her department whatever the general public is admitted with or without payment;
- (h) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (i) to note the general comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of the proposed FSIs to be installed should also be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
 - (i) 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;
 - (ii) the Site abuts a specified street (Tai Tong Shan Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by 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;
 - (v) before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An

Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (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) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.



新界倉庫及物流業經營者聯會
New Territories Warehouse & Logistic Business Association



香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

新界元朗大棠大棠山道丈量約份第 117 約地段第 1185 號、第
1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第
1298 號餘段（部分）及第 2146 號

支持規劃申請 — A/YL-TT/596

本人為新界倉庫及物流業經營者聯會主席，對於題述申請表示大力支持。

不少行家的露天倉也位於元朗大棠山道內，而是項申請位置方便，不少本區的物流業夥計也在該店內解決一日兩餐。因其面積夠大，能容納眾多食客，毋須排隊耽誤飯後工作時間，亦能提供經濟實惠家常便飯及健康菜式，適合大部份打工仔和基層市民。

為着業界的飯碗，本人及本會全體一致通過支持規劃申請 A/YL-TT/596。

新界倉庫及物流業經營者聯會主席
徐位健



二零二三年五月二十五日

大棠村青年團

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

有關

新界元朗大棠大棠山道丈量約份第 117 約地段第 1185 號、第
1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第
1298 號餘段（部分）及第 2146 號

本人為大棠村青年團召集人，本村有傳統龍獅訓練隊，多在飯後集合練習，而標題所述之食店，可以提供經濟相宜及大眾化價錢的食物，亦可在新春或佳節設宴招待十數圍酒席，適合本會團員聯誼或節日慶典之聚，價錢亦不如市區般高昂，對附近街坊有人情味，為良心店鋪，建議保留有關店鋪，請貴會予以通過本項規劃申請。

大棠村青年團支持標題所述的申請。



大棠村青年團召集人
梁超凡

2023 年 5 月 24 日



十八鄉區居民協會

SHAP PAT HEUNG DISTRICT RESIDENT ASSOCIATION

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

支持規劃申請 — A/YL-TT/596 臨時食肆(餐廳戶外座位區)

本會紮根於元朗十八鄉多年，對周邊環境熟悉，對於標題所述之 A/YL-TT/596 表示支持及贊同，因其附近並沒有相關的服務為街坊提供。

另外，上址鄰近紅葉勝地，周邊有大棠村、白沙村、黃泥墩村、楊家村及鄰近公庵路，亦有不少露天倉地及工作人員，能為旅客及周邊居民或往來上班人士提供一日三餐，甚為方便，建議予以批准。

再者，標題所述地段鄰近郊野公園，每天不少行山客早上或黃昏經過，為消耗體力的運動人士提供食物或補充能量，遇有天氣不佳，亦可小休一會，能帶動鄉村經濟及為有需要人士提供餐飲服務，建議考慮及批准其申請。

最後，現時社會復常，不少國內旅行團或本地遊會到該規劃申請地點附近郊遊，為「唱好香港」，貴會應考慮鄉郊小店的生存空間，並可增加鄉村就業。

基於以上各點，本人中肯指出利多於弊，本會支持有關規劃申請，建議批准。

十八鄉區居民協會主席
梁福元

二零二三年五月二十九日

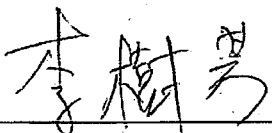
香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

支持

新界元朗大棠大棠山道丈量約份第 117 約地段第 1185 號、第 1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第 1298 號餘段（部分）及第 2146 號

本人為十八鄉大棠村村代表，對於本村附近即元朗大棠山道有食店進行規劃申請，本人及村民均表示支持及歡迎。村內不時有婚宴及滿月宴，以至村務會議後可有中式大型餐飲場地招呼村民，價錢相宜且每天開放，與本村相隔不過一條馬路才數分鐘，大家也喜歡該店環境及菜式並製造中年婦女及青少年就業或兼職，惠及大眾，故大力支持這項規劃申請 A/YL-TT/596，希望貴城規會能批出臨時餐廳食肆連戶外座位區。


李樹芳
十八鄉大棠村村代表

二零二三年五月三十日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TT/596

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

大力支持

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

李樹芳

日期 Date

1/6/23

(大棠村 村代表)

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

有關新界元朗大棠丈量約份第 117 約地段第 1185 號、第 1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第 1298 號餘段（部分）及第 2146 號用作臨時食肆（餐廳戶外座位區）的規劃申請（規劃申請編號：A/YL-TT/596）

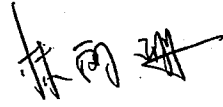
本人為大棠村居民，知悉標題地點擬向城市規劃委員會提出規劃申請，現特函 貴會並表示絕對支持。

上述標題申請鄰近大棠郊野公園、楓香林、千島湖、保良局渡假營等眾多遊客必經之地，遠離元朗市區，不會影響交通。而附近主要為村屋、耕地及貨倉等，周邊可供居民及上班族解決三餐的食肆不多。

猶幸，現作出規劃申請的食肆地方寬敞，尤其在疫情期間，該食肆為食客提供防疫用品之餘，亦為眾多往戶解決往返元朗的危機及提供迅速快捷的餐飲服務，實在不可多得。

此外，該食肆亦可為本村及社區團體作小型聚餐之場地，郊區環境舒適並有令人滿意的服務，故絕對支持是項規劃申請，敬請予以批准。

簽署：


元朗十八鄉大棠村居民

日期： 2023 年 5 月 22 日

香港北角渣華道 333 號北角政府合署 15 樓,

城市規劃委員會

敬啟者：

新界元朗大棠丈量約份第 117 約地段第 1185 號、第 1186 號 (部分)、第 1187 號 M 分段、第 1187 號 L 分段 (部分)、第 1298 號餘段 (部分) 及第 2146 號用作臨時食肆(餐廳戶外座位區)的規劃申請(規劃申請編號: A/YL-TT/596)

本人為大棠村居民，知悉標題地點擬向城市規劃委員會提出規劃申請，現特函 貴會
並表示絕對支持！

近年元朗公路以南的大棠路及公庵路一帶，新建及改建村屋增加，人口近萬，加上部份土地亦用作倉庫及鄉郊工業用途，但只有五至六間鄉村士多、數間鄉村餐室及食堂，實不足以滿足居民需求。是項規劃申請位於僑興路與大棠山道交界，連接大棠路及公庵路，早已成為鄰近居民解決一日三餐的好去處。除可為村民提供一個方便、衛生、舒適及具有鄉村特色的飲食場所外，更能為鄰近鄉村提供一個適合舉辦傳統鄉村節日活動的理想場地。擬議食肆的設立確能迎合村民所需，保存鄉村的風貌及增添鄉郊特色。故絕對支持是項規劃申請，敬請予以批准。

簽署：



日期： 2023 年 5 月 21 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

有關新界元朗大棠丈量約份第 117 約地段第 1185 號、第 1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第 1298 號餘段（部分）及第 2146 號用作臨時食肆（餐廳戶外座位區）的規劃申請
（規劃申請編號：A/YL-TT/596）

本人在元朗大棠山道工作，知悉每天光顧的臨時食肆擬向貴會提出規劃申請，現特簽署表示對是項申請予以支持。

近年元朗十八鄉人口不斷增加，元朗公路以南的大棠路一帶，目前人口過萬，大棠山道部份土地亦用作倉庫及鄉郊工業用途。雖然元朗市區發展一日千里，惟鄉郊區一帶的衣食住行尚未普及，尤其在此區周邊的上班人士，大都選擇在提出申請的食肆食用早/午或晚餐，減少往返元朗市交通的用膳時間，亦間接舒緩大棠路日益堵車的情況。

民以食為天，標題申請食肆為吾等於大棠路一帶居住及謀生的人士提供方便，減少等位情況，毋須浪費時間排隊，實在是食客首要考慮的條件，加上食物美味並富有農村特色，非一般食店所能媲美。

望貴委員會考慮及批准有關規劃申請。


簽署：_____

大棠山道附近上班人士

日期： 2023 年 5 月 20 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

支持規劃申請 — A/YL-TT/596
新界元朗大棠大棠山道丈量約份第 117 約地段第 1185 號、第 1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第 1298 號餘段（部分）及第 2146 號

吾等對 A/YL-TT/596 表示支持及贊同，望 貴會批准有關申請。
理由如下：

- 1) 是項規劃申請的店鋪，主要為鄉郊區提供中式餐飲及宴會場地，以至團體聚餐服務等等，價錢相宜、豐儉由人，且質素不俗，實為元朗大棠鄉郊區稀有的商業及大眾化服務。
- 2) 周邊有慈善團體渡假村、生態農莊、倉戶及住宅，更有不少名勝古跡位處附近，作為行山的起點或終點，或為附近商鋪提供外賣服務，有助帶動鄉村經濟及提升鄉村就業機會，有存在的必要並可組成一站式旅遊配套。
- 3) 有關申請位置位於鄉郊區邊陲，民居不算多、交通頗疏落，附近交通及公眾停車位並沒有因為食店而造成影響，有利民生並提升鄉村經濟，實宜保留。

敬請准許有關規劃申請。


簽署：

日期： 2023 年 5 月 23 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

新界元朗大棠大棠山道丈量約份第 117 約地段第 1185 號、第 1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第 1298 號餘段（部分）及第 2146 號

支持規劃申請 — A/YL-TT/596

本人為標題所述的員工之一，現為侍應，支持這規劃申請。

居於鄉郊區，工作每多需要前往元朗市或九龍市區，每天交通費來回小數怕長計，花費不菲。

幸有大型食店於我家附近，踏單車需 5 分鐘，走路大概 15 分鐘即可，並有員工伙食提供，像我和同事數十人，大家也需要這樣的工作，包括上下班便利、工作之餘可兼顧家庭、亦毋須花時間、金錢舟居勞頓，更可以為食客介紹周邊旅遊景點，實踐「唱好香港」的故事。

毋須慈善團體也能提供就業機會予中年人或新入職年青人，我和我的同事們也很支持這項規劃申請，請城規會通過及批出有關申請

簽署：

張小悅

日期：

23/5/23

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

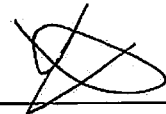
有關

新界元朗大棠大棠山道丈量約份第 117 約地段第 1185 號、第 1186 號（部分）、第 1187 號 M 分段、第 1187 號 L 分段（部分）、第 1298 號餘段（部分）及第 2146 號

喜見元朗郊區有特色食肆，地方寬敞並有車位，很是方便。作為食客，與家人或三五知己以至數十人，在該店均可提供座位滿足而毋須長時間等位，對食客來說，這首要條件已滿足了不少人。

其次，餐廳與周邊環境匹配，沒有太大的嘈音、油煙及造成交通阻塞，更可作為復常後接待旅行團的餐館。像這規模而位於元朗鄉郊區不多，與市區車程才不過十數分鐘，便利街坊及給予更多選擇，本人大力支持這項規劃申請 A/YL-TT/596，希望城貴會能批出臨時餐廳食肆連戶外座位區。

食客簽署：



簽署日期：

13-5-2023

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者:

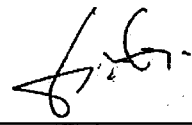
新界元朗大棠丈量約份第 117 約地段第 1185 號、第 1186 號(部分)、第 1187 號 M 分段、第 1187 號 L 分段(部分)、第 1298 號餘段(部分)及第 2146 號用作臨時食肆(餐廳戶外座位區)的規劃申請 (規劃申請編號: A/YL-TT/596)

知悉標題規劃申請主要為鄰近村民及到訪鄰近旅遊點如大欖郊野公園、保良局賽馬會大棠渡假村的遊客提供一個餐飲地點，同時亦為本地居民提供聚集點及舉辦社區活動的地點，現特函 貴會，表示對此申請予以支持！

近年元朗公路以南的大棠路及公庵路一帶，新建村屋增加，人口近萬，加上部份土地亦用作倉庫及鄉郊工業用途，但只有五至六間鄉村士多及食堂，實不足以滿足居民及鄰近就業人士需求。上述申請位於僑興路與大棠山道交界，連接大棠路及公庵路，除可為村民提供一個方便、衛生、舒適及具有鄉村特色的飲食場所外，更能為鄰近鄉村提供一個適合舉辦傳統鄉村節日活動的理想場地。

擬議食肆的設立確能迎合村民所需，保存鄉村的風貌及增添鄉郊特色。而且申請符合“鄉村式發展”地帶的規劃意向，與附近土地用途協調，故希望 貴會體恤民情，批准是項申請。

簽署：


元朗大棠居民

日期：2023 年 5 月 31 日

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



A/YL-TT/596 DD 117 Tai Tong

09/06/2023 02:41

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-TT/596

Lots 1185, 1186 (Part), 1187 S.M, 1187 S.L (Part), 1298 RP (Part) and 2146 in D.D.
11, Tai Tong Shan Road, Tai Tong, Yuen Long

Site area : About 1,450 m²

Zoning : "VTD"

Applied Use: Outside Seating Accommodation Restaurant / 7 vehicle parking

Dear TPB Members,

So 502 was revoked, but Applicant knows how the system works, drop the Government Land, minor tweaking to lots, file another application and good to go for another 3 years.

PlanD will recommend and members will ask no questions.

What a farce and waste of time.

Mary Mulvihill

From:

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

Date: Sunday, 12 July 2020 3:30 AM CST

Subject: A/YL-TT/502 DD 117 Tai Tong

Dear TPB Members,

Slight reduction in parking to 7. 403 approved on **11 Aug 2017**. Minutes mention :
The Chief Town Planner/Urban Design and Landscape, Planning Department
(CTP/UD&L, PlanD) had some reservations on the application as **the majority of the vegetation with trees and shrubs in the northern portion of the site was missing when compared with the recent site photos and aerial photo in 2015.**

Google map does not indicate that remedial measures have been taken, see image attached.

In fact the operation does not appear to be a coherent restaurant. We are in the midst of a health crisis so members have a duty to inquire into how the food is transported from kitchen and other catering related issues. Are handwashing facilities provided at the diverse locations?

Re STT for the Government land, members must also consider the current Audit Commission Report :

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands after being allocated to tenants for more than seven years without any formal justification.

The Applicant does not mentions the STT, has this been rolled over?

Questions please.

Mary Mulvihill

From: [REDACTED]

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

Sent: Monday, May 8, 2017 2:31:53 AM

Subject: A/YL-TT/403 DD 117 Tai Tong

A/YL-TT/403

Lots in D.D. 117 and Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen Long

Site area : About 1,225 m² Includes Government Land of about 116 m²

Zoning : "VTD"

Applied Use: Outside Seating Accommodation Restaurant / 9 vehicle parking

Dear TPB Members,

While fully supporting outdoor dining facilities, unfortunately this is Hong Kong and not some village in the South of France. The examples of attractive venue are few.

The site has a long history of non compliance and rejections.

Is this perhaps a ploy to run an illegal parking facility?

Mary Mulvihill