

This document is received on 26 JUN 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.

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 1599
	Date Received 收到日期	26 JUN 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)

Wai Kee Canteen
偉記食堂

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 1187 s.O (Part), 1187 s.Q (Part) and 1187 s.R (Part) in D. D.117 and adjoining Government Land, Shap Pat Heung, 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 642 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 249 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	70.9 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 (OZP) 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	Temporary canteen (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
_____ 15/06/2023 _____ (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 _____ 15/06/2023 _____ (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	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
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 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 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input 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／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 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？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
		
		

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-TT</u> / <u>497</u>
(b) Date of approval 獲批給許可的日期	<u>01/09/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>01/09/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Canteen for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Refer to Appendix 1

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

FRANCIS LAU

Planning Manager

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

MRTPI, FRICS, RPS(GP)



on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

15-06-2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1187 s.O (Part), 1187 s.Q (Part) and 1187 s.R (Part) in D. D.117 and adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories
Site area 地盤面積	642 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 70.9 sq. m 平方米 ☑ About 約)
Plan 圖則	Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Canteen for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	249 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	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) _____ _____		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		2

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 (Plan 3)	<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 (Plan 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2), Swept Path Analyses (Plans 5a-c) & Approved Plan showing the Existing Drainage Facilities (Plan 6)</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據 (Appendix 1)	<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 checked="" type="checkbox"/>
<u>Compliance letters of approval conditions (g) & (h) under previous application No. A/YL-TT/497 (Annex 1a), Valid FS 251 Certificates (Annex 1b) & Compliance letters of approval condition (f) under previous application No. A/YL-TT/497 (Annex 2)</u>		
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。

Executive Summary

1. The application site (the Site) is on Lots 1187 s.O (Part), 1187 s.Q (Part) and 1187 s.R (Part) in D. D. 117 and adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories.
2. Site area is about 642 m², including about 70.9 m² of Government Land.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19.
4. The application is for renewal of planning approval for ‘Temporary Canteen’ for a period of 3 years. According to the Definition of Terms promulgated by the Town Planning Board (the Board), the applied use is subsumed under ‘Eating Place’, which is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board.
5. Operation hours are from 7 a.m. to 7 p.m. daily (including Sundays and public holidays).
6. A total of 10 temporary structures are provided on the Site for eating area, kitchens, open sheds, storerooms and toilet uses. The gross floor area is about 249 m².
7. The Site is the subject of 3 approved renewal applications, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the previous approved renewal applications, the layout and development parameters of the current renewal application remain unchanged.

行政摘要

1. 申請地點位於新界元朗十八鄉丈量約份第 117 約地段第 1187 號 O 分段（部份）、第 1187 號 Q 分段（部份）及第 1187 號 R 分段（部份）和毗連政府土地。
2. 申請地點的面積為大約 642 平方米，包括約 70.9 平方米的政府土地。
3. 申請地點在《大棠分區計劃大綱草圖編號 S/YL-TT/19》上劃為「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時飯堂（為期 3 年）」。根據城市規劃委員會修訂的詞彙釋義，該用途是「食肆」其下所包含的用途，在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 營業時間為每日上午 7 時至下午 7 時（星期日及公眾假期照常營業）。
6. 申請地點提供 10 個臨時構築物作食肆、廚房、開放棚架、儲物室及洗手間用途，總樓面面積為大約 249 平方米。
7. 申請地點曾 3 次獲批規劃許可續期，申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃許可續期申請，本次續期申請的發展規模及佈局並無改變。

Justifications

Applied Use

1. The application is for renewal of planning approval for 'Temporary Canteen' for a period of 3 years.

Location

2. The application site (the Site) is on Lots 1187 s.O (Part), 1187 s.Q (Part) and 1187 s.R (Part) in D. D. 117 and adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories. It is abutting Tai Tong Shan Road (**Plans 1 and 2**).

Site Area

3. The site area is about 642 m², including about 70.9 m² of Government Land.

Planning Context

4. The Site falls within an area zoned "Village Type Development" ("V") on the Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19.
5. The planning intention of the "V" zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board (TPB/the Board).
6. According to the Definition of Terms (DoTs) promulgated by the Board, the applied use of 'Canteen' is subsumed under 'Eating Place', which is a Column 2 use within the "V" zone on the OZP which may be permitted with or without conditions by the Board.
7. Provided that all structures of the development are temporary in nature, approval of the current application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "V" zone.

TPB Planning Guidelines

8. The TPB 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) are relevant to this application.
9. The application is in line with TPB-PG No. 15A in that the eating place is located at the fringe of Tai Tong Tsuen and abuts Tai Tong Shan Road; nuisance or inconvenience to the local residents is minimal; and no adverse impacts regarding

hygiene, traffic, drainage, sewerage, fire safety and environmental perspectives have been identified during the previous approval periods.

10. The TPB Guidelines for 'Renewal of Planning Approval and Extension of time for Compliance with Planning Conditions for Temporary Use or Development' (TPB PG-No. 34D) are relevant to this application.
11. The application is in line with TPB-PG No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/YL-TT/497; all approval conditions of the previous renewal application were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

Development Parameters

12. The following table explains the details of the structures on site (Plan 3):

No.	Uses	Floor Area (about) (m ²)	Covered Area (about) (m ²)	Height (about) (m)	No. of Storeys
1	Eating area	63	63	2.5	1
2	Kitchen	20.79	20.79		
3	Kitchen	23.31	23.31		
4	Container storeroom	14.49	14.49		
5	Container toilet	15.44	15.44		
6	Open shed	40.72	40.72		
7	Open shed	24.47	24.47		
8	Open shed	14.58	14.58		
9	Open shed	17.56	17.56		
10	Container storeroom	14.7	14.7		
Total		<u>249</u>	<u>249</u>		

13. Operation hours of the canteen are from 7 a.m. to 7 p.m. daily.

Previous Applications

14. The Site is the subject of 4 previous applications for the same applied use submitted by the same applicant:

Application No.	Applied Use	Date of Approval
A/YL-TT/282	Temporary Canteen for a Period of 3 Years	25.4.2011
A/YL-TT/335	Temporary Canteen for a Period of 3 Years	8.8.2014
A/YL-TT/407	Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years	28.7.2017
A/YL-TT/497	Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years	1.9.2020

16. All previous applications were approved mainly on considerations that there were previous approvals for the applied use and the concerns on adverse hygiene, traffic, drainage, sewerage, fire safety and environmental impacts on the adjacent areas were not envisaged.

17. The planning context of the adjacent areas has not been significantly altered since the last renewal approval.
18. All approval conditions under the previous approved application No. A/YL-TT/497 were satisfactorily complied with by the applicant.
19. Compared with the previous approved application, the layout and development parameters of the current renewal application remain unchanged.

Similar Applications Approved Within or Straddling the Same “V” Zone

20. With reference to the DoTs, ‘Canteen’ and ‘Restaurant’ are the subsumed use terms under the broad use term of ‘Eating Place’.
21. The Site is located in Tai Tong Shan Road where 9 similar applications approved by the Board can be found within or straddling the same “V” zone:

Application No.	Applied Use	Date of Approval
A/YL-TT/114	Proposed Restaurant	17.8.2001
A/YL-TT/149	Temporary Restaurant for a Period of 3 Years	10.10.2003
A/YL-TT/192	Temporary Restaurant for a Period of 3 Years	3.2.2006
A/YL-TT/249	Temporary Eating Place for a Period of 3 Years	6.11.2009
A/YL-TT/272	Temporary Eating Place for a Period of 3 Years	10.12.2010
A/YL-TT/321	Temporary Eating Place for a Period of 3 Years	23.5.2014
A/YL-TT/324	Proposed Temporary Eating Place for a Period of 3 Years	25.4.2014
A/YL-TT/403	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	11.8.2017
A/YL-TT/502	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	15.9.2020

22. Similar applications for ‘Canteen’, ‘Restaurant’ or ‘Eating Place’ uses within the same “V” zone in the vicinity of Tai Tong Shan Road have been approved for the past years.
23. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current renewal application are similar to the similar approved applications.

No Adverse Impact to the Surroundings

Visual and Landscape

24. The development only involves the erection of single-storey temporary structures. It is compatible with the surrounding land uses predominated by rural residential intermixed with open storage yards, warehouse, workshops and scattered parking of vehicles. As such, no adverse visual impact is anticipated.

25. As depicted in the approved tree preservation and landscape proposal in the previous renewal application No. A/YL-TT/497 (**Plan 4**), the existing 8 nos. of trees on site have been properly maintained during the approval period. Regular horticultural maintenance was undertaken to ensure the health condition of trees.

Traffic

26. Given that target customers of the canteen are mostly workers in nearby factories and workshops, they are expected to visit the canteen on foot instead of driving.
27. 3 nos. of parking spaces for private cars and 2 no. of loading/unloading (L/UL) bays for light goods vehicles (LGVs) are provided on site for daily operation of the development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site. The provision of parking spaces and L/UL bays remain the same as that approved in previous renewal application No. A/YL-TT/497 (**Plans 5a, 5b and 5c**).
28. No medium goods vehicles (MGVs) and heavy goods vehicles (HGVs) are allowed to park, stall, enter or exit the Site.
29. No parking, queuing and reverse movement of vehicles are allowed on public roads.
30. In view of low trip attraction and generation rates, the development will not cause adverse traffic impact to the adjacent area and road network.

Fire Safety

31. The existing fire service installations (FSIs) under the previous renewal application No. A/YL-TT/497 were accepted by the Fire Services Department on 2.7.2021 (**Annex 1a**).
32. Given that the applied use, layout and development parameters under the current renewal application remain unchanged compared with the previous renewal application, the implemented FSIs should remain valid for the current renewal application. The valid FS 251 (Certificates of FSI and Equipment) are submitted for the perusal of FSD (**Annex 1b**).

Drainage

33. The existing drainage facilities have been maintained in good conditions throughout the approval period of the previous renewal application No. A/YL-TT/497 (**Plan 6**). The condition record of the existing drainage facilities on site was accepted by the Drainage Services Department (DSD) on 19.5.2022 (**Annex 2**).

Planning Gain

34. The development provides convenient catering services to local workers.

- End -

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference P11003/TL21159
本署檔號 Our Reference () in TPB/A/YL-TT/497
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

2 July 2021

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre,
129-149 On Lok Road,
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Sir,

Compliance with Approval Conditions (g) and (h) Planning Application No. A/YL-TT/497

I refer to your submission dated 5.5.2021 for compliance with the captioned approval conditions on the submission and implementation of fire service installations (FSIs) proposal. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7787) or Mr. LI Leong-kiu (Tel: 2733 7781) of Fire Services Department.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB (2)

KKN/am

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9216264

FSD Ref.: _____
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

偉記食堂

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

in D.D.117

Street/Road/Estate Name:

街道/屋苑名稱

and Adjoining Government Land, Shap Pat Heun

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	應急照明系統	Lot 1187 S.O (Part) 1187 S.O (Part) and 1187 S.R (Part)	Conforms with FSD requirements	21-Nov-2022	20-Nov-2023
12	10x後備應急照明燈				
13	出口指示牌 10x後備電池出口燈 火警警報系統 1 set 火警警報系統				

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

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

Part 3 第三部 Defects 損壞事項

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

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

21-Nov-2022

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9216265

FSD Ref.: _____
消防處編號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

偉記食堂

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

in D.D.117

Street/Road/Estate Name :

街道/屋苑名稱

and adjoining Government Land, Shek Fat Heun

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
23	Hose Reels To check 1 set existing hose reel	Let: 1187 S.Q (Part) 1187 S.Q (Part) and 1187 S.R (Part)	Conforms with FSD requirements	21-Nov-2022	20-Nov-2023

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

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

Part 3 第三部 Defects 損壞事項

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

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature :

Name :

FSD/RC No. :

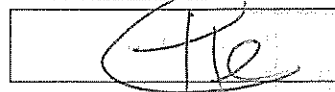
消防處註冊號碼

Company Name :

Telephone :

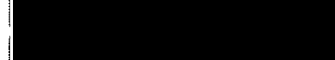
Date :

日期



李錦源 LI Kam-yuen

RC 1/314, RC 2/465, RC 3/160

21-Nov-2022

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9216305

FSD Ref.: _____
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

偉記食堂

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

in D.D.117

Street/Road/Estate Name :

街道/屋苑名稱

and Adjoining Government Land, Shap Pat Heun

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguishers (1 x 9 Litre water type F.E.)	Loc 1137A (Opp. 1137 S.Q (Part)	Conforms with FSD requirements	21-Nov-2022	20-Nov-2023
25	Portable Hand-operated Approved Appliance 2 x Sand bucket	and 1137 S.R (Part)			

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

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

Part 3 第三部 Defects 損壞事項

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

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature :
受權人簽署

Name :

姓名

FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱

Telephone :

聯絡電話

Date :

日期

For FSD
use only:

Inspected

Key-in

Verified

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference P11003/TL22144
本署檔號 Our Reference () in TPB/A/YL-TT/497
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

19 May 2022

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre,
129-149 On Lok Road,
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Sir,

Compliance with Approval Condition (f) Planning Application No. A/YL-TT/497

I refer to your submission dated 18.5.2022 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of DSD.

Yours faithfully,

(K. K. NG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

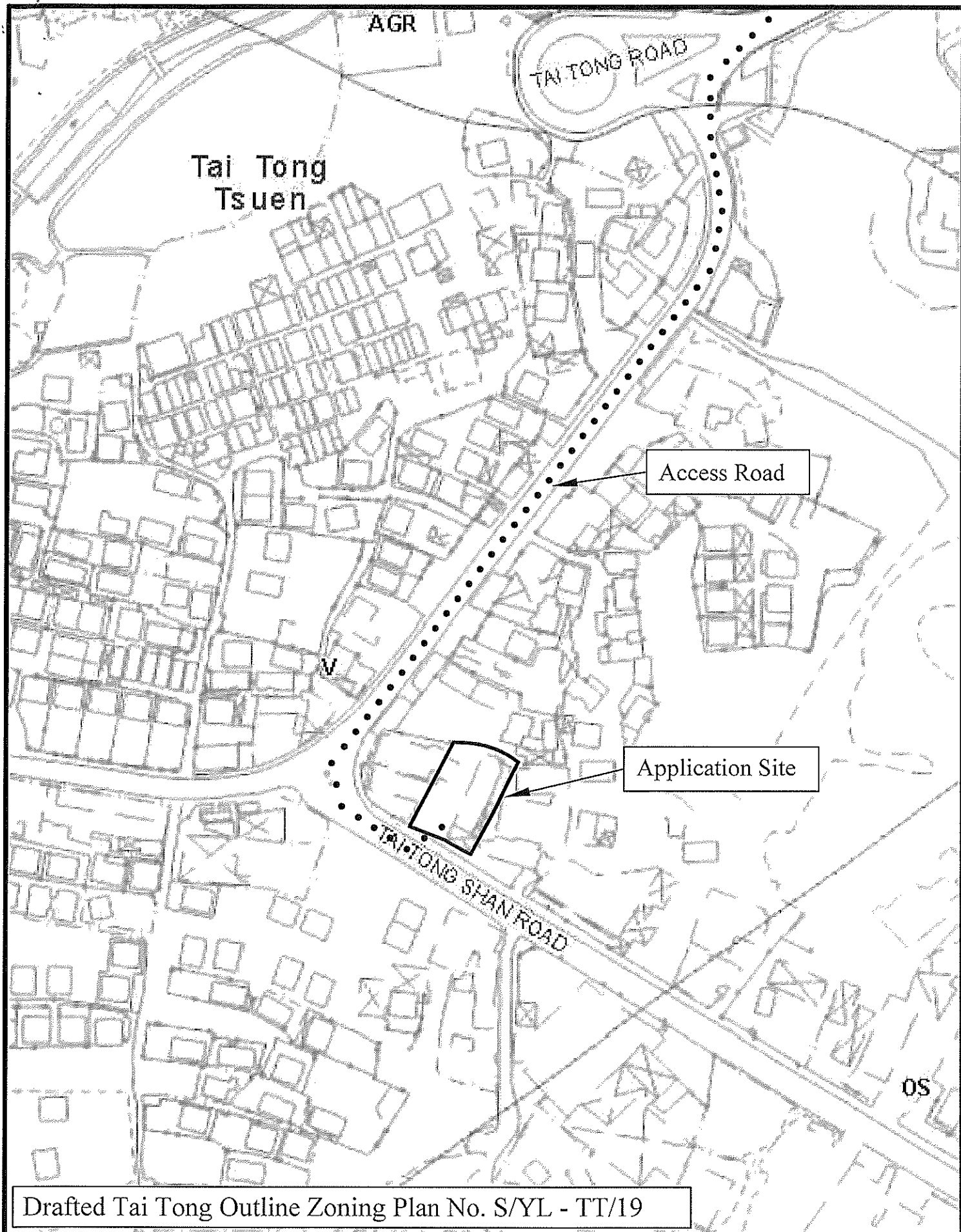
c.c.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

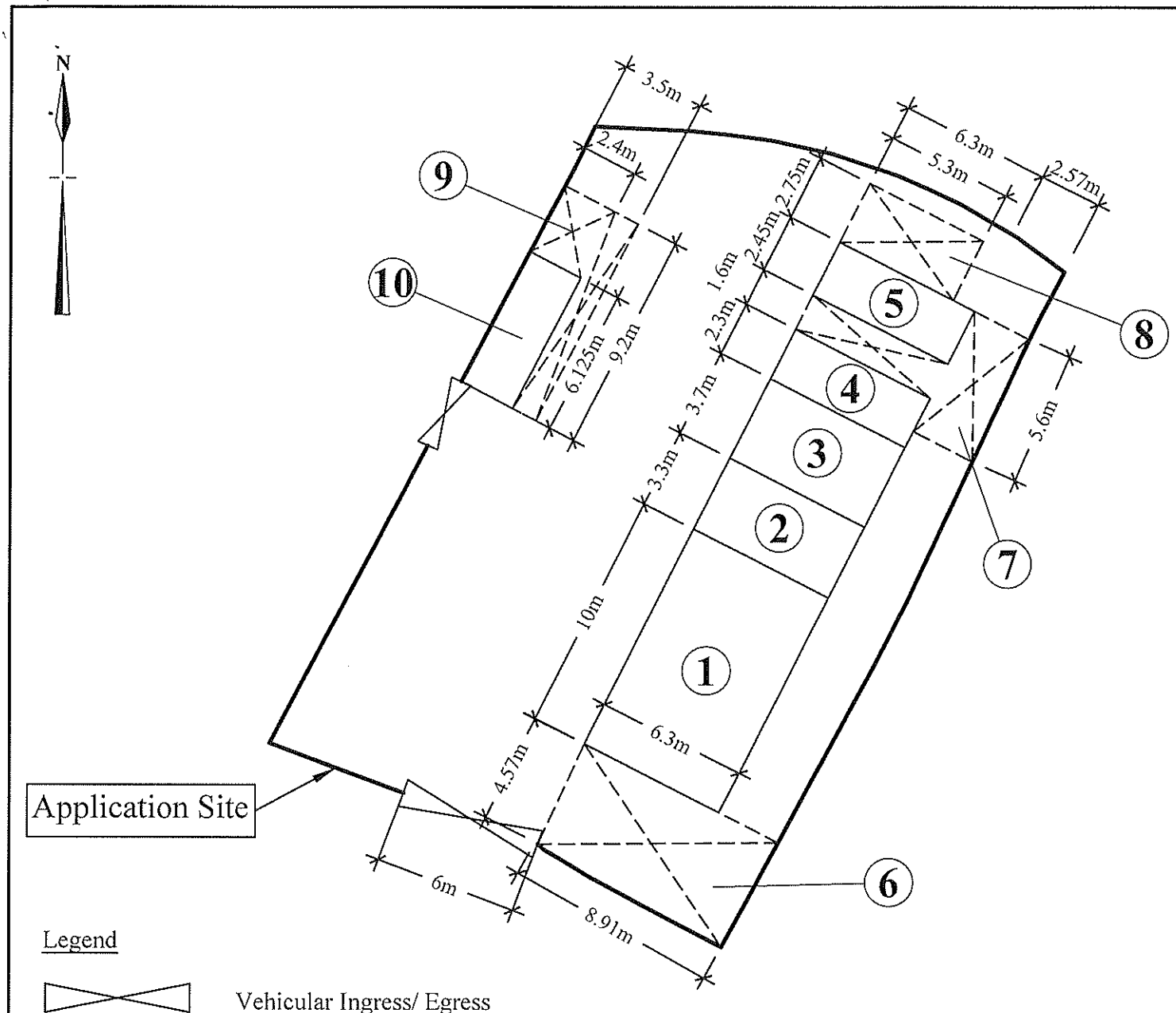
Internal

CTP/TPB (2)

KKN/AL/al

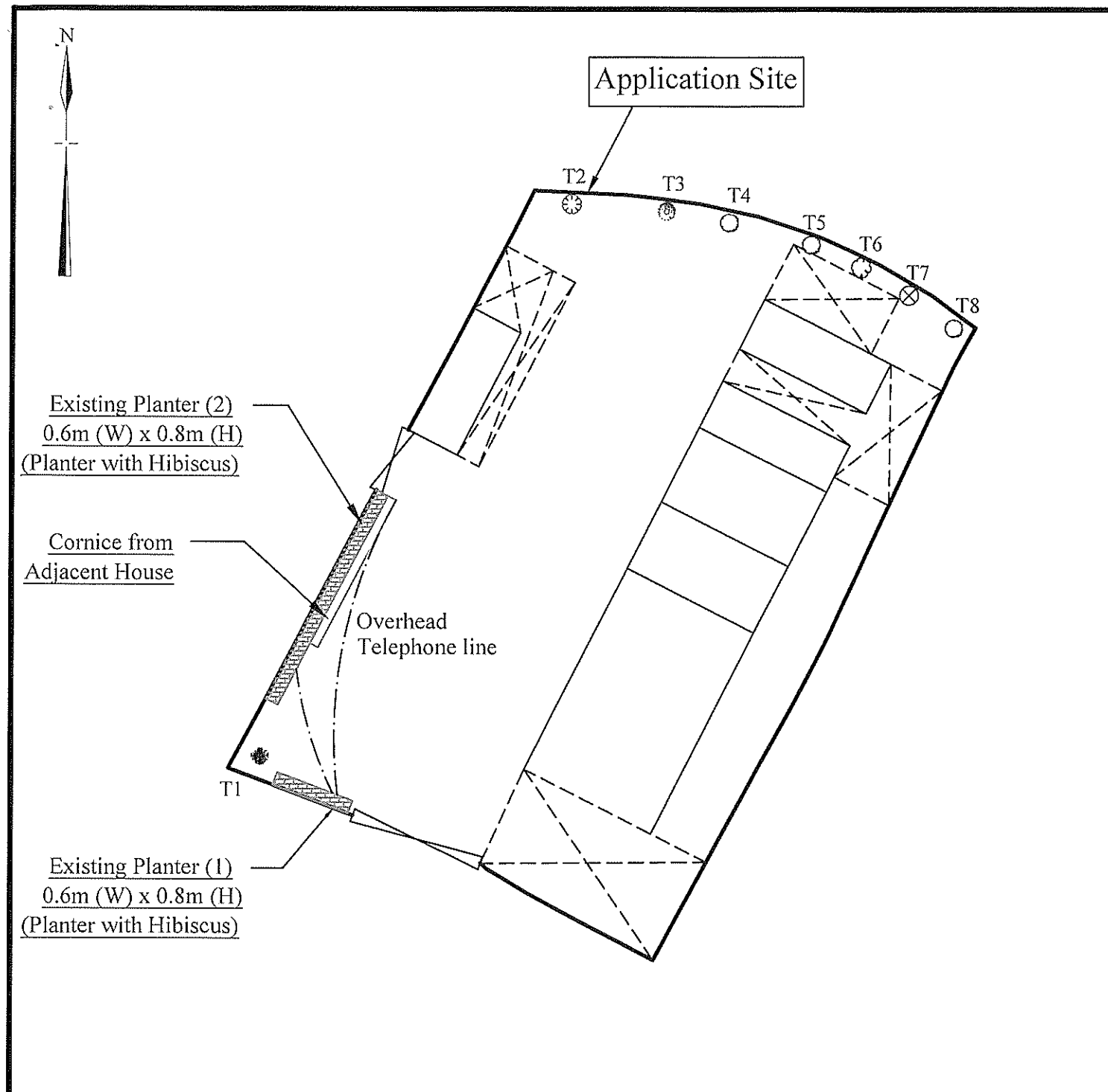


Not to scale	Location Plan	Goldrich Planners & Surveyors Ltd.
June 2023	Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117 and Adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories	Plan 1 (P 11003)



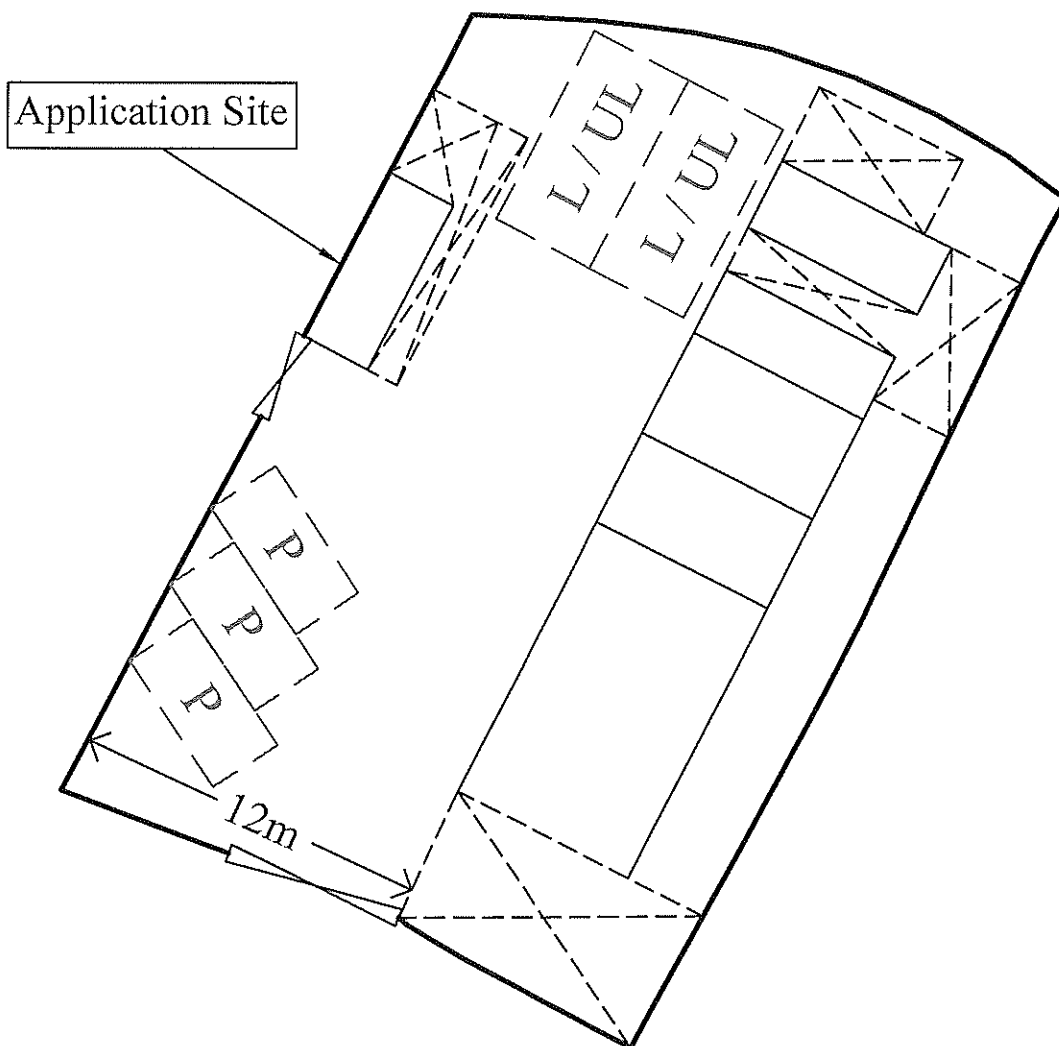
No.	Floor Use	Height (about)	Floor Area (Enclosed structures)	Floor Area (Open shed)
1	Eating Area	2.5m	63m ²	
2	Kitchen	2.5m	20.79m ²	
3	Kitchen	2.5m	23.31m ²	
4	Container Storeroom	2.5m	14.49m ²	
5	Container Toilet	2.5m	15.44m ²	
6	Open Shed	2.5m		40.72m ²
7	Open Shed	2.5m		24.47m ²
8	Open Shed	2.5m		14.58m ²
9	Open Shed	2.5m		17.56m ²
10	Container Storeroom	2.5m	14.7m ²	
		Sub. Total	151.73m ²	97.33m ²
		Total	249m ²	

1 : 250	Existing Layout Plan (Approved under application No. A/YL-TT/497)	Goldrich Planners & Surveyors Ltd.
June 2023	Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117 and Adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories	Plan 3 (P 11003)

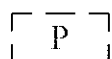


Tree to be preserved	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
Existing Ficus microcarpa (細葉榕)	4m	2.75m	1
Existing Broussonetia Papyrifera (構樹)	4m	2.75m	1
Existing Roystonea Regia (王棕)	4m	2.75m	3
Existing Dimocarpa Longan (龍眼)	4m	2.75m	1
Existing Ficus Benjamina (垂葉榕)	4m	2.75m	1
Existing Bauhinia x blakeana (洋紫荊)	4m	2.75m	1
Total			8

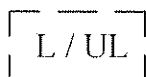
1:250	Tree Preservation and Landscape Proposal (Approved under application No. A/YL-TT/497) Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117 and Adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
June 2023		Plan 4 (P 11003)



Legend



Parking space for private car (2.5m (W) x 5m (L))



Loading / Unloading space for light goods vehicle (3.5m (W) x 7m (L))

1:250

Existing Layout Plan with Parking Spaces

(Approved under application No. A/YL-TT/497)

Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117
and Adjoining Government Land, Shap Pat Heung,
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

June 2023

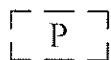
**Plan 5a
(P 11003)**



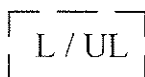
Application Site

TAI TONG SHAN ROAD

Legend



Parking space for private car (2.5m (W) x 5m (L))



Loading / Unloading space for light goods vehicle (3.5m (W) x 7m (L))

1:250

June 2023

Swept Path Analysis (1)

(Approved under application No. A/YL-TT/497)

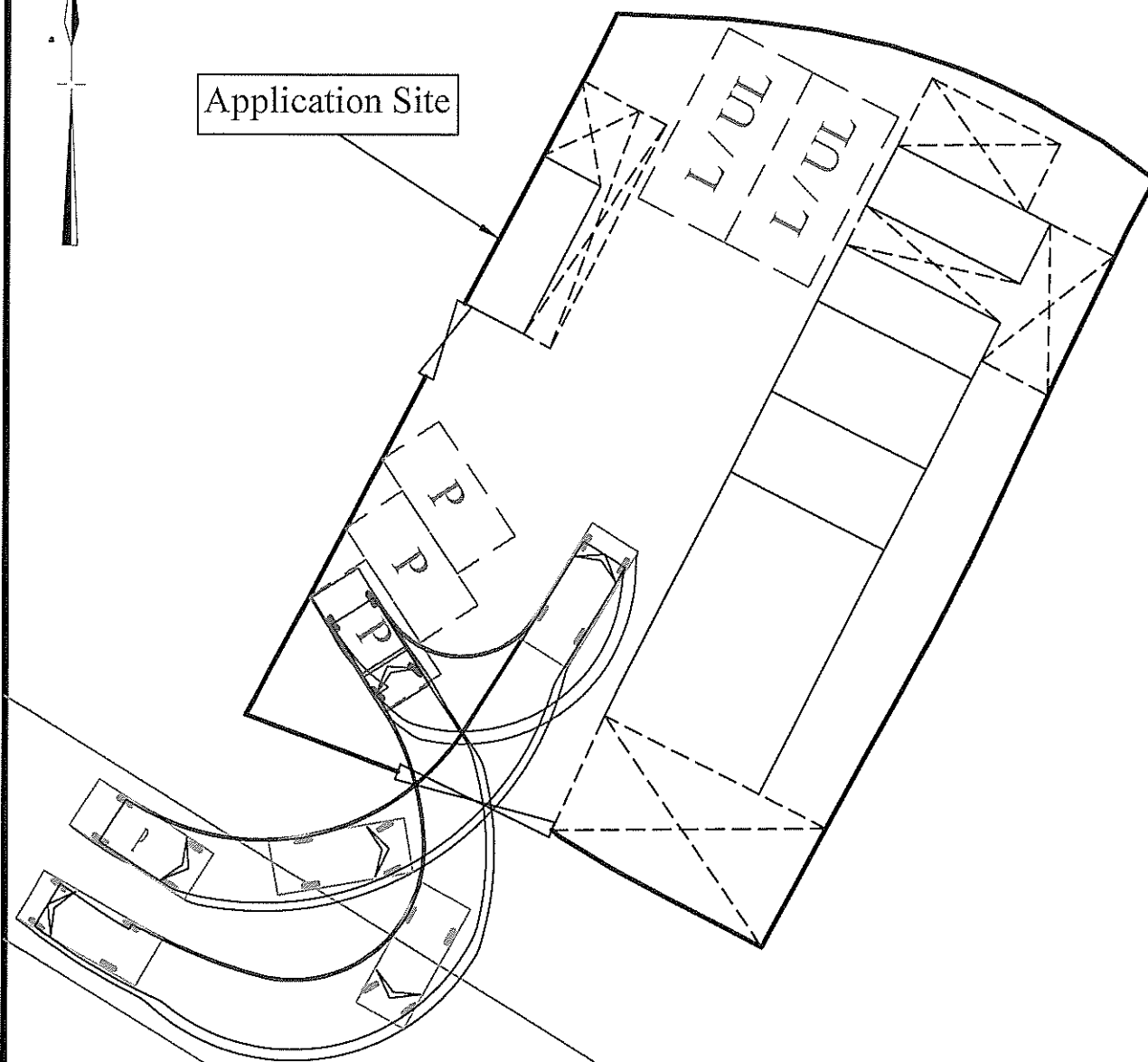
Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117
and Adjoining Government Land, Shap Pat Heung,
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 5b
(P 11003)

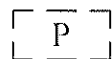


Application Site

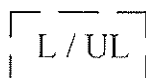


TAI TONG SHAN ROAD

Legend



Parking space for private car (2.5m (W) x 5m (L))



Loading / Unloading space for light goods vehicle (3.5m (W) x 7m (L))

1:250

June 2023

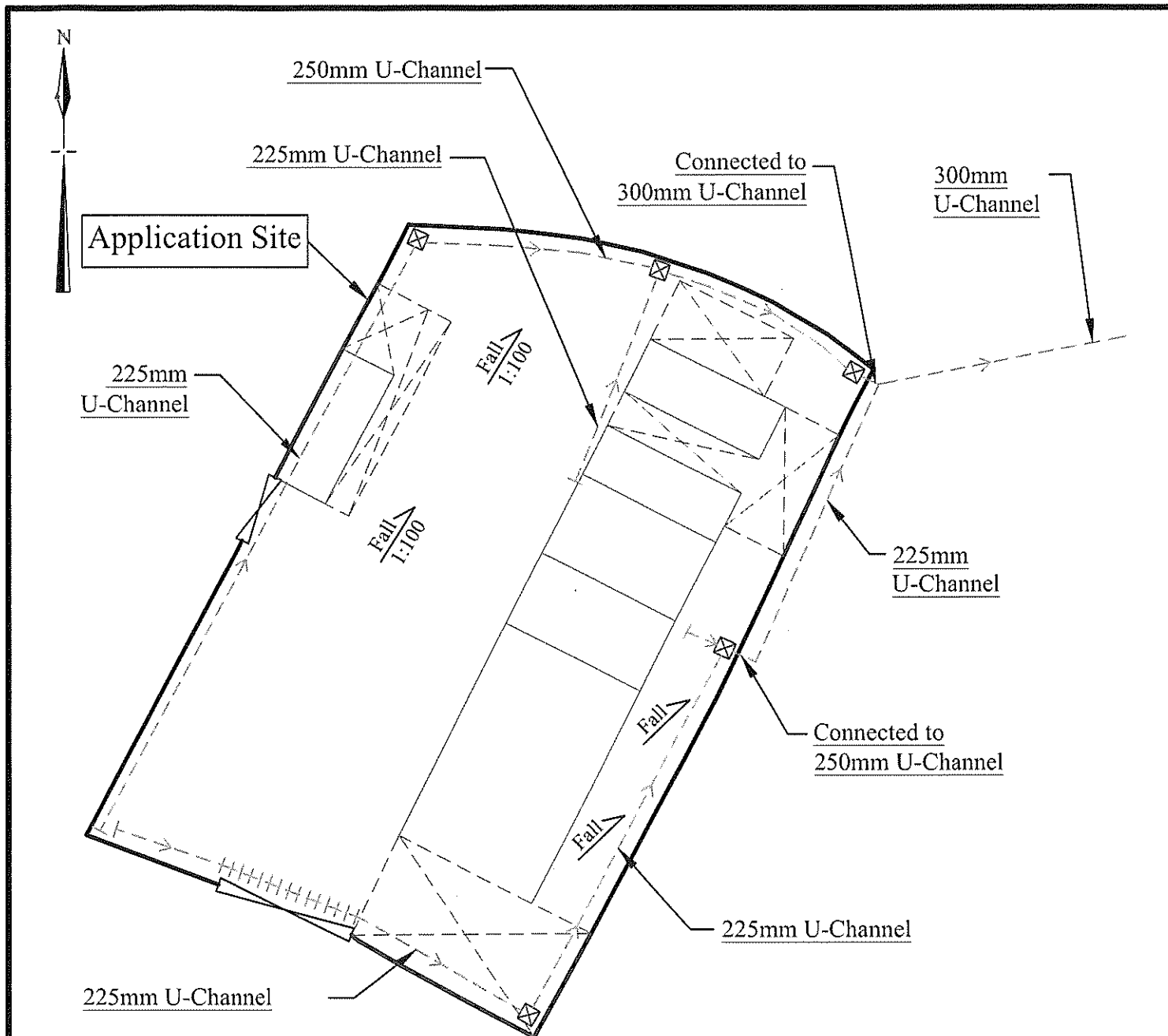
Swept Path Analysis (2)

(Approved under application No. A/YL-TT/497)

Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117
and Adjoining Government Land, Shap Pat Heung,
Yuen Long, New Territories


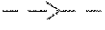
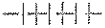
Goldrich Planners &
Surveyors Ltd.

Plan 5c
(P 11003)



Site area: 642 sq.m.

Legend

-  Existing Catchpit
-  Existing U-Channel
-  Existing 225mm U-Channel with C.I. Cover

1:250

June 2023

Approved Plan Showing the Existing Drainage Facilities

(Approved under application No. A/YL-TT/497)
Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117
and Adjoining Government Land, Shop Pat Heung,
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 6
(P 11003)**

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/599

Our Ref.: P11003/TL23354

1 August 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years in
“Village Type Development” Zone, Lots 1187 s.O (Part), 1187 s.Q (Part) and
1187 s.R (Part) in D. D. 117 and Adjoining Government Land,
Shap Pat Heung, Yuen Long, New Territories
(Application No. A/YL-TT/599)**

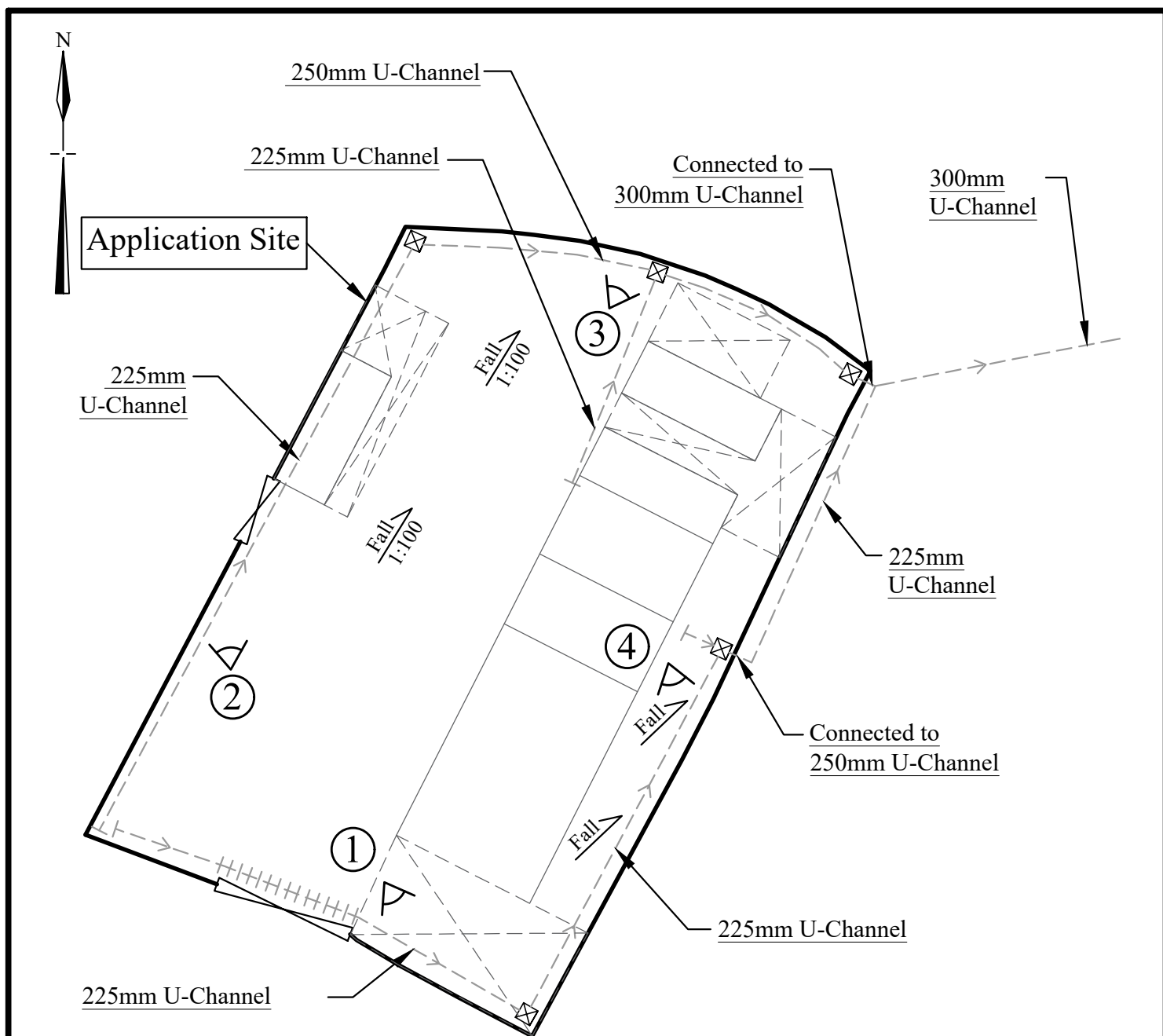
We would like to submit a set of photographic record of the existing drainage facilities to supplement the application for renewal of planning approval. Please see enclosed **Plan 6b** for viewpoints of the drainage facilities.

Meanwhile, as mentioned in Sections 19 & 32 of the Planning Justifications (**Appendix 1** of the original application submission), the applied use, layout and development parameters under the current renewal application No. A/YL-TT/599 remain unchanged compared with the previous renewal application No. A/YL-TT/497. The valid F. S. 251 certificates were enclosed in **Annex 1b** of the original application submission for the perusal of the Fire Services Department.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.






Francis Lau

Encl.



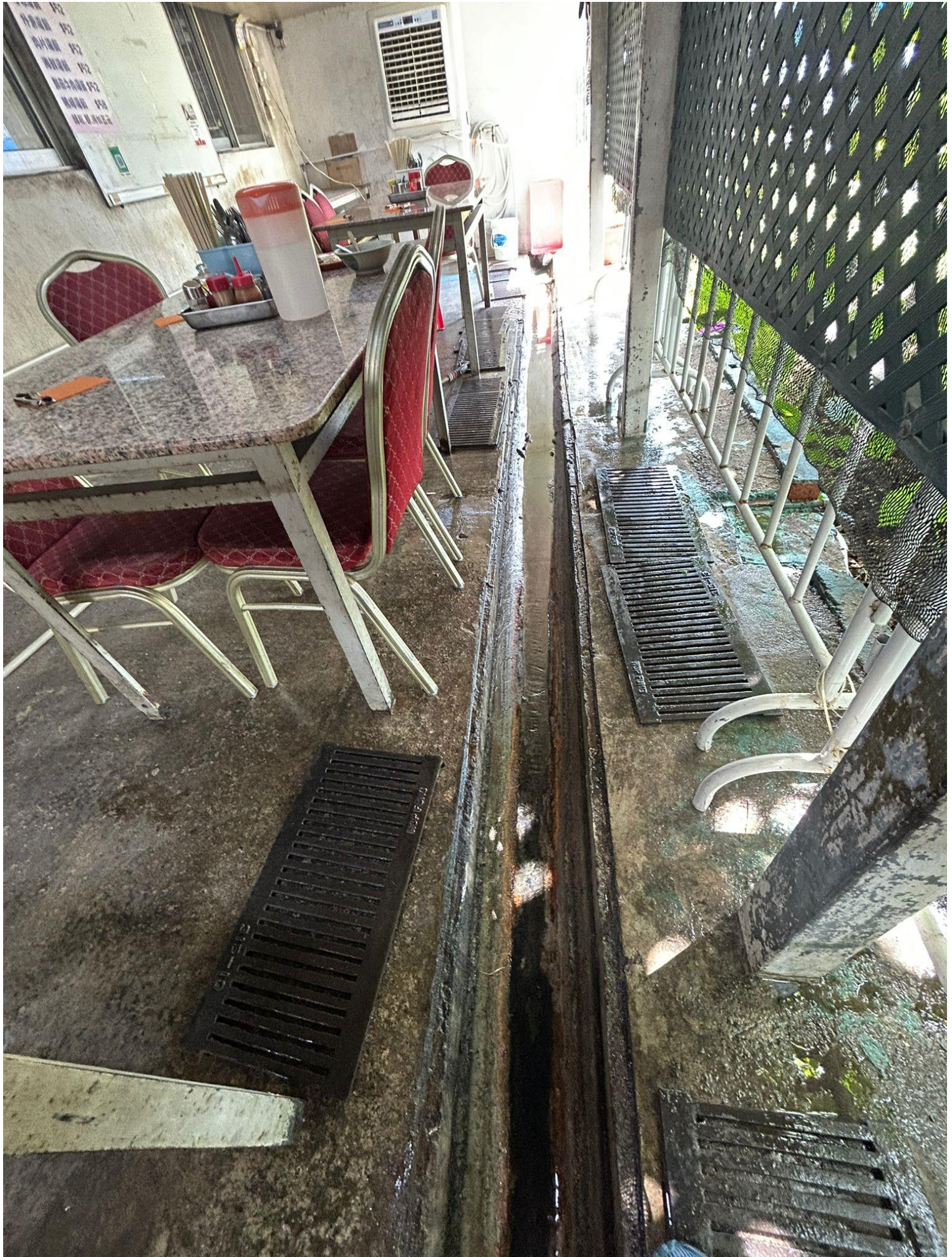
Site area: 642 sq.m.

Legend

-  Viewpoint of Drainage Photographs
-  Existing Catchpit
-  Existing U-Channel
-  Existing 225mm U-Channel with C.I. Cover

1:250	<p align="center">Existing Drainage Facilities of Current Application No. A/YL-TT/599 with Viewpoints (Drainage proposal approved under previous application No. A/YL-TT/497) Lots 1187O(Part), 1187Q(Part) and 1187R(Part) in D. D. 117 and Adjoining Government Land, Shop Pat Heung, Yuen Long, New Territories</p>	Goldrich Planners & Surveyors Ltd.
July 2023		Plan 6b (P 11003)

Viewpoint 1



Viewpoint 2



Viewpoint



Viewpoint





Re: Planning Application No. A/YL-TT/59903/08/2023 11:34
From: [REDACTED]
To: dhhng@pland.gov.hk
Cc: ocmwong@pland.gov.hk, tpbpd@pland.gov.hk
File Ref:

1 Attachment



TT599_P11003_FSI proposal.pdf

Dear Mr. NG,

As per our recent tele-conversation, we write to submit FI regarding the FSI proposal for your further processing please.

Regards,
Christian CHIM

[REDACTED] 於 2023年8月1日 週二 下午2:28寫道：

Dear Mr. NG,

I refer to the captioned application.

Enclosed please find a set of FI regarding the photographic record of the existing drainage facilities for your advance information. Hard copy of the same has been sent to the Board by courier.

Thank you for your attention.

Regards,
Christian CHIM

--

Goldrich Planners and Surveyors Ltd.



Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

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Goldrich Planners and Surveyors Ltd.



Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

FS NOTES:

- (i)

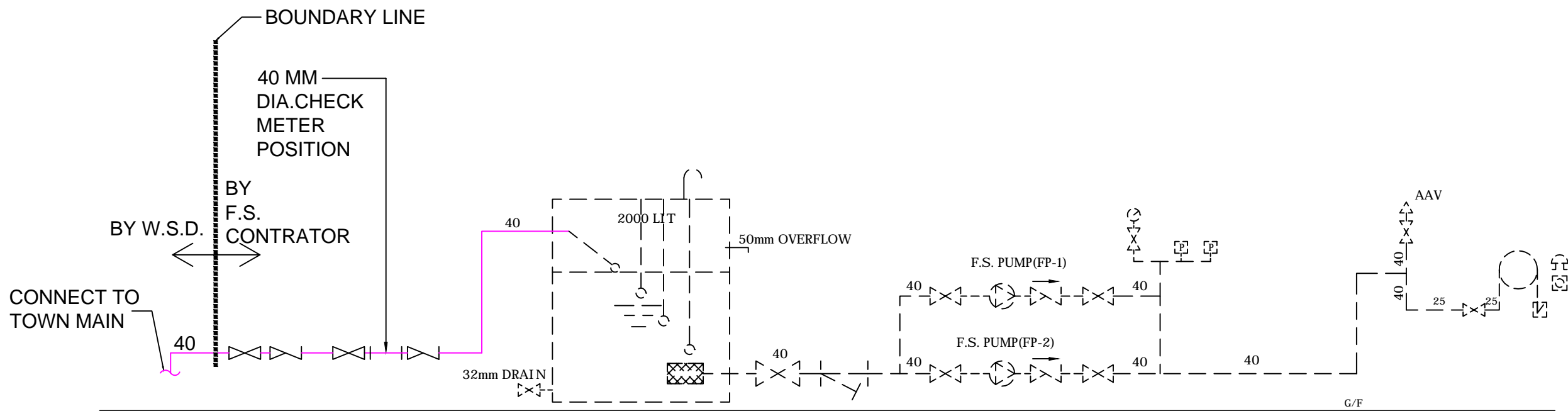
Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii)

Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii)

Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002 + A2:2008 and FSD Circular Letter 1/2009. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (iv)

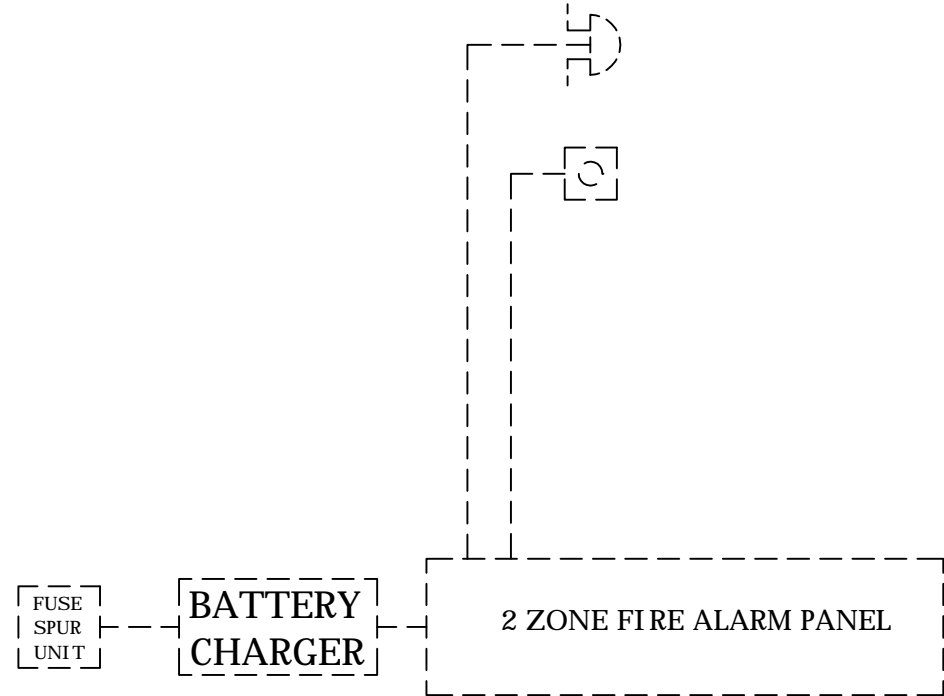
A new hose reel system supplied by 2m3 FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hosereel tubing.
- (v)

Portable hand-operated approved appliances shall be provided as required by occupancy.

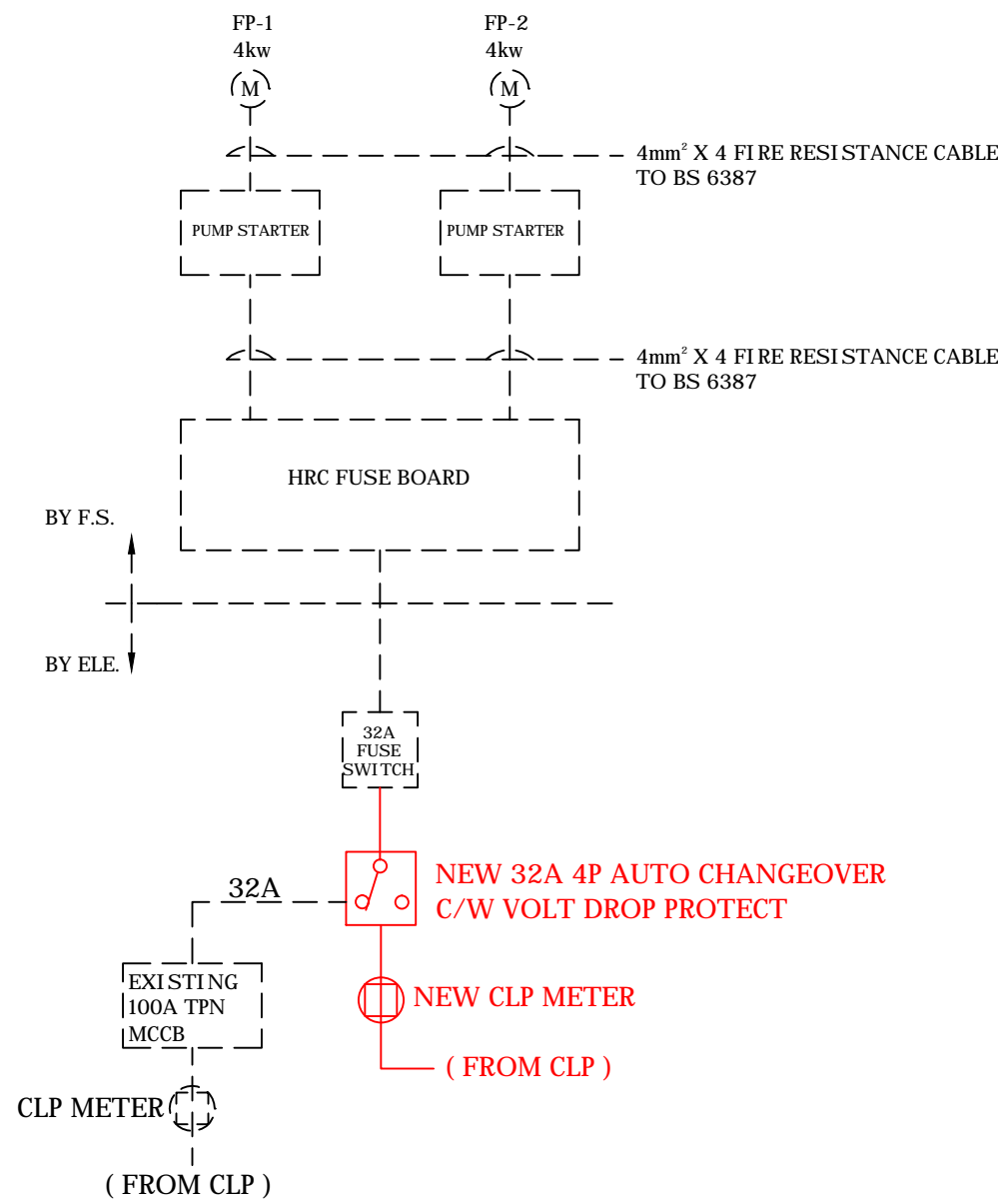


SCHEMATIC DIAGRAM OF FH/HR SYSTEM

PUMP SCHEDULE				
DESCRIPTION	FLOW	PRESSURE	RPM	POWER
F.S.PUMP (FP-1 & FP-2)	0.4 L/S	1.5BAR	2900	2.2 kw

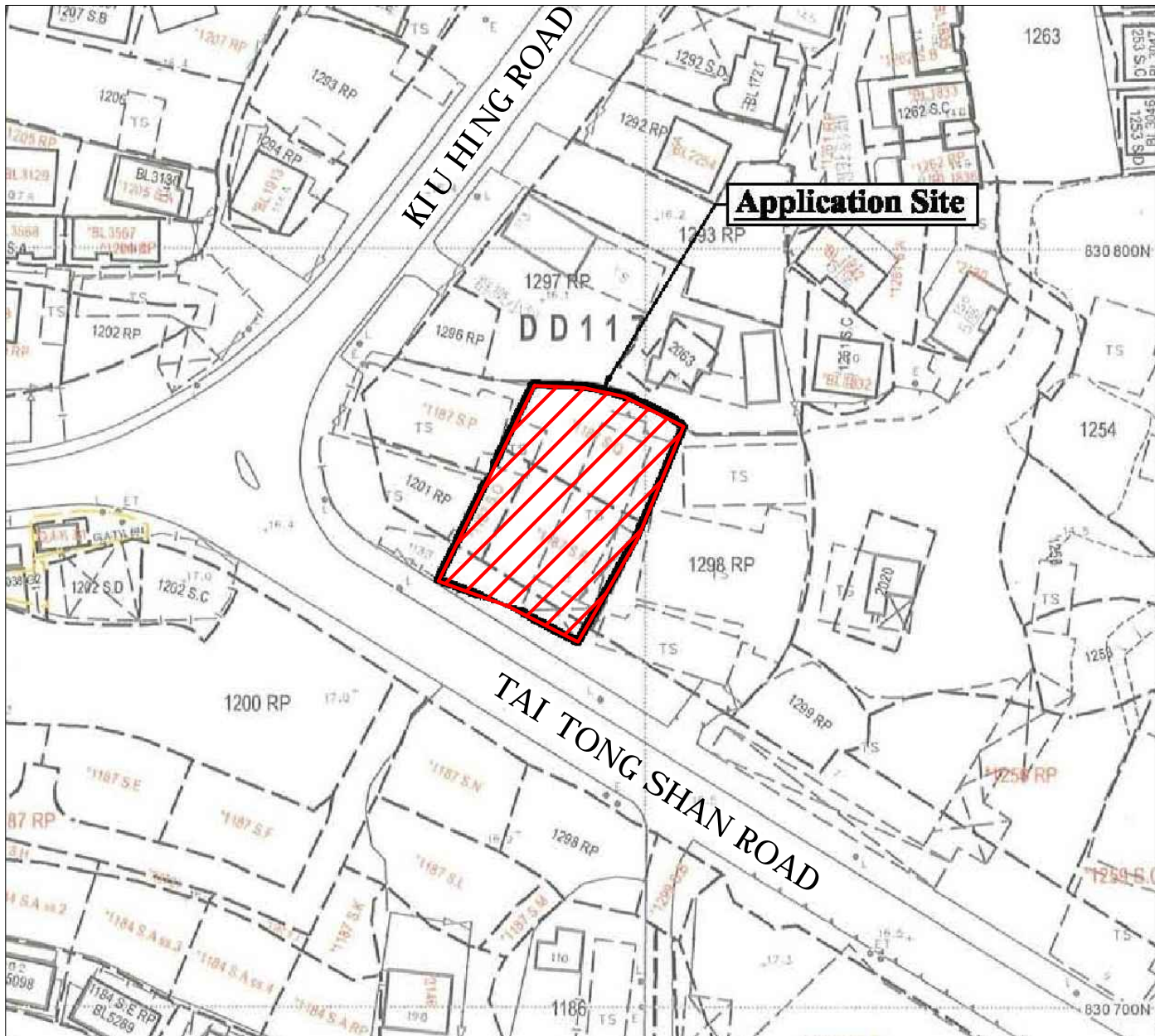


SCHEMATIC DIAGRAM OF FIRE ALARM SYSTEM

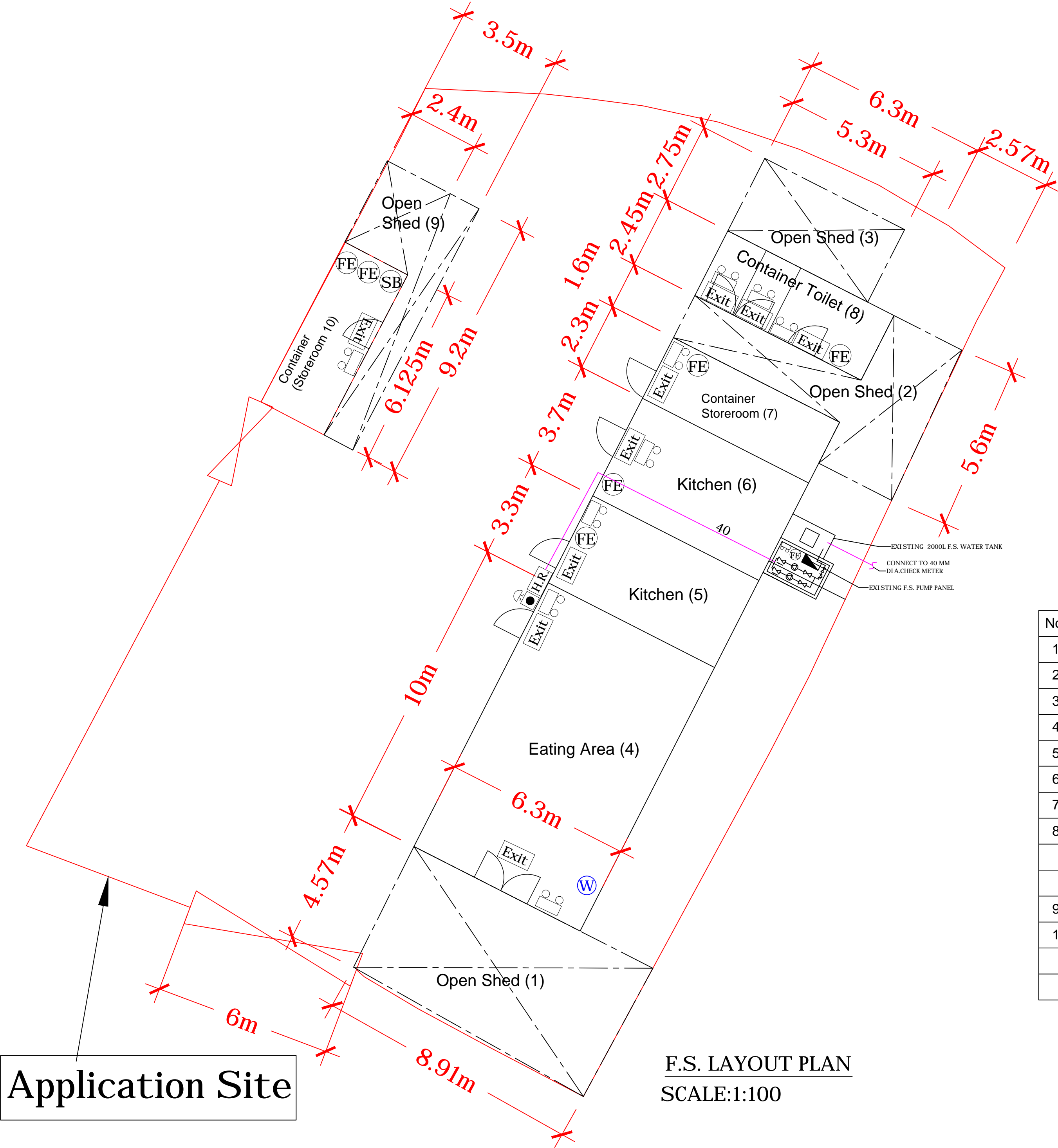


FIRE SERVICE POWER SUPPLY SCHEMATIC DIAGRAM

No.	Floor Use	Covered Area	Floor Area	Height (about)
1	Open Shed (1)	40.72m ²	40.72m ²	2.5m
2	Open Shed (2)	24.47m ²	24.47m ²	2.5m
3	Open Shed (3)	14.58m ²	14.58m ²	2.5m
4	Eating Area (4)	63m ²	63m ²	2.5m
5	Kitchen (5)	20.79m ²	20.79m ²	2.5m
6	Kitchen (6)	23.31m ²	23.31m ²	2.5m
7	Container Storeroom (7)	14.49m ²	14.49m ²	2.5m
8	Container Toilet (8)	15.44m ²	15.44m ²	2.5m
Item 1-8 Total		216.8m ²	216.8m ²	
9	Open Shed (9)	17.5m ²	17.5m ²	2.5m
10	Container Storeroom (10)	14.7m ²	14.7m ²	2.5m
Item 9-10 Total		32.2m ²	32.2m ²	
Item 1-10 Total		249m ²	249m ²	



BLOCK PLAN SCALE:N.T.S.



F.S. LAYOUT PLAN
SCALE:1:100

FSD REF: -----				
FEHD REF: -----				
V. D. REF:FP 33/				
WWO. REF: -----				
LEGEND :				
<div><div><div></div></div>DIA-20MM PIPE (ORANGE)</div> <div><div><div></div></div>DIA-40MM PIPE (PURPLE)</div> <div><div><div></div></div>PRESSURE SWITCH</div> <div><div><div></div></div>BREAKGLASS UNIT</div> <div><div><div></div></div>ALARM BELL</div> <div><div><div></div></div>PUMP SET</div> <div><div><div></div></div>GATE VALVE</div> <div><div><div></div></div>CHECK VALVE</div> <div><div><div></div></div>STRAINER</div> <div><div><div></div></div>PRESSURE GAUGE</div> <div><div><div></div></div>PUMP MOTOR</div> <div><div><div></div></div>Y- STRAINER</div> <div><div><div></div></div>HOSE REEL C/W NOZZLE BOX</div> <div><div><div></div></div>AUTOMATIC EMERGENCY LIGHT</div> <div><div><div>Exit</div></div>EXIT SIGN</div> <div><div><div></div></div>9 LITRE WATER/CO2 TYPE FIRE EXTINGUISHER</div> <div><div><div></div></div>Hose Reel Pump</div> <div><div><div></div></div>FS Water Tank</div> <div><div><div>H.R.</div></div>Hosereel</div> <div><div><div>FE</div></div>5.0kg CO2 Gas type Fire Extinguisher</div> <div><div><div>SB</div></div>Sand Bucket</div> <div><div><div></div></div>Manual Fire Alarm Call Point</div> <div><div><div></div></div>F.S. PUMP PANEL</div> <div><div><div></div></div>CLP METER</div> <div><div><div></div></div>AUTO CHANGEOVER</div>				
5	04/03/20	FSD SUBMISSION-(4)	FSD	Y.S.
4	07/01/20	FSD SUBMISSION-(3)	FSD	C.N.
3	10/12/18	FSD SUBMISSION-(2)	FSD	C.N.
2	04/09/18	FSD SUBMISSION-(1)	FSD	C.N.
1	08/01/13	FSD SUBMISSION-(0)	FSD	C.L.
0	28/12/12	FSD SUBMISSION-(0)	FSD	C.N.
REV.	DATE	DESCRIPTION	TO	BY
ESTABLISH DATE: 21/12/2012				
CLIENT :				
偉記食堂				
CONTRACTOR :				
<div><div><div><div><div></div></div><div>First</div></div><div>新邦消防工程有限公司</div><div>FIRST FIRE ENGINEERING CO.,LTD.</div><div>Flat 6, 7/F., Elite Industrial Centre,</div><div>No. 883 Cheung Sha Wan Road, Kowloon, H.K.</div><div>Tel : 2786 2285 Fax : 2742 6126</div><div>E-mail : first27862285@yahoo.com.hk</div><div>(註冊通風系統承辦商 SC (V)/2003)</div></div></div>				
TITLE :				
PROPOSE HOSE REEL SYSTEM PLAN				
JOB LOCATION:				
LOTS 1187 S.O (PART), 1187 S.Q (PART) AND 1187 S.R (PART) IN D.D. 117 AND ADJOINING GOVERNMENT LAND, SHAP PAT HEUNG, YUEN LONG, N.T.				
DRAWN BY : C.N. KWOK				
CHECKED BY: BARRY CHIU				
APPROVED BY : O.T. LI				
SCALE : 1:100				
PAGE NO.: 1 OF 1				
QUOTATION NO.: -Nil-				
CONTRACT NO.: -Nil-				
DWG. NO.: N3219/1212/FF/FS				

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.

**Relevant Extracts of Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB-PG No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

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>
A/YL-TT/282	Temporary Canteen for a Period of 3 Years	15.4.2011
A/YL-TT/335	Temporary Canteen for a Period of 3 Years	8.8.2014
A/YL-TT/407	Renewal of Planning Approval for Temporary “Canteen” for a Period of 3 Years	28.7.2017
A/YL-TT/497	Renewal of Planning Approval for Temporary “Canteen” for a Period of 3 Years	1.9.2020

**Similar s.16 Application within the Same “V” Zone
on the Tai Tong Outline Zoning Plan in Past Five Years**

<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
A/YL-TT/502	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	15.9.2020 (revoked on 15.2.2023)
A/YL-TT/596	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	23.6.2023

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 application;
- the Site comprises Government Land (“GL”) and Old Schedule 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;
- within the application site (the Site), the private lots are covered by Short Term Waiver (STW) No. 4512, whereas portion of the GL therein is covered by Short Term Tenancy (STT) No. 2976 for the purpose of “Temporary canteen” respectively; and
- no permission is given for occupation of GL (about 10.9m² subject to verification) included in the Site. Any occupation of GL within Government’s prior approval is not allowed.

2. Traffic

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

No adverse comment on the application.

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

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; and
- according to his office’s record, the concerned premises is a staff canteen for serving the persons employed in the work place. Neither application nor approved case for food licence was received from FEHD. There are four complaints were received from March 2021 to February 2023, mainly related to violation of the directions made under Cap. 599F.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- 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 (CE,MN, DSD):

- no objection in principle to the proposed development;
- should the Town Planning Board consider that the application is acceptable from the planning point of view, an approval condition should be included to request the applicant to maintain the drainage facilities implemented under the previous application No. A/YL-TT/497 and ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc., and
- the applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

6. Fire Safety

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

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

7. Building Matters

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

- no adverse comment 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 (DO(YL), HAD):

His office has not received any feedback from locals.

9. Other Departments

Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Agriculture, Fisheries and Conservation (DAFC), Director of Electrical and Mechanical Services (DEMS) and Commissioner of Police (C of P) 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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that

should planning approval be given to the subject planning application, the STW/STT holder(s) would need to apply to his office for modification of the STW/STT conditions where appropriate. Given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The applicant has to either exclude the remaining GL portion from the Site or apply for a formal approval prior to the actual occupation of the GL portion without STT. Applications for any of the above will be considered by his office acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) would 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 office;

- (c) to note the comments of the Commissioner for Transport (C for T) that

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;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CE/NTW, HyD) 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;

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

- (i) pursuant to the Food Business Regulation, Cap. 132X, relevant food business licence / permit is required subject to the type of food business to be operated listed in the Regulation. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk, etc);
- (ii) 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 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 his department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. The applicant should be reminded to apply for relevant food business licence / permit from his department should any food business fall under Cap.132X be conducted within the mentioned location; and

- (iii) there should be no encroachment on the public place and no environmental nuisance, pest infestation and obstruction should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (f) to note the comments of the Director of Environmental Protection (DEP) 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; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, 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) if the Site does not abut on a specified street 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 BD, they are unauthorised building works (UBW) under the Building Ordinance (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 Building Authority 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; and
 - (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.