

此文件於 2021 年 8 月 5 日 由 城市規劃委員會  
只會在收到所有必要文件後才發出此證明收據

This document is received on - 5 AUG 2021  
The Town Planning Board 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**  
**A/YL-TYST/1110 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](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](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<br>請勿填寫此欄 | Application No.<br>申請編號 | A/9c-745T/1110 |
|                                 | Date Received<br>收到日期   | - 5 AUG 2021   |

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

### 1. Name of Applicant 申請人姓名/名稱

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

Blessline Company Ltd. 銘恩貿易有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

PlanArch Consultants Ltd.

### 3. Application Site 申請地點

|  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot Nos. 2519 RP (Part), 2520 RP (Part), 2521 (Part) and 2522 (Part) in D.D.124, Hung Shun Road, Hung Shui Kiu, Yuen Long  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 524 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 524 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... sq.m 平方米 <input type="checkbox"/> About 約  |



|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Draft Tong Yan San Tsuen Outline Zoning Plan<br>No. S/YL-TYST/13  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Government, Institution or Community" ("G/IC") and<br>"Residential (Group B)1" ("R(B)1")   |
| (f) Current use(s)<br>現時用途   | Temporary Staff Canteen<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|  |  |  |
|  |  |  |
|  |  |  |

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

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

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☒ published notices in local newspapers on 23.7.2021 (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
21.7.2021 (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

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<br>擬議用途/發展  | Proposed Temporary Eating Place<br><br>(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<br>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   | ..... 0 .....sq.m   | <input type="checkbox"/> About 約            |
| Proposed covered land area 擬議有上蓋土地面積  | ..... 524 .....sq.m   | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目   | ..... 2 .....   |   |
| Proposed domestic floor area 擬議住用樓面面積   | ..... 0 .....sq.m   | <input type="checkbox"/> About 約            |
| Proposed non-domestic floor area 擬議非住用樓面面積  | ..... 524 .....sq.m   | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積   | ..... 524 .....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)<br>.....<br>.....<br>.....<br>.....   |   |   |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目<br>Private Car Parking Spaces 私家車車位 .....<br>Motorcycle Parking Spaces 電單車車位 .....<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....<br>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<br>Taxi Spaces 的士車位 .....<br>Coach Spaces 旅遊巴車位 .....<br>Light Goods Vehicle Spaces 輕型貨車車位 .....<br>Medium Goods Vehicle Spaces 中型貨車車位 .....<br>Heavy Goods Vehicle Spaces 重型貨車車位 .....<br>Others (Please Specify) 其他 (請列明) .....   |   |   |

Proposed operating hours 擬議營運時間

From 7a.m. to 11p.m., from Mondays to Sundays including public holidays

|  |  |   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|--|---|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否  | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><br>Hung Shun Road<br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)<br><br><input type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) |  |   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (i) Does the development proposal involve alteration of existing building?<br>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<br>.....<br>.....<br>.....<br>No 否 <input checked="" type="checkbox"/>   |   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是<br><br><br><br><br><br><br><br><br><br>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)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> |   | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| 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"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |



|  |  |
|--|--|
|  | <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>Nil .....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

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

**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。

Please refer to the Planning Statement.



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

Signature  
簽署



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

BETTY S.F. HO

Director

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

PlanArch Consultants Ltd.

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



Date 日期

23.7.2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

|  |   |
|--|---|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址              | Lot Nos. 2519 RP (Part), 2520 RP (Part), 2521 (Part) and 2522 (Part)<br>in D.D.124, Hung Shun Road, Hung Shui Kiu, Yuen Long  |
| Site area<br>地盤面積                      | 524 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)  |
| Plan<br>圖則                             | Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13   |
| Zoning<br>地帶                           | "Government, Institution or Community" ("G/IC") and<br>"Residential (Group B)1" ("R(B)1")   |
| Type of<br>Application<br>申請類別         | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural<br>Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Proposed Temporary Eating Place   |



|  |  |          |   |
|--|--|----------|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   | Domestic<br>住用   | sq.m 平方米 | Plot Ratio 地積比率   |
|  | Non-domestic<br>非住用  | 524      |   |
| (ii) No. of block<br>幢數  | Domestic<br>住用   |          |   |
|  | Non-domestic<br>非住用  | 2        |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   |          | m 米<br><input type="checkbox"/> (Not more than 不多於)                     |
|  |  |          | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)            |
|  | Non-domestic<br>非住用  | 6        | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)          |
|  |  | 1        | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage<br>上蓋面積   | % <input type="checkbox"/> About 約   |          |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |          |   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |          |   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |          |   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |          |   |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Location Plan, Site Plan</u>   |                          |                                     |
| <b>Reports 報告書</b>  |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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"/>            |
| 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。



**S16 Application for Proposed Temporary Eating Place for a Period of 3 Years  
at Lots 2519 RP (Part), 2520 RP (Part), 2521 (Part) and 2522 (Part) in D.D.124  
Hung Shun Road, Hung Shui Kiu, Yuen Long**

**PlanArch Consultants Ltd.**

July 2021

PlanArch Consultants Ltd.  
建港規劃顧問有限公司



TPB Ref.: A/YL-TYST/1110  
Our Ref.: pa/yl.tyst/2107634

**By Post and Email**

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr Raymond KAN)

10 September 2021

Dear Sir,

**S16 Application for Temporary Eating Place for a Period of 3 Years  
at Lots 2519 RP (Part), 2520 RP (Part), 2521 (Part) and 2522 (Part) in D.D.124,  
Hung Shun Road, Hung Shui Kiu, Yuen Long**

We would like to supersede the F.I. submission dated 9.9.2021 with this letter.

We refer to the captioned application submitted to the Town Planning Board on 23.7.2021, and the subsequent comments received from the Transport Department (TD).

In order to estimate the trip generation and attraction of the proposed development, a traffic survey was conducted at the application site. Please see below the summary of the traffic survey:

| Type of vehicle                           | Traffic Trip Per Hour<br>(Average no. of trips) | Traffic Trip Per Hour (Peak)  |
|---|---|---|
| Private Car                               | 15.4 trips per hour                             | 18 trips per hour (12:00pm to 2:00pm)<br>12 trips per hour (7:00pm to 9:00pm) |
| LGV<br>(for delivery of<br>food supplies) | 0.3 trip per hour                               | 0 trips per hour (12:00pm to 2:00pm)<br>0 trips per hour (7:00pm to 9:00pm)   |

Regarding the car parking arrangement for the proposed temporary restaurant, 33 nos. of car parking spaces will be provided in the adjoining vehicle park for the patrons of the proposed temporary restaurant. Proper management will be upheld to ensure that no queuing of cars to public roads in the area.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption



from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.



Betty S. F. Ho

c.c. Client

PlanArch Consultants Ltd.  
建港規劃顧問有限公司



TPB Ref.: A/YL-TYST/1110  
Our Ref.: pa/yl.tyst/2107634

**By Post and Email**

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr Raymond KAN)

16 September 2021

Dear Sir,

**S16 Application for Temporary Eating Place for a Period of 3 Years  
at Lots 2519 RP (Part), 2520 RP (Part), 2521 (Part) and 2522 (Part) in D.D.124,  
Hung Shun Road, Hung Shui Kiu, Yuen Long**

We refer to the captioned application submitted to the Town Planning Board on 23.7.2021. Subsequent public comments on the captioned application are noted.

In response to public comments, the applicant has commissioned a technician to mitigate the exhaust fumes from the kitchen area of proposed temporary eating place with a new kitchen exhaust filter with a vent duct directing the exhaust fumes away from the direction facing the residential developments to the car park area.

In addition, the applicant would like to change the closing hour of the proposed temporary eating place from 11pm to 10pm, to further minimize the potential nuisance to the surrounding area.

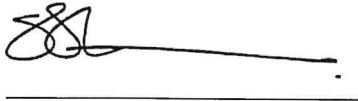
The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.



Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.



---

Betty S. F. Ho

c.c.

Client

Ms. WONG Cheuk Man, Ophelia

DPO/TMYLW

Email: ocmwong@pland.gov.hk

**Previous Application covering the Application Site**

**Approved Application**

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)</u></b>  | <b><u>Date of Consideration<br/>(RNTPC/TPB)</u></b>      | <b><u>Approval<br/>Condition(s)</u></b>       |
|----|-------------------------------|--|--|---|
| 1. | A/YL-TYST/120                 | Proposed Temporary Refreshment Kiosk for a Period of 3 Years   | 10.11.2000<br>Approved for two years                     | (2), (7)                                      |
| 2. | A/YL-TYST/191                 | Temporary Staff Canteen and Ancillary Storage of Dry Food and Drinks for a Period of 3 Years                                       | 7.2.2003   | (3), (7), (8)                                 |
| 3. | A/YL-TYST/305                 | Temporary Staff Canteen and Ancillary Storage of Dry Food and Drinks for a Period of 3 Years                                       | 12.5.2006<br>Approved on review,<br>valid up to 3.2.2009 | (1), (5), (6),<br>(7), (8), (9)               |
| 4. | A/YL-TYST/413                 | Renewal of Planning Approval for Temporary Staff Canteen and Ancillary Storage of Dry Food and Drinks Uses for a Period of 3 Years | 23.1.2009  | (1), (4), (5),<br>(6), (7), (8),<br>(9), (10) |

**Approval Condition(s)**

- (1) No night-time operation within specified timeframe.
- (2) Submission and implementation of landscape and tree preservation proposal or maintenance of existing trees and landscape plantings.
- (3) Submission and implementation of drainage proposal.
- (4) Submission and implementation of fire service installations proposal.
- (5) Maintenance of landscaping plantings/trees on the site.
- (6) Maintenance of drainage facilities on the site.
- (7) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (8) Reinstatement of the application site upon expiry of planning permission.
- (9) No operation on Sundays and public holidays is allowed on the application site.
- (10) Submission of a record of the existing drainage facilities on the site.

**Similar Applications within the Subject “R(B)1” Zone**  
**on the Tong Yan San Tsuen OZP**

**Approved Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)</u></b>  | <b><u>Date of Consideration (TPB)</u></b> | <b><u>Approval Condition(s)</u></b>    |
|---|-------------------------------|--|---|--|
| 1 | A/YL-TYST/569                 | Proposed Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years | 24.2.2012<br>[revoked on 24.12.2013]      | (1), (2), (3), (5), (6), (7)           |
| 2 | A/YL-TYST/755                 | Proposed Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years | 22.1.2016<br>[revoked on 22.7.2016]       | (1), (2), (3), (4), (5), (6), (7)      |
| 3 | A/YL-TYST/824                 | Proposed Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years | 3.2.2017<br>[revoked on 3.8.2017]         | (1), (2), (3), (4), (5), (6), (7), (8) |

**Approval Condition(s):**

- (1) Submission and implementation of fire service installations proposal.
- (2) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (3) Submission and implementation of landscaping and tree preservation proposals.
- (4) Provision of drainage facilities or implementation of the accepted drainage proposal.
- (5) Reinstatement of the application site to an amenity area upon the expiry of the planning permission
- (6) No operation during specific time limit is allowed to be carried out on the site.
- (7) No parking of vehicle, as proposed by the applicant, is allowed on the site at any time.
- (8) Maintenance of drainage facilities at the site.



5-12

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 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-TYST/1110

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

見附件

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

簽署 Signature [Signature] 日期 Date 3-9-2021

署長閣下:

有關 A/YL-TYST/1110 之規劃申請, 我們是該區村民及街坊, 我們對於該申請有少  
少意見提出如下:

- (一) 該餐廳地點交通方便, 因隔鄰是公共停車場, 能提供足夠泊位, 確實舒緩了區內交通擠塞的問題。
- (二) 該餐廳早上七時預備開業, 晚上十時打烊, 對我等街坊並無做成不良影響。
- (三) 該餐廳提供經濟實惠之餐飲, 在百物騰貴環境下, 對我等小市民是一大幫助。
- (四) 而且該餐廳很自律, 每天清潔餐廳及附近垃圾廢棄物, 不但保持自身乾淨衛生亦顧及週邊環境衛生。

洪水橋居民上

劉鎮榮

黃炳叔

李郁文

李為霖

李俊

陳元記

黃子豪

顏 倫

羅文傑

李偉榮

劉景羽

甘志基

蕭武江

郭耀強

劉順南

梁永華

黃保堃

方慧君

劉國球

林財金

沈淑儀

吳家權

劉惠美

安嘉騰

林秀貞

蔣玉娟

陳偉雄

劉震

何佩儀

楊娟

黃國偉

鄧志雄

Husain Saboor

陳元達

林楚鈺

林連亨

張淑嫻

劉惠美

趙法輝

蕭麗萍

李志榮

林晉全

黃美娥

許麗明

周福榮

林楚貞

林楚強

龔芳蘭

楊十蘭

李清市



劉天送

馮贊輝

廖世文

叢日信

莫達游

黃柏松

楊榮華

鄭友和

游耀忠

署區閣下:

有關 A/L. TRST/110 之規劃申請

我們是該區村民街坊，對該申請  
申請，我們有少少意見提供以下。

(一) 交通不便，有泊車位，因為本區泊  
車位及泊車場少，導致交通擠塞。  
有此會否<sup>確實</sup>舒緩不少。

(二) 該會館早上七時預備開業，晚上  
十時停業，對該等街並無做或石  
便。

5-4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 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-TYST/1110

意見詳情 (如有需要，請另頁說明)

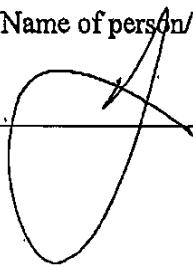
Details of the Comment (use separate sheet if necessary)

見附件

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

何少雄  
胡峰園業主立案法團

簽署 Signature



日期 Date

28/8/2021



由：朗峰園業主立案法團

致：城市規劃委員秘書〔傳真 28770245/25228426〕

有關的規劃申請編號 A/YL-TYST/1110 意見詳情如下：

朗峰園業主立案法團是堅決反對，理據如下：

- 1) 現時的建築物屬臨時搭建類別〔鐵皮屋〕，目視其狀況應難以符合防火條例標準，擔心發生火警時，會嚴重影響鄰近建築物〔包括朗峰園〕
- 2) 一般食肆對油煙排放有嚴格監管，若轉為臨時食肆後，擔心排放油煙量較目前為多，而在政府監管不足下會出現油煙冇王管，造成區內空氣污染；
- 3) 食肆會出現晚晚洗碗洗筷子，玻璃樽碰撞聲導致噪音影響鄰近居民作息；
- 4) 污水食品殘渣惹甲由 老鼠影响環境污染，固體廚餘擺放及收集點都會造成衛生問題；
- 5) 食肆會車輛出入增加，倒車聲全日不斷，永冇寧日。加上該位置的交通，只有一線行車，車輛出入，增加入去泊車，阻塞交通，如滿場等位，情況會更嚴重；
- 6) 食肆會有食客在門口食煙吹水等車，聲浪大聲，噪音影響鄰近居民作息；
- 7) 食肆在早上四五時預備食物，開爐開工，全日又後門洗碗產生噪音，無覺好訓。

5-3

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

參考編號

Reference Number:

210823-145919-40383

提交限期

Deadline for submission:

03/09/2021

提交日期及時間

Date and time of submission:

23/08/2021 14:59:19

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1110

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SO KWOK KEE

意見詳情

Details of the Comment :

本人為附近的居民，臨時食肆會排放大量油煙及污水，制造大量垃圾，引來甲虫和老鼠，嚴重影響居民的生活及健康。

我們屋苑樓層不高又靠近路邊，食客和汽車產生的嘈音，絕對影響居民生活，帶來滋擾，破壞安寧。因此，本人極力反對臨時食肆申請。

5-1

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

參考編號

Reference Number:

210820-165759-58662

提交限期

Deadline for submission:

03/09/2021

提交日期及時間

Date and time of submission:

20/08/2021 16:57:59

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TYST/1110

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時食肆商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。



5-7

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

參考編號

Reference Number:

210823-204638-97662

提交限期

Deadline for submission:

03/09/2021

提交日期及時間

Date and time of submission:

23/08/2021 20:46:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1110

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee Hiu Ming Daniel

意見詳情

Details of the Comment :

For case no: A/L-TYST/1110

Objection from resident,

1)Air pollution: smoke from cooking, increase the disease of upper respiratory, risk of cancer from the harmful substances.

2)Environment pollution: Sewage,garbage etc will produce poor smelling, breeding harmful insects(Rats, mosquitoes & cockroaches etc), increase infection of disease.

3)sound pollution: produce loudly sound due to more people coming, more sound produce by the cars(because free parking), washing dishes, people talking,screaming after drinking, increase criminal(fight and argue etc after drunk). Restaurant close at midnight, sound affect people rest.

4)Traffic problem: small and narrow road of Hung Shun Rd & Hung Tak Rd, due to more cars come, traffic jam formed, also middle & heavy goods vehicles will pass through this two road, blocking and accidents also increase.

In conclusion, I live in Symphony garden over 20 years, endure this problem for many years, so for this new application, I strongly opposed and hope the Town Planning Board can face the issue we have. Thanks

5-9

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

參考編號

Reference Number:

210901-203039-38182

提交限期

Deadline for submission:

03/09/2021

提交日期及時間

Date and time of submission:

01/09/2021 20:30:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1110

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Li

意見詳情

Details of the Comment :

臨時食肆排放大量污水，食品殘渣，傳出臭味引來甲由，老鼠等，嚴重污染環境，最近發現金龍雅苑海鮮小菜館後門傳來惡臭，晚上更發現老鼠，極之擾民

5-11

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



A/YL-TYST/1110 DD 124 Hung Shun Road, Hung Shiu Kiu  
02/09/2021 03:33

From:

To:

FileRef:

tpbpd <tpbpd@pland.gov.hk>

A/YL-TYST/1110

Lots 2519 RP (Part), 2520 RP (Part), 2521 (Part) and 2522 (Part) in D.D. 124, Hung Shun Road, Hung Shui Kiu

Site area : About 524sq.m

Zoning : "GIC" and "Res (Group B) 1"

Applied Use: Eating Place

Dear TPB Members,

The last approval expired a decade ago but it appears that the canteen continued to operate.

This raises questions with regard to lack of supervision re conditions like fire services, drainage, etc.

Does the shop have a washroom, proper drainage, etc?

What is the planning intention for this GIC? Rapid and extensive development has been pledged for this district. Community facilities should be provided in tandem with the increase in population. There are already numerous residential developments near by.

Members questions please.

Mary Mulvihill

5-5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 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-TYST/1110

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人對上述申請，並沒有特別意見。

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

簽署 Signature

鄧伯儒



日期 Date

23/8/2021



**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises 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 Site, Lots No. 2520 RP and 2521 in D.D. 124 are covered by Short Term Waivers (STWs) No. 3177 and 3178 respectively to permit structures erected thereon for the purpose of “Staff Canteen and Ancillary Storage”. The STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate. The lot owner(s) of the lot(s) without STW will need to apply to her office for permitting the structures to be erected or to 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 her 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(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by her department;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains. His department shall not be responsible for the maintenance of the access road connecting the Site with Hung Shun Road;
- (e) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any environmental nuisance. Adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of her department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test. To control the oily fume and cooking odour emissions from the operation, you should follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” issued by her department. It is your obligation to meet the statutory requirements under relevant pollution control ordinances including the Air Pollution Control Ordinance, Noise Control Ordinance, Water Pollution Control Ordinance, Waste Disposal Ordinance, relevant Technical Memorandum, Code of Practice and Guideline Notes, etc; to minimise the nuisances to the nearby residents; and to adopt any measures deemed necessary;
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. If the proposed structure(s) is required to

comply with the Buildings Ordinance (BO) (Cap. 123) or license is required for the subject eating place, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. 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. 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. If the proposed use under application is subject to issue of a license, 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. Detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Director of Food and Environmental Hygiene that proper licence/permit issued by her department is required if there is any food business/catering service/activities regulated by 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 license 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 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 License should be obtained from her department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by 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. If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, you should handle on your own/at your own expenses. The operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.