

This document is received on 16 JUN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION

A/YL-TYST/1168 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

2201282

18/5 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-7457/1168
	Date Received 收到日期	16 JUN 2022

- 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)

梁世豪 LEUNG SIE HO KEVIN

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)

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 1355 RP AND 1356 RP (PART) IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES 新界元朗唐新村丈量約份第 121 約 地段第 1355 號餘段及第 1356 號餘段 (部份)	
(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 2175 sq.m 平方米 <input checked="" type="checkbox"/> About 約	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 860 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (Group B) (1)
(f) Current use(s) 現時用途	RESTAURANT

(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)
	NOT APPLICABLE 不適用	

(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)
	NOT APPLICABLE 不適用	

(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
13 June 2022 (DD/MM/YYYY)[&]
於 13/6/2022 (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 13 June 2022 (DD/MM/YYYY)[&]
於 13/6/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]。

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY EATING PLACE AND OUTSIDE SEATING ACCOMMODATION (OSA) OF RESTAURANT (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3..... <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1315.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	860.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	860.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	860.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) PLEASE SEE ATTACHMENT.....	
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	10.....
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

星期一至星期日 中午12時至晚上11時 包括公眾假期

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 智人新村路
	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)

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

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。

OPERATING HOURS FROM 12:00 TO 23:00 ON MONDAY
TO SUNDAY & PUBLIC HOLIDAYS. THE PEOPLE IN THE
RESTAURANT IS AROUND 439.

8. Declaration 聲明

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

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

Signature
簽署

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

LEUNG SIE HO KEVIN

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

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

Date 日期

16/05/2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOTS 1355 RP AND 1356 RP (PART) IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES. 新界元朗唐人新村丈量約份第121約地段 第1355號餘地及第1356號餘地(部分)
Site area 地盤面積	2175 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN (02P) NO. S/YL-TYST(14)
Zoning 地帶	RESIDENTIAL (Group B)1
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	TEMPORARY EATING PLACE AND OUTSIDE SEATING ACCOMMODATION OF RESTAURANT FOR A PERIOD OF 3 YEARS

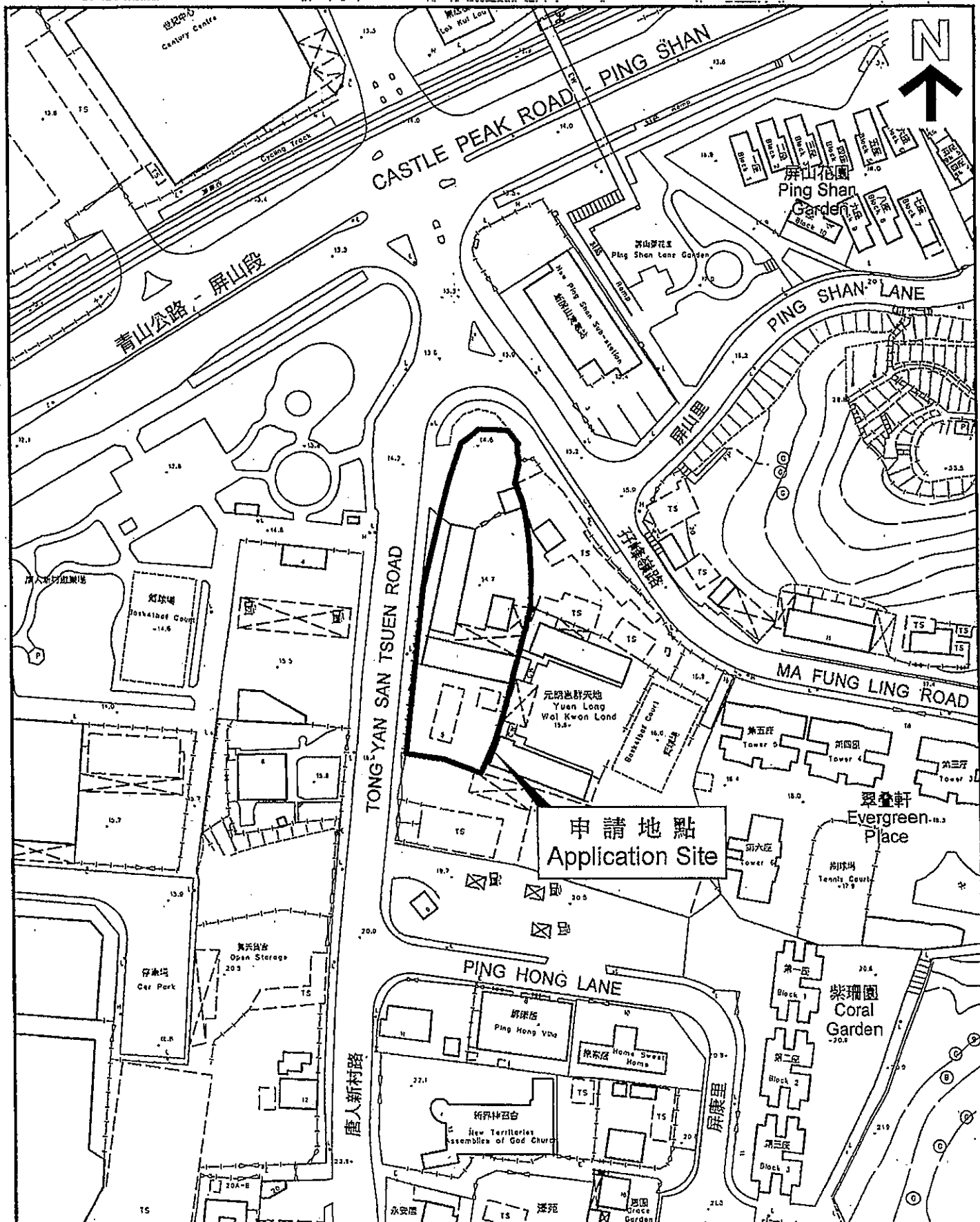
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	860 <input checked="" type="checkbox"/> 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
(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	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		10 10
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		~ / A

ATTACHMENT

Proposed Use(s) of Different Floors of Buildings/ Structures

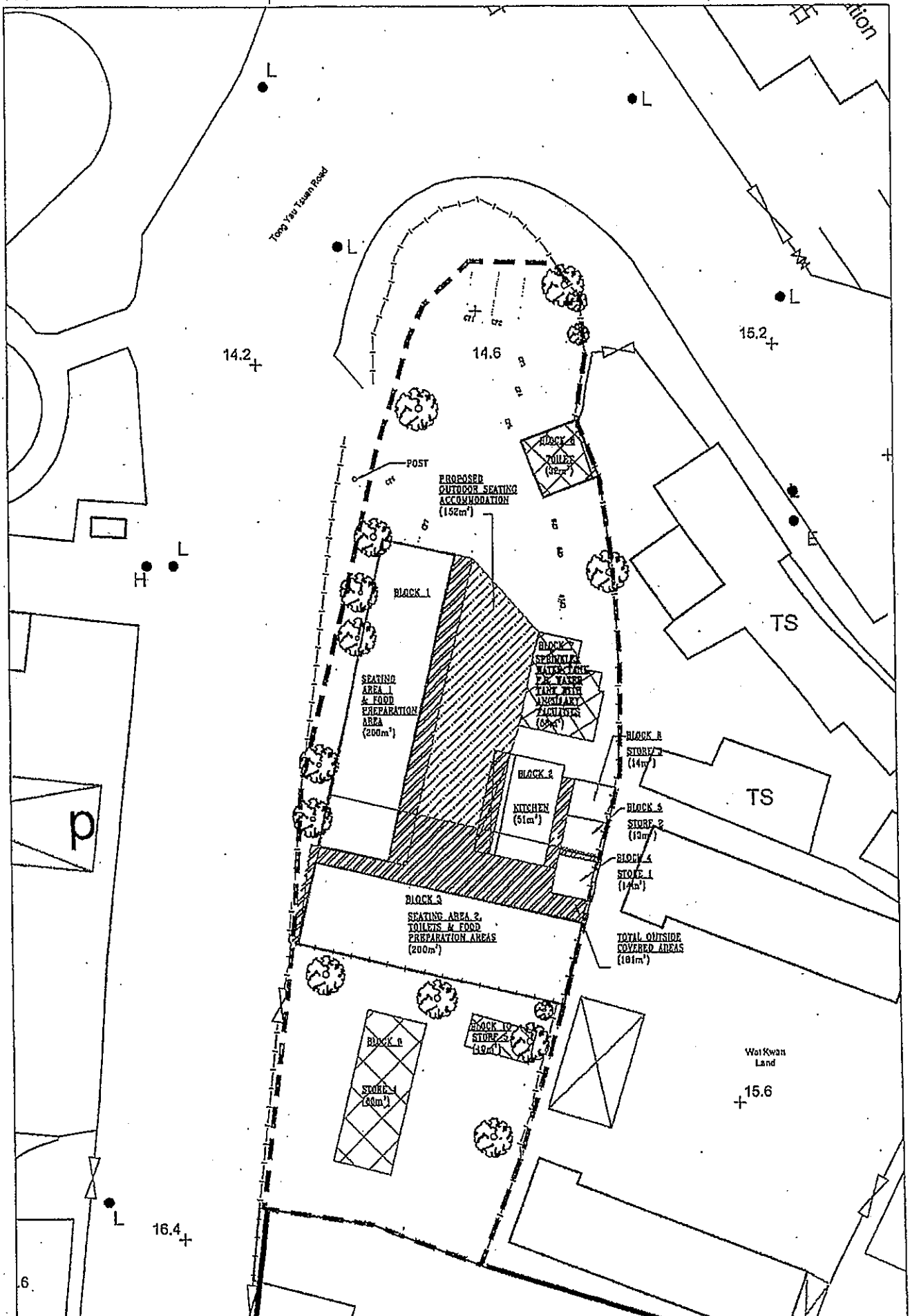
Block	Block No.	Floor(s)	Proposed Use(s)	Height (m)	Area (sq.m.)
Toilet Block	8	1	Female & Male Toilet	2.5	32
Kitchen Block	2	1	Kitchen	4	51
Storage Block	4	1	Storage Area	3.5	14
Storage Block	5			3.5	13
Storage Block	6			3.5	14
Block with Seating Area 1 & Food Preparation Area	1	1	Seating Area & Food Preparation Area	4.5	200
Block with Seating Area 2, Toilet & Food Preparation Area	3	1	Seating Area, Toilet & Food Preparation Area	4.5	200
Storage Block	9	1	Storage Area	3.5	80
Storage Block	10	1	Storage Area	3.5	19
Sprinkler Water Tank, F.S. Water Tank with Ancillary Facilities	7	1	Sprinkler Water Tank, F.S. Water Tank with Ancillary Facilities	3.5	56
Other Covered Areas Outside External Wall	-	1	Covered Areas		181
Total Area					860

Location Plan



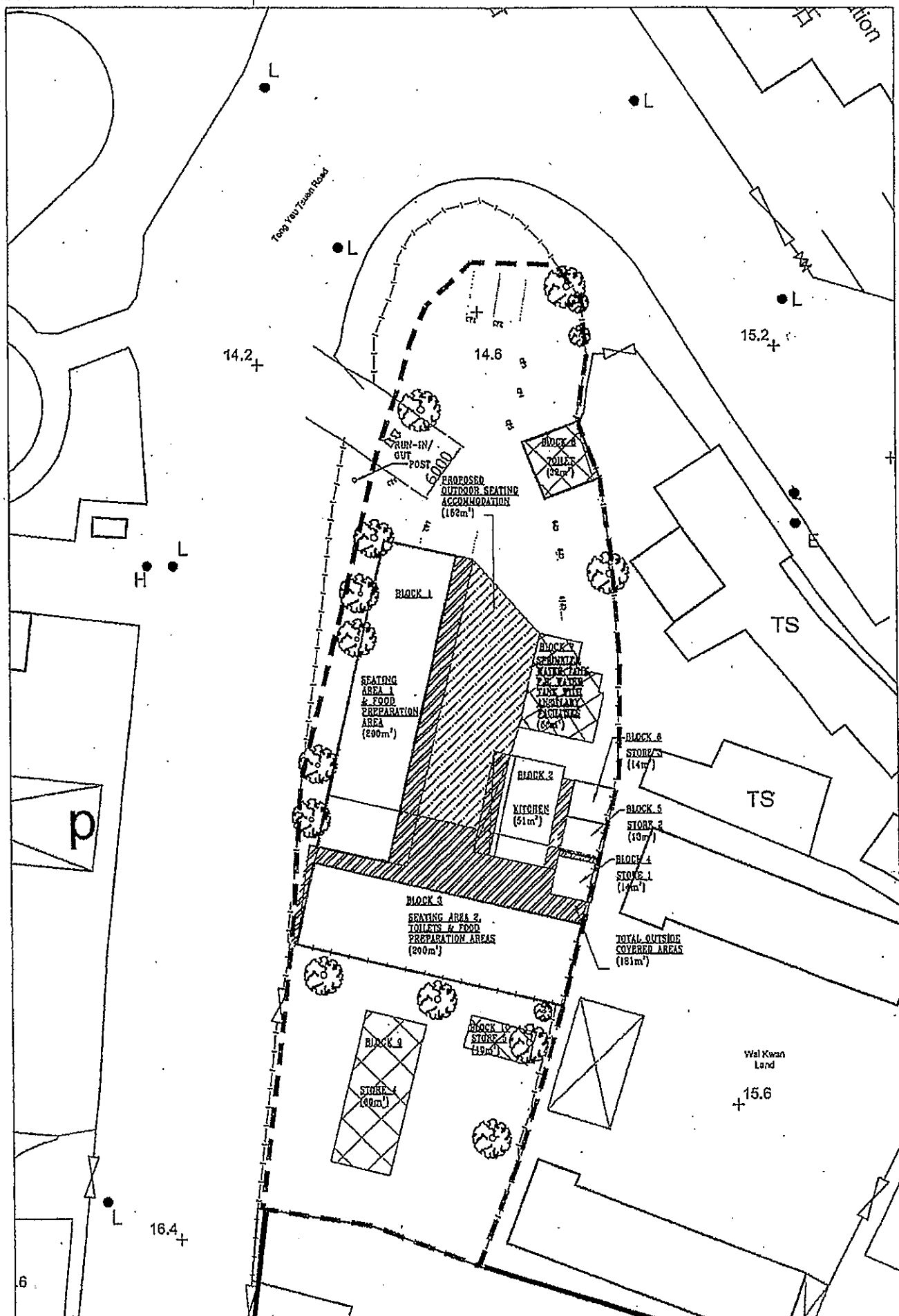
SCHEMATIC LAYOUT PLAN

APPLICATION SITE



SCALE 1 : 500

RUN-IN/OUT PROPOSAL APPLICATION SITE



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



RE: Re : Case No. 1168 - Planning Statement (revised)

18/07/2022 17:03

From: <kassey@kingparrot.com>
To: <aklleung@pland.gov.hk>
File Ref:

History: This message has been replied to and forwarded.

9 attachments



Plannning statement (revised).doc Appendix IV-run-in-out.pdf Appendix III.pdf Appendix IX.pdf Photo 17.pdf



Photo 16.pdf Appendix VI.pdf Appendix IV-0001.pdf FS Proposal (Tong Yan San Tsuen).pdf

Dear Mr. Leung,

Here attached a revised for case no. 1168 for your handling.

Should you have any question, please feel free to contact me.

Thank you.

Best regards,

Kassey Ng

Project & Licensing Officer

King Parrot Group
23rd Floor, Chinaweal Centre,
414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569

Fax: (852) 3747 1588

Email: kassey@kingparrot.com

Website: www.kingparrot.com



From: kassey@kingparrot.com <kassey@kingparrot.com>

Sent: Monday, June 27, 2022 11:36 AM
To: 'aklleung@pland.gov.hk' <aklleung@pland.gov.hk>
Subject: Re : Case No. 1168 - Planning Statement

Dear Mr. Leung,

As we talked on phone before, I found the previous record which you need.
Here attached for your handling. Should you have any question, please feel free to contact me at [REDACTED].

Thank you.

Best regards,

Kassey Ng

Project & Licensing Officer

King Parrot Group
23rd Floor, Chinaweal Centre,
414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569

Fax: (852) 3747 1588

Email: kassey@kingparrot.com

Website: www.kingparrot.com



Planning Justifications

4.1 Proposed Eating Place with Outdoor Seating Accommodation is Compatible to Planning Intention

- a. The intended use, Eating Place with Outdoor Seating Accommodation will not change the character and amenity of Ping Shan. It can provide an alternative option of eating place for nearby residents. Since there are only a few restaurants in this district and they are mainly very old style restaurants (Photo 16).
- b. Outdoor seating accommodation also make the environment more appealing to guests.
- c. The business hours for this restaurant is between 12:00 pm to 11:00 pm.
- d. No sound or audio equipment are provided in the open areas of the site.

4.2 Demand for Eating Place

The operation of the restaurant has been smooth since its opening and the passenger volume is increasing every month. To meet a higher demand from the market and provide an opportunity for the customers to intimate with nature, an outdoor seating accommodation would be a desirable idea to achieve the above goals. There are still over 1000m² open area after fitting the outdoor seating accommodation into the premise (Photo 17).

4.3 Traffic Aspect

- a. 10 numbers of parking spaces are provided within the site (Appendix III).
The parking spaces are not fully occupied during peak hour.
- b. No queuing back or reverse onto/ from public road of vehicle are allowed for this restaurant.

A set of run-in/out proposal is annexed in Appendix IV.

A set of estimated trip generation & attraction assessment report is annexed in Appendix IX.

4.4 Proposed Eating Place would not affect any existing trees

There are fifteen numbers of trees in the Application Site, which is generally in fair form and condition. As there will be no change of building disposition in this application, these trees are retained in the proposed eating place and under proper maintenance as suggested in Tree Preservation Proposal. (Appendix IV).

4.5 Other Statutory and Licensing Requirements

The applicant have altered the existing premises to meet all related regulations and licensing requirements of restaurant e.g Buildings Department, Fire Services Department, Food & Environmental Hygiene Department and Environmental Protection Department and to fulfill the conditions of approval of the planning application proposal.

For the Fire Services Department, there will be no alteration of fire services installation inside the restaurant. Portable fire extinguishers will be placed in Outdoor Seating Accommodation to meet the fire services requirements.

A set of approved fire services installation proposal is annexed in Appendix I, II and III. Copy of Fire Services Certificate, approval letter from FSD, approved FS plan, approved letters (Building & Structural) from BD with approved building plan is attached for your reference (Appendix VII).

For the requirement of the Food and Environmental Hygiene Department, the applicant included the existing roof to demonstrate the food is delivered under the covered area to meet the licensing requirements. Application for inclusion of Outdoor Seating Accommodation into general restaurant license will be submitted once the proposal is approved by the Board.

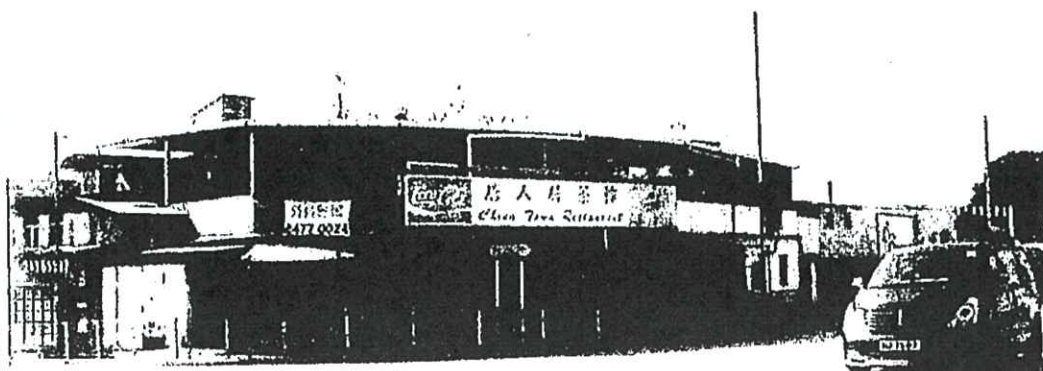


Photo 16. Nearby old style restaurant.

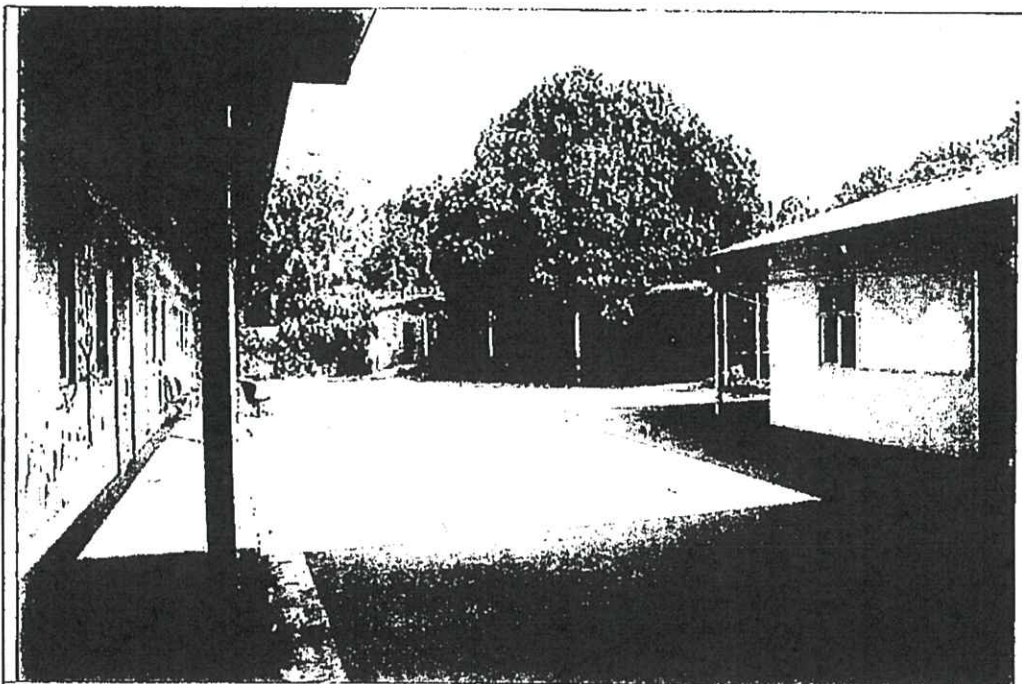
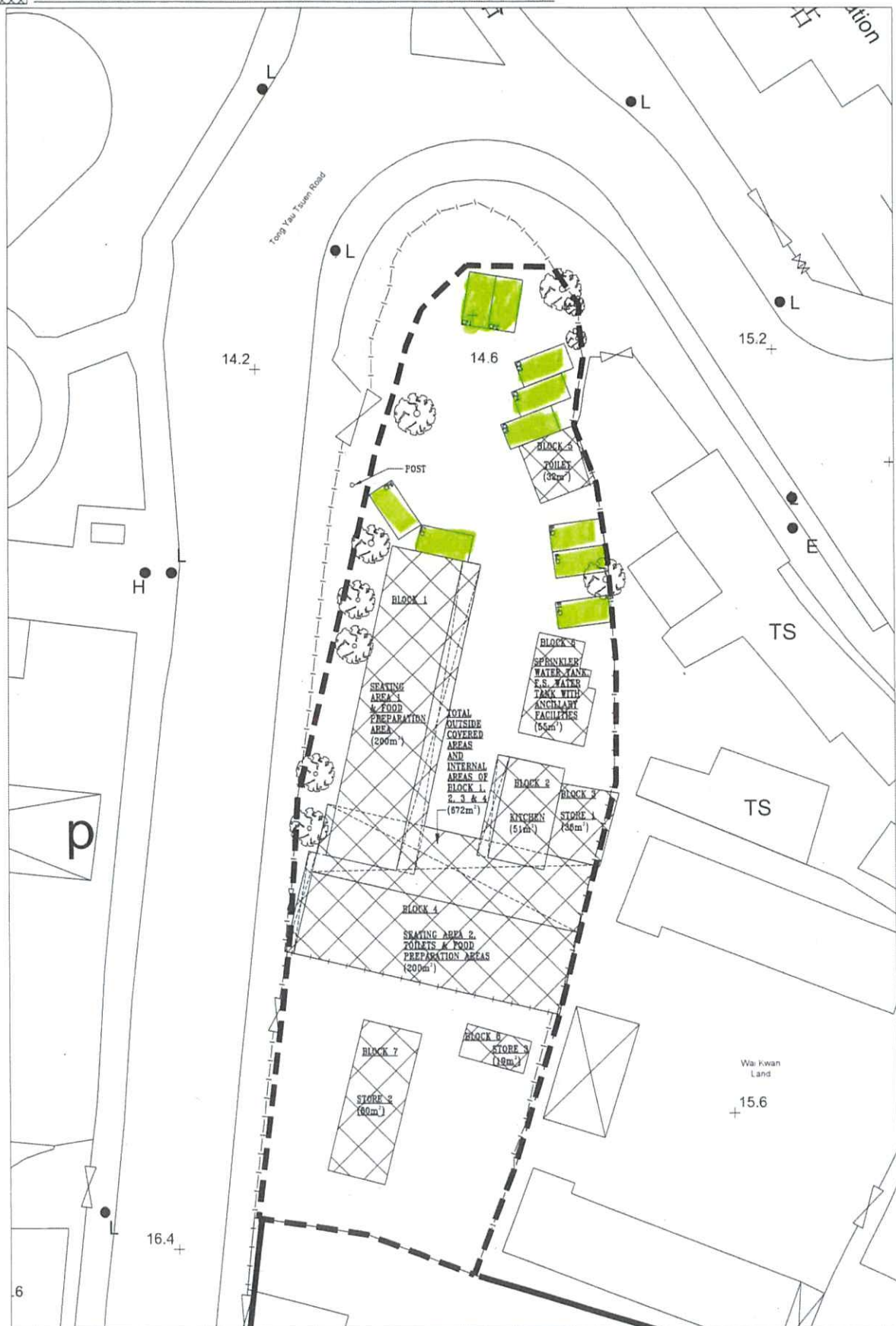


Photo 17. View to show Open Space of the Application Site.

Appendix III

APPLICATION SITE

SITE COVERAGE AREA & GROSS FLOOR AREA



SCALE 1 : 500

Appendix IV

Tree Preservation Proposals

**For Lots 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen,
Yuen Long**

A. Before Starting of Maintenance Work

1. Site Survey

Site inspection and checking shall be carried out to identify the trees to be maintained on site.

2. Preparation Work

2.1 Schedule of work shall be prepared to show what types of work to be done during the maintenance period;

2.2 Tools for the work shall be prepared to make the maintenance work to be run smoothly;

2.3 Site plan shall be prepared to clearly mark down the matured trees to be maintained;

2.4 A data base for the maintained trees shall be set up to record down all the work done to them and adjusted the daily, weekly and monthly schedule if necessary.

B. During the work

With accordance to the schedule, the maintenance work shall be strictly followed the programme. The followings are the work to be done to the trees:

1. Watering

The trees shall be watered on a daily basis to ensure the satisfactory development for the plants throughout the maintenance period.

2. Weeding

Any unwanted and invasive plants growing around or near these trees shall be treated as weeds and shall be weeded out.

Regular weeding operations shall be carried on a weekly basis or as required.

3. Pruning

Pruning works shall be carried out on a regular time, such as 6 months, to ensure normal growth, remove dead damaged or crossing branches and dead flower heads of the trees or as required or instructed.

4. Fertilizing

Application of slow release fertilizer shall be carried out 2 times a year, one during late summer and one during early spring or as instructed. The rates are states as below:

- a. 250 gm for matured tree;
- b. As required.

5. Aeration

Immediately after fertilizing aeration works shall be done by using a horticultural fork to a depth of 100 mm.

6. Pest and disease control

Spraying of insecticides or fungicides shall be carried out as required.

7. Staking and guying

Re-secure stakes and ties shall be carried out thorough the maintenance period. Inspection shall be carried out at least once per month and replacement of all broken, damaged or other unsatisfactory stakes and ties shall be carried out if necessary or as instructed. Any ties which causing chafing or abrasion shall be adjusted. All the ties guys or tree staking shall be removed after the end of the maintenance period.

8. Site inspection

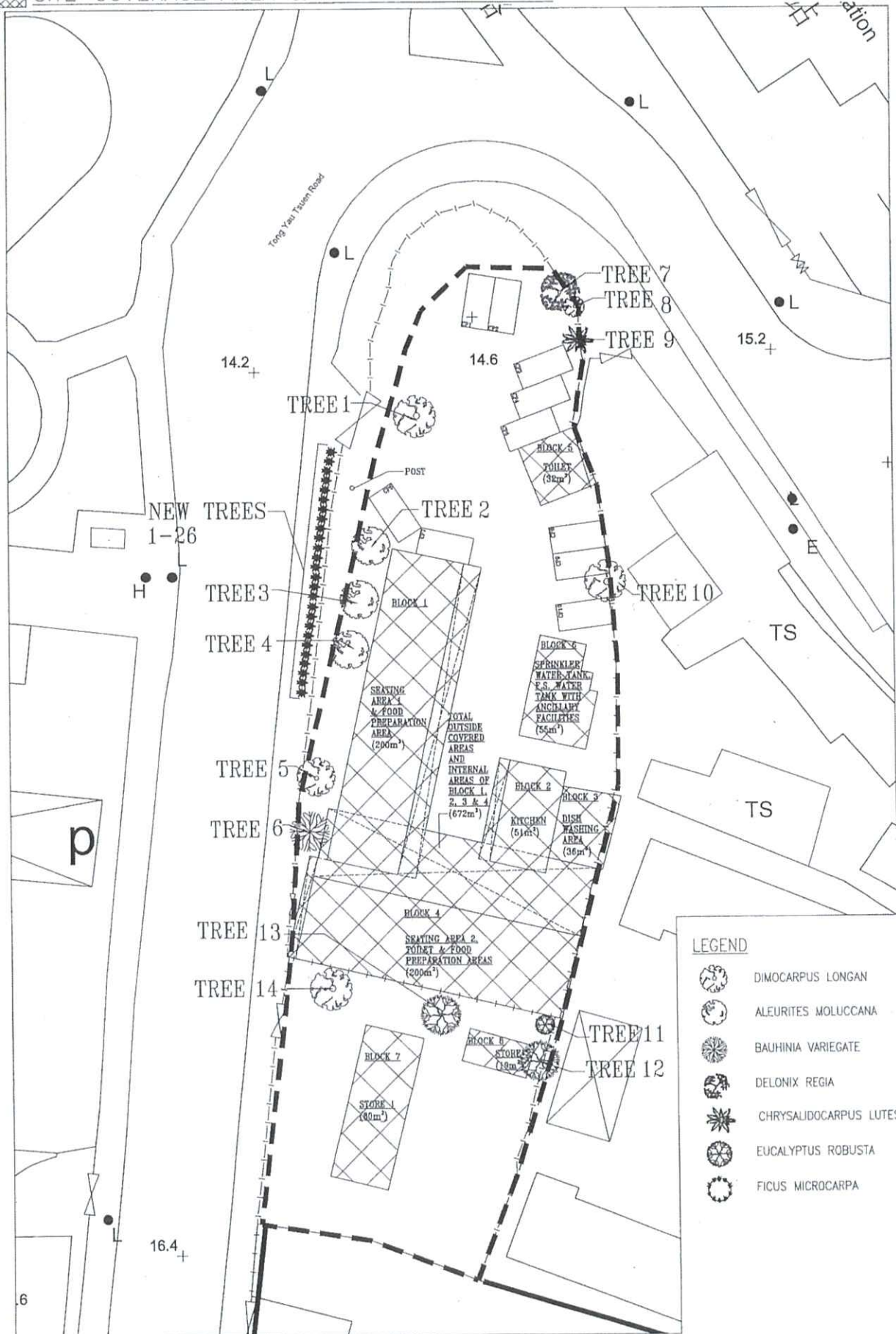
Site inspection shall be carried out regularly to ensure all the trees are in good standard.

C. After the work

1. All the work done shall be recorded to ensure it was properly done to the appropriated trees.

--- APPLICATION SITE

▨ SITE COVERAGE AREA & GROSS FLOOR AREA



LEGEND

- DIMOCARPUS LONGAN
- ALEURITES MOLUCCANA
- BAUHINIA VARIEGATE
- DELONIX REGIA
- CHRYSALIDOCARPUS LUTESCENS
- EUCALYPTUS ROBUSTA
- FICUS MICROCARPA

TREE LOCATION PLAN

Existing Tree Table															
Species of Tree	Tree No.														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Dimocarpus longan (龍眼)	YES				YES			YES		YES				YES	
Aleurites moluccana (石栗)		YES	YES	YES											
Bauhinia variegata (宮粉羊蹄甲)						YES									
Delonix regia (金鳳或鳳凰木)							YES								
Chrysalidocarpus lutescens (散尾葵)									YES						
Eucalyptus robusta (大葉桉)											YES	YES	YES		

[illegible]

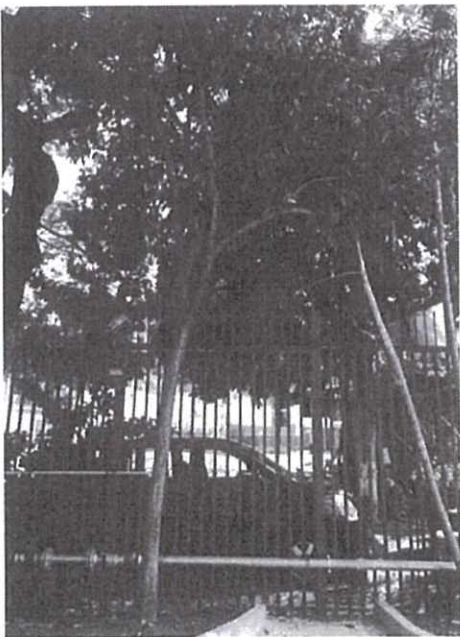
Species: *Dimocarpus longan* (龍眼)



Tree No.1



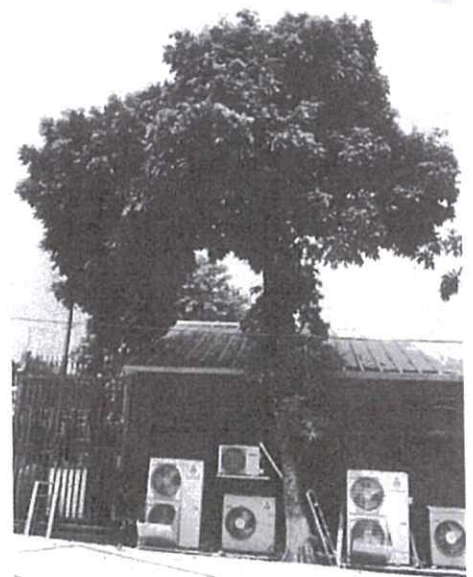
Tree No.5



Tree No.8

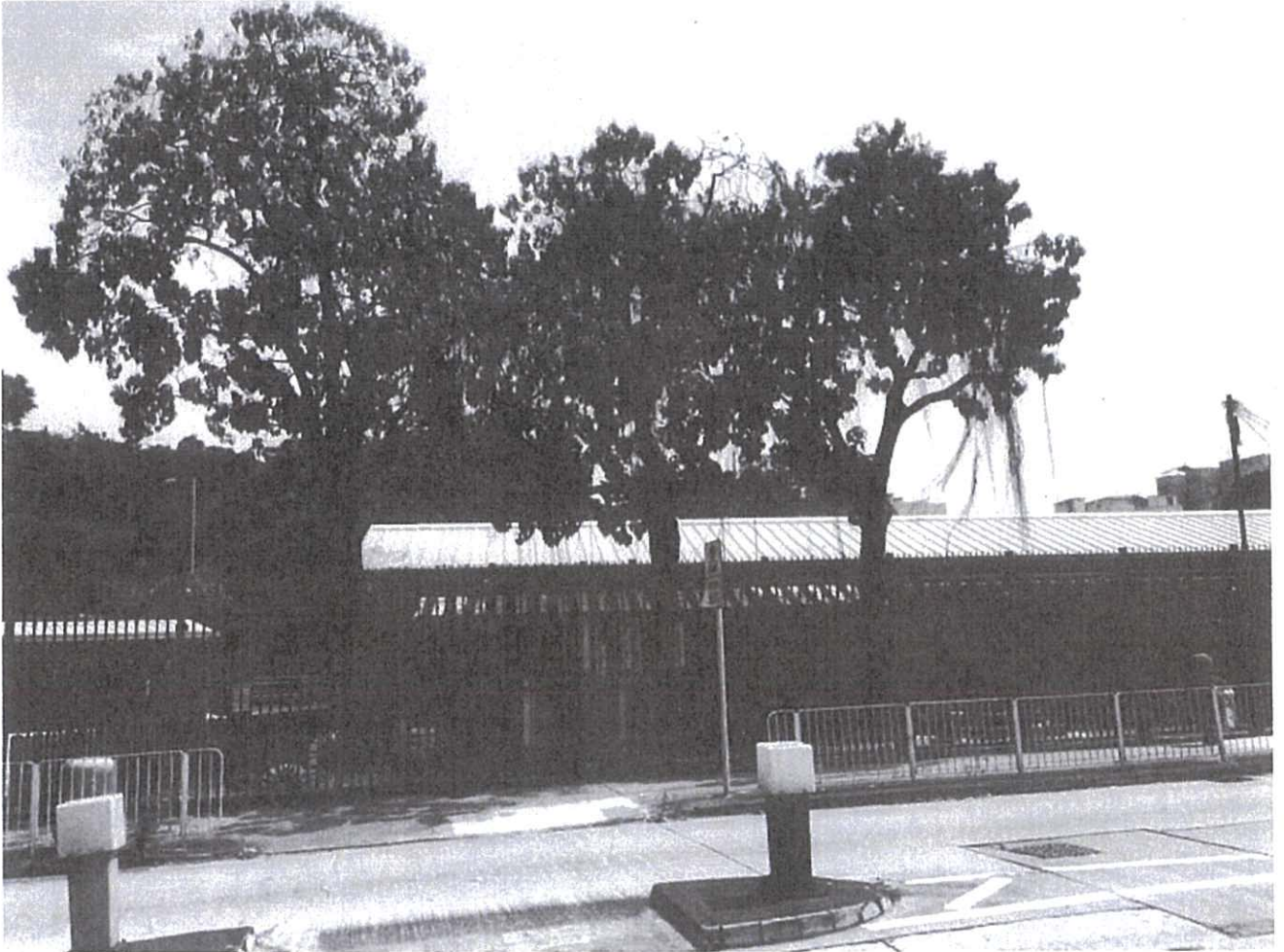


Tree No.10



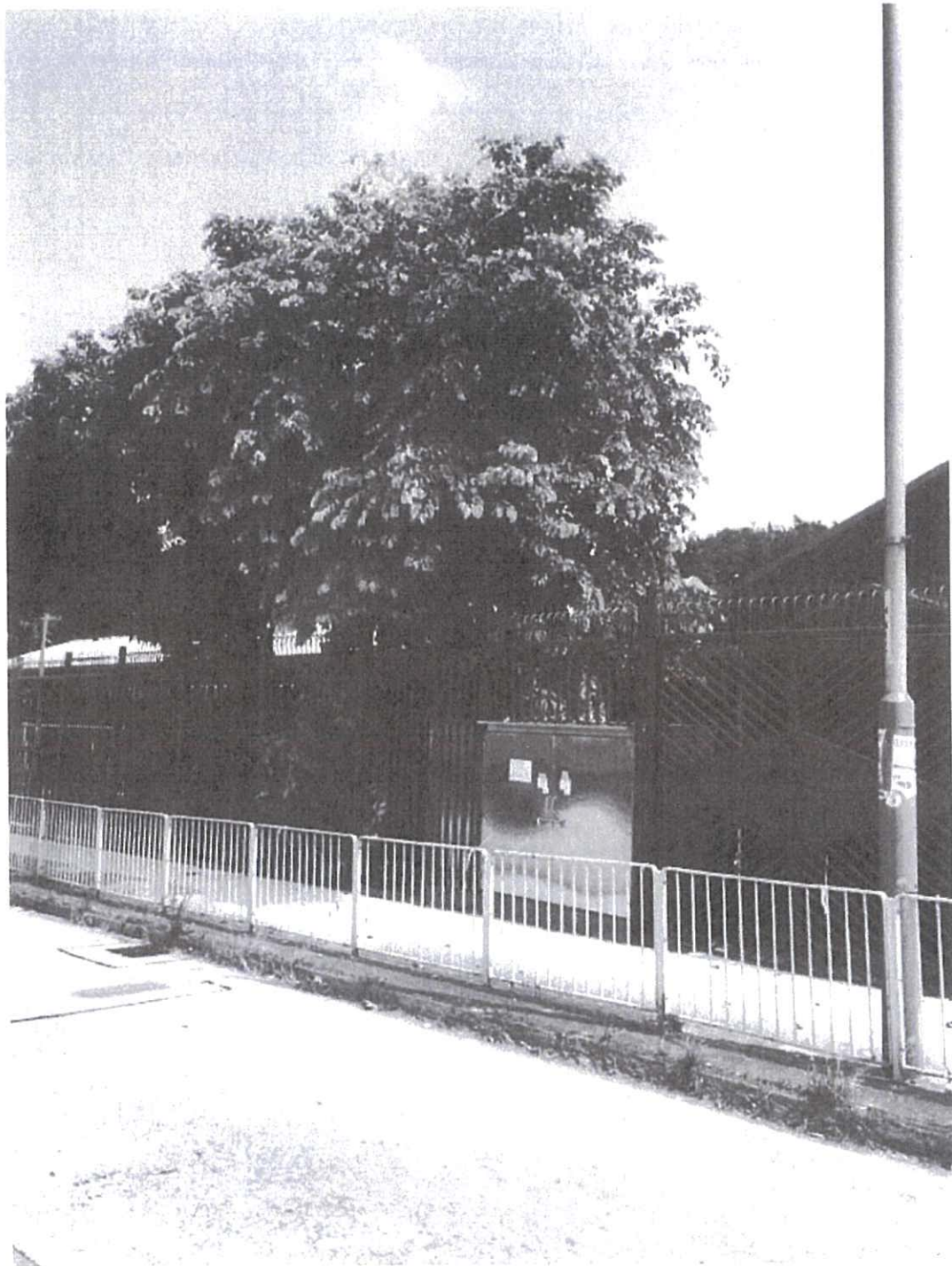
Tree No.14

Species: *Aleurites moluccana* (石栗)



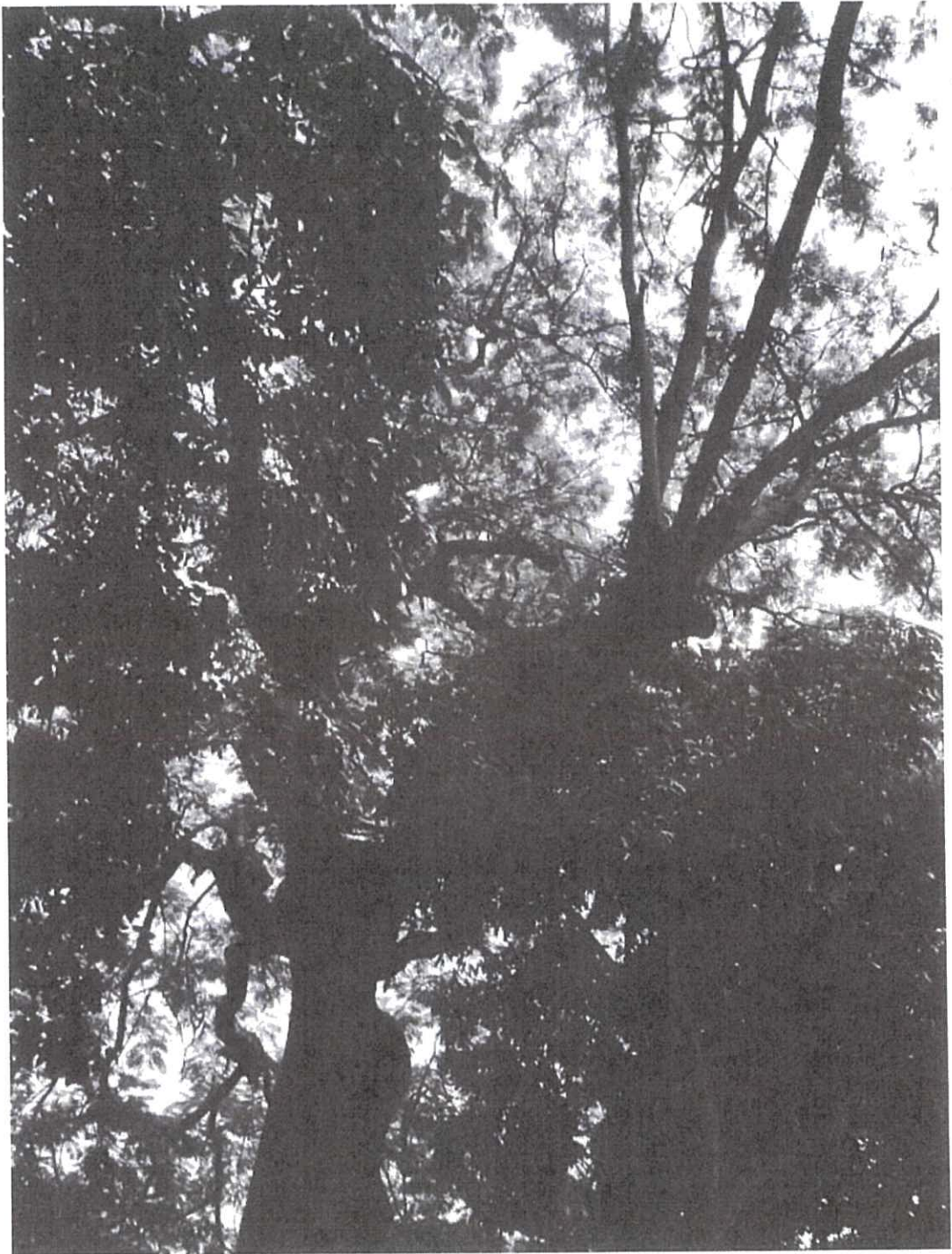
Tree No.2, 3 and 4

Species: Bauhinia variegata (宮粉羊蹄甲)



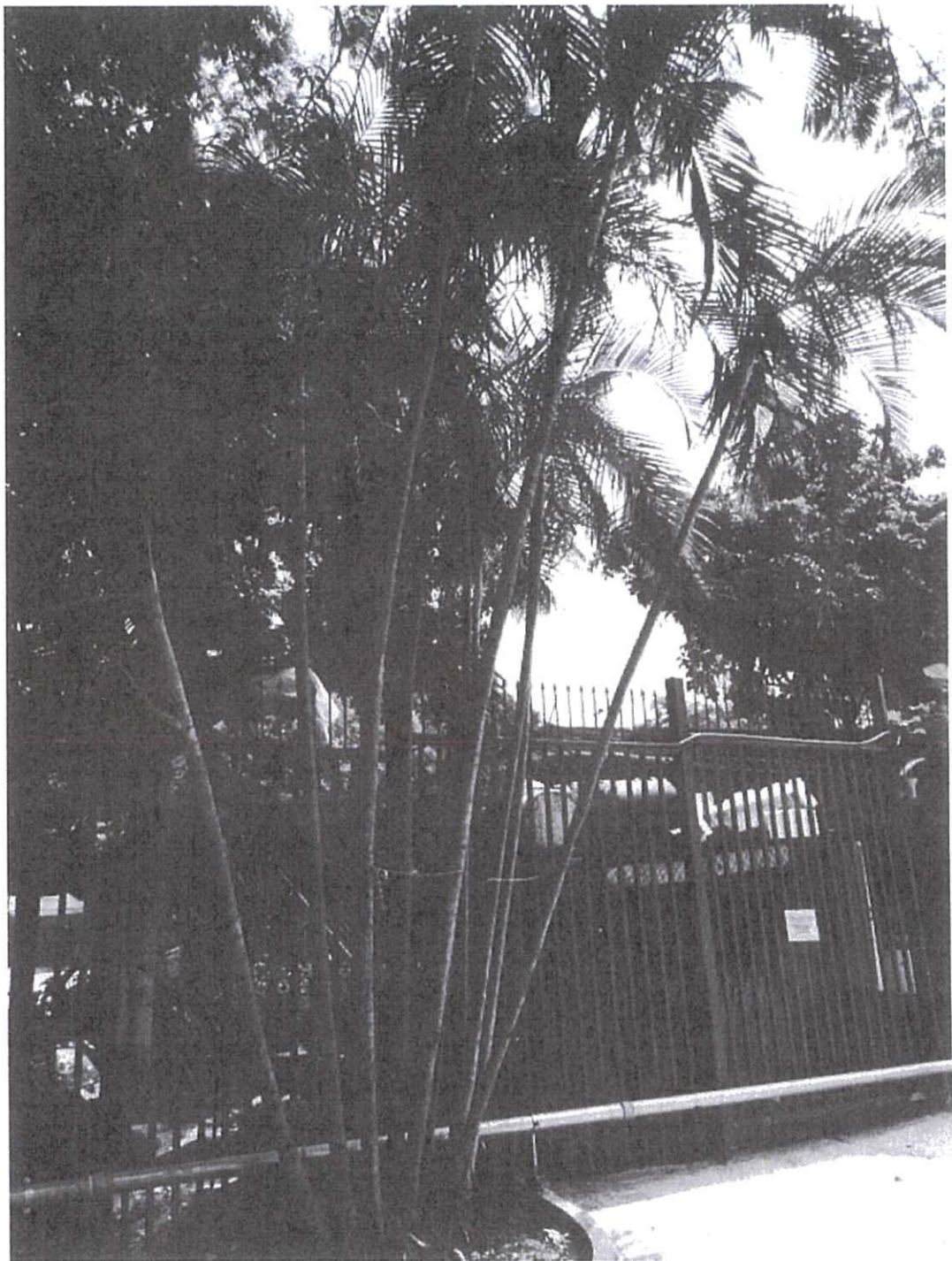
Tree No.6

Species: Delonix regia (金鳳或鳳凰木)



Tree No.7

Species: *Chrysalidocarpus lutescens* (散尾葵)



Tree No.9

Species: *Eucalyptus robusta* (大葉桉)



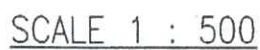
Tree No.11, 12



Tree No.13

Appendix IV

APPLICATION SITE



Appendix VI

1



Serial No.: A 213226

Fire Services Department,
HONG KONG

Our Ref.: FP 8/30618 <6>

Date: 18 August 2015

Sir/Madam,

Address:— Tong Yan San Tsuen, Yuen Long - D.D. 121 Lot 1355 R.P.

Description of Building:— Alteration and Addition - A modified hose reel tank with pump structures and a sprinkler tank with pumps structures (not in commission), an electrical switch cabinet and F.S. control cabinet as delineated on plan

This is to certify that the requirements of this Department have been incorporated in your plans.

One set of your plans stamped and signed by this Department on 18.8.2015 is returned together with an additional copy of this certificate for submission to the * ~~Building Authority~~ ~~Director of Housing~~ ~~XXXXXXXXXXXX~~.

Note:—Any amendments to plans after approval by this Department should be resubmitted in duplicate through the * ~~Buildings~~ ~~Housing~~ ~~XXXXXXXX~~ Department for further vetting prior to the commencement of any construction works.

CHAN Kam Cheong
c/o A & D Surveyors Ltd.
Unit C, 22/F, Lockheart Centre
Nos. 301-307 Lockhart Road, Wan Chai
Hong Kong

Yours faithfully,

(WAN Kam-ming)

for Director of Fire Services

Issued in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance.

* Delete where inappropriate

FPB(HQ)/301 (Rev. 9/08)

消防處
消防安全總區
新建設課
香港九龍尖沙咀東康莊道1號
消防總部大廈10樓北翼



A213226
FIRE SERVICES DEPARTMENT
FIRE SAFETY COMMAND
New Projects Division
North Wing, 10/F, FSHQ Building
No.1 Hong Chong Road
Tsim Sha Tsui East, Kowloon
Hong Kong

本處檔號 Our Ref. : FP 8/30618<6>
圖文傳真 Fax No. : (852) 2722 6234
電話 Tel. No. : (852) 2733 1568
電子郵件 E-mail : ado_np_11@hkfsd.gov.hk

18 August 2015

Dear Sir/Madam,

Fire Services Certificate

Tong Yan San Tsuen, Yuen Long - D.D. 121 Lot 1355 R.P.

The Fire Services Certificate for the project of the captioned address is now awaiting collection at:
Licensing and Certification Command Headquarters,
Room No. 515, 5th Floor,
Fire Services Headquarters Building,
No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon.

Would you therefore arrange to collect the Certificate during the following hours:-

Monday to Friday (except public holidays) 9:00 a.m. - 12:30 p.m. and 2:00 p.m. - 4:30 p.m.
(Tel. No. 2733 7608)

In accordance with Section 25(e) (iii) of the Fire Services Ordinance and the Table to the Fire Services Department (Reports and Certificates) Regulations, a fee of **HK\$405.00** is charged for the Certificate. The payment can be made -

- (a) In person - The fee can be paid in cash or by a cheque/draft/cashier order personally or by an agent at the above address. Please bring along a copy of this letter when collecting the Certificate; or
- (b) By post - A cheque/draft/cashier order together with a copy of this letter can be sent to the above address. Please note that cash should not be sent through the post; or
- (c) By depositing the cheque/draft/cashier order together with a copy of this letter at the drop-in box at the above address.

If the payment is made in person, a receipt and the Certificate will be given at once; otherwise they will be sent to your office by post. The cheque/draft/cashier order should be crossed and made payable to "The Government of the Hong Kong Special Administrative Region" with the contact telephone number and reference number of this letter written at the back.

Please be reminded that the return set of relevant building plans/drawings should be collected **in person** with the original copy of the approval letter and the payment receipt.

CHAN Kam Cheong
c/o A & D Surveyors Ltd.
Unit C, 22/F, Lockheart Centre
Nos. 301-307 Lockhart Road, Wan Chai
Hong Kong

Yours faithfully,

(WAN Kam-ming)
for Director of Fire Services

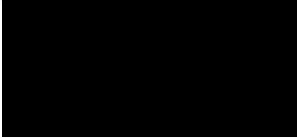
WKM/CHS/WHL/mn



YOUR REF 來函檔號 :
OUR REF 本署檔號 :
FAX 圖文傳真 : BD 22-3/9194/14
TEL 電話 : 2845 1559
www.bd.gov.hk 2626 1434

CHAN Kam Cheong

14 August 2015



13

Dear Sir,

Tong Yan San Tsuen, Yuen Long - D.D. 121 Lot 1355 R.P.

I refer to your application dated received on 17 July 2015 for approval of proposals in respect of Building Works.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Notes for Authorised Persons & Registered Structural Engineers 272. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorised persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the above - mentioned plans submitted with your application dated received on 17 July 2015 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. This approval does **NOT** authorise the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the Buildings Ordinance refers.

6. The approval given herein is confined to the coloured portions as shown on the plans and should not be construed as approval to uncoloured portions of the plans.

S.L. 9 (10/2009)

... / 2

Ref.: BD 22-3/9194/14

7. Your plans have been referred to the D of FS for comments. Since a fire certificate is not available, your attention is drawn to Buildings Ordinance s4(3) in case any amendments are required.

8. District Planning Officer/TM&YLW, Planning Department (contact officer – Ms. Bontia HO at tel.: 2158 6283) has the following comments:

- Please refer to the Appendix I attached -

9. Your plans have been referred to District Lands Officer/Yuen Long (DLO) of Lands Department for comment which will be conveyed to you upon receipt.

10. Respective structural plans for building works should be submitted which should form a separate submission for processing. Circular Letter issued on 30 October 2013 refers.

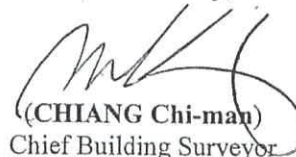
11. This records that you amended the plans on 14.8.2015. Please forward a copy of the approved plans to the relevant government departments for their record. Your attention is drawn to section 4(3) of the Buildings Ordinance in case further amendments are required.

c.c.

Tang Siu U Tso
c/o Tang Tong & Tang Kin Kwok



Yours sincerely,


(CHIANG Chi-man)
Chief Building Surveyor
for Building Authority

DFS
DPO/TM&YLW
DLO/YL



YOUR REF
OUR REF 本署編號
FAX 傳真
www.bd.gov.hk

BD 22-3/9194/14 (S)
2845 1559
2626 1456

HO Tak Hong

22 October 2015

(72)

Dear Sir,

Tong Yan San Tsuen, Yuen Long - D.D. 121 Lot 1355 R.P.

I refer to your application dated received on 28 August 2015 for approval of proposals in respect of Structural (Alternations and Additions) – Foundation (Rafts), and Superstructure (F.S. Control S.S. Cabinet & Electrical Switch S.S. Cabinet) and GRP Water Tank.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the above - mentioned plans submitted with your application dated received on 28 August 2015 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. This approval does NOT authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the Buildings Ordinance refers.

6. This approval is subject to the conditions and requirements given in Appendices I - V attached.

7. To ensure full compliance with the Buildings Ordinance, it is prudent for the Authorized Person who acts as the coordinator of the building works to inform the Registered General Building Contractor/Registered Specialist Contractor of all the imposed conditions attached to this approval.

/8.

S.L.9 (11/2009)

Our Ref.: BD 22-3/9194/14 (S)

8. It is your duty to ensure that the works so approved are compatible with the approved general building plans. You are reminded that the approval of this structural submission does not infer that any general building plans corresponding to this application will be approved by the Building Authority.

9. Under item 6 of Section 17(1) of the Buildings Ordinance, you are required to submit initial readings of all the monitoring stations prior to the commencement of the foundation works and subsequent monitoring readings at bi-weekly intervals during the course of works. A copy of the monitoring record shall be kept on site for inspection by staff of Buildings Department. Monitoring checkpoints should be duly monitored and assessed at various critical stages of construction works and the Registered General Building Contractor/Registered Specialist Contractor should regularly update the works programme of site activities.

10. Under Building (Administration) Regulation 10, you are required to submit a pre-construction condition survey report on the ground, the adjacent structures and services located within and in the vicinity of the site. The area to be surveyed shall cover at least 50 m from the perimeter of the site. Under section 16(3)(b) of the Buildings Ordinance, the consent for the commencement of foundation works will not be given until the report has been submitted and found satisfactory.

11. You are reminded that adequate precautionary measures and suitable working procedures should be adopted in carrying out the excavation works to safeguard the stability of any building, structure, land, street or services. Moreover, site supervision should be provided to ensure that the excavation works are carried out in accordance with the approval plans and in such a manner as not to render inadequate the margin of safety of, or impair the stability of, or cause danger to any building, structure, land, street or services.

12. You are reminded that the record plans and/or test reports required under this approval should be submitted within the time frame as specified in the attached appendix/appendices. Delay in the submission of the required documents may affect the timely processing of Form BA14 and/or occupation permit applications.

Yours sincerely,



(LAU Shing-lam)
Chief Structural Engineer
for Building Authority

c.c. Tang Tong & Tang Kin Kwok



AP - CHAN Kam Cheong



CO/SM

S.L.9 (11/2009)

Ref : BD 22-3/9194/14 (S)

Address : Tong Yan San Tsuen, Yuen Long - D.D. 121 Lot 1355 R.P.

Appendix I to approval dated 22 October 2015

Reinforced Concrete Works

In giving this approval of plans, I hereby impose the following conditions under item 6 in section 17(1) of the Buildings Ordinance:

- (a) Sampling and testing of steel reinforcing bars should be carried out in accordance with CS2:2012. Testing should be carried out by a laboratory* accredited under the Hong Kong Laboratory Accreditation Scheme (HOKLAS) for the particular test concerned. Test results[@] should be submitted within 60 days of the delivery of the steel reinforcing bars to the site. The test reports should be appended with a statement signed by the Registered Structural Engineer to confirm the following:
 - (i) All steel reinforcing bars used for the construction and the test specimens covered by the test reports are in accordance with the types and grades of steel shown in the approved plans.
 - (ii) Sampling and testing of steel reinforcing bars used have been carried out in accordance with CS2:2012.
 - (iii) The acceptance criteria appropriate to each type and grade of steel reinforcing bars used have been complied with.
 - (iv) All steel reinforcing bars tests have been carried out by a laboratory* accredited under the HOKLAS.
- (b) Sampling of concrete and compression testing of concrete test cubes should be carried out in accordance with the methods specified in CS1:2010. Testing should be carried out by a laboratory* accredited under the HOKLAS for the particular test concerned. Test results[@] should be submitted within 21 days after testing. The test reports should be appended with a summary which contains information on locations of concerned structural elements, concrete grades and dates of cast. The summary should also include previous summary information of concrete cube test reports in chronological order. The test reports should also be appended with a statement signed by the Registered Structural Engineer to confirm the following:
 - (i) All concrete used for the construction and concrete cubes covered by the test reports are in accordance with the concrete grades shown in the approved plans.
 - (ii) Concrete cube sizes, rates of sampling fresh concrete for testing and acceptance criteria for compressive strength set out in Building (Construction) Regulations have been complied with.

(iii) All concrete cube tests have been carried out by a laboratory* accredited under the HOKLAS and in accordance with the methods specified in CS1:2010.

(c) Concrete should be obtained from concrete suppliers certified under the Quality Scheme for the Production and Supply of Concrete except for those exceptional projects permitted under clause 11.7.1 of the Code of Practice for Structural Use of Concrete 2013 where documents should be submitted by the Registered Structural Engineer at least one week prior to commencement of the works to prove that the concrete supplier is operating under an approved quality system.

2. The following conditions in respect of qualified supervision of works are imposed under item 6 in section 17(1) of the Buildings Ordinances:

- (a) Qualified site supervision of the reinforced concrete works, including sampling of concrete and steel reinforcing bars and making and curing of test cubes, by experienced and competent persons as defined in (b) and (c), should be provided to ensure that the works are carried out in accordance with the plans approved and that the required standards are complied with.
- (b) The Registered Structural Engineer should assign a quality control supervisor to supervise the works, determine the necessary frequency of inspection by the quality control supervisor which should not be less than once a week, and devise inspection check lists. The minimum qualifications and experience of the quality control supervisor is to be the same as the Technically Competent Person of grade T3, as stipulated in the Code of Practice for Site Supervision 2009.
- (c) The Registered General Building Contractor/Registered Specialist Contractor should assign a quality control co-ordinator to provide full time on site supervision of the works and devise inspection check lists. The minimum qualifications and experience of the quality control co-ordinator is to be the same as the Technically Competent Person of grade T1, as stipulated in the Code of Practice for Site Supervision 2009.
- (d) The names and qualifications of the supervisory personnel representing the Registered Structural Engineer and the Registered General Building Contractor/Registered Specialist Contractor respectively should be recorded in an inspection log book. The date, time, items inspected and inspection results should be clearly recorded in the log book. The log book should be kept on site for inspection by representatives of the Buildings Department.

* A Directory of Accredited Laboratories in Hong Kong is obtainable from the Hong Kong Accreditation Service (HKAS) Executive, Innovation and Technology Commission.

A laboratory's accreditation for an individual test or calibration may be granted, modified or withdrawn at any time. Up-to-date information on accredited laboratories and their scopes of accreditation are available on the internet at the HKAS website at <http://www.info.gov.hk/itc/hkas/>.

@ The test carried out by an accredited laboratory should be within its scope of accreditation. To ensure this, test results should be reported on a HOKLAS Endorsed Certificate or equivalent Certificate/Report issued from other laboratory accreditation bodies which have reached mutual recognition agreements/arrangements with the HOKLAS.

Appendix IX

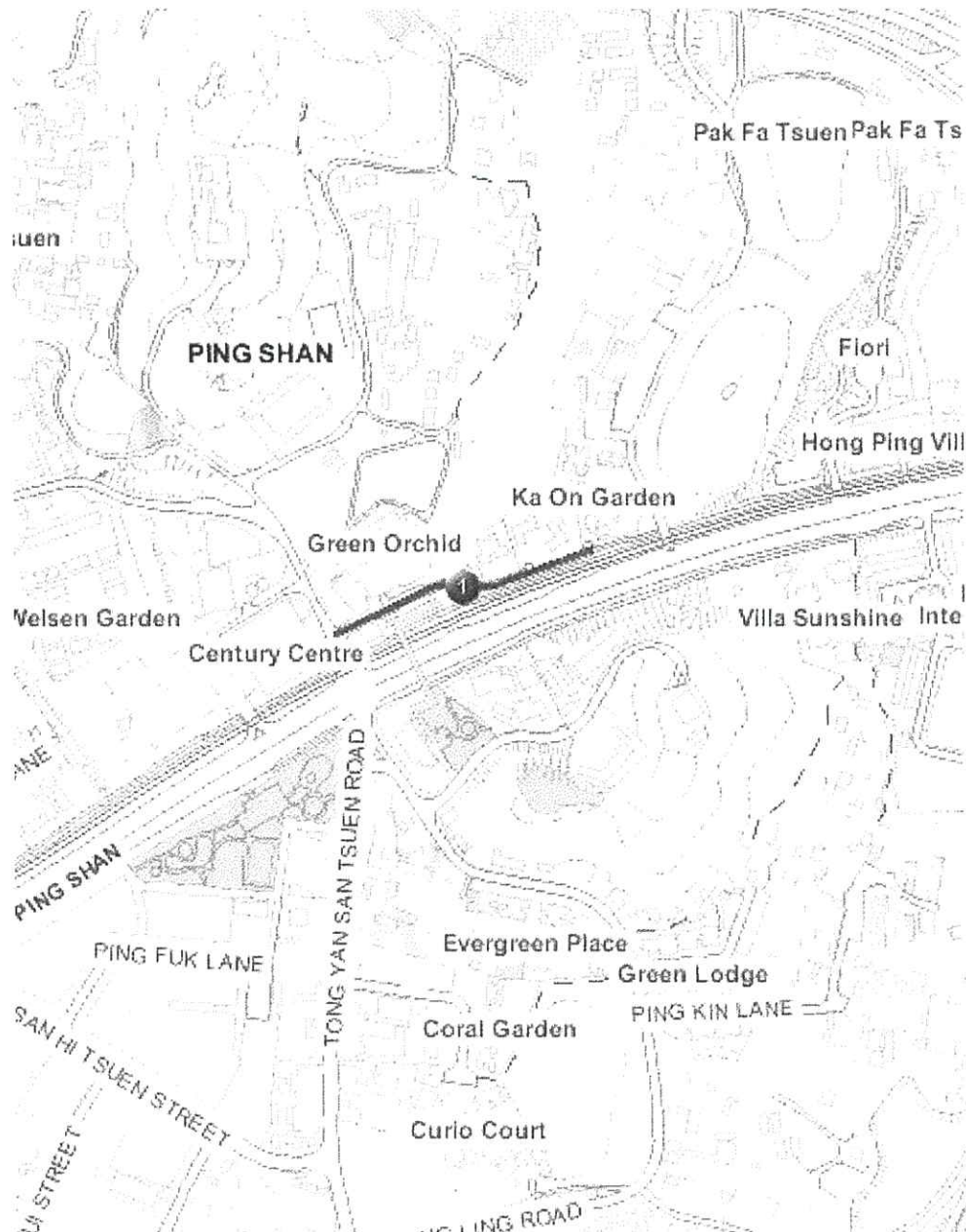
Estimated Trip Generation and Attraction Report

We estimated that the Peak Hours is between 7:00pm to 9:00pm on Friday, Saturday and Sunday. The maximum number of customers is 439. We assume that the customer will come from 7:00pm to 9:00pm and 60% of the customers will come by private cars. It means that 264 people will come within 2 hours by private car. The remaining number of customers will come to the restaurant by Light Rail and bus.

Another assumption is that each car will carry 4 people. Therefore, 66 private cars will come to this restaurant. On average, one car will arrive at every 1.8 minutes. This restaurant can provide 10 numbers of parking spaces. Therefore, 56 numbers of private car cannot park in the restaurant. Our staff will park to a nearby hourly car park in Ping Hing Lane. It is only 5 minutes-time walking distance from the restaurant via a foot bridge at Castle Peak Road (Plan 1). This car park has more than 200 numbers of parking spaces (Photo 1). We will post a map at the entrance of the restaurant that clearly shows the route from the restaurant to the carpark and employ sufficient staff to help the customers to park their cars at this car park. We will ensure no car will queue up on the Road, once the customers drop off inside the restaurant, we will arrange sufficient staff to drive their car immediately to the car park at Ping Hing Lane. The above-mentioned proposal was based on our estimation that three numbers of staff would be enough to handle the parking arrangement. It is not a difficult requirement to achieve.

Calculation:

Assumption: 60% of customers come by private car
 Each car carries four people
 10 minutes is used to park the car in the nearby hourly parking
 Numbers of customer come within one hour: $439 \times 60\% = 264$
 Number of private car arrived within one hour: $264/4 = 66$
 Number of private car come within two hours: $120\text{min}/66 = 1.8 \text{ min}$



Plan 1

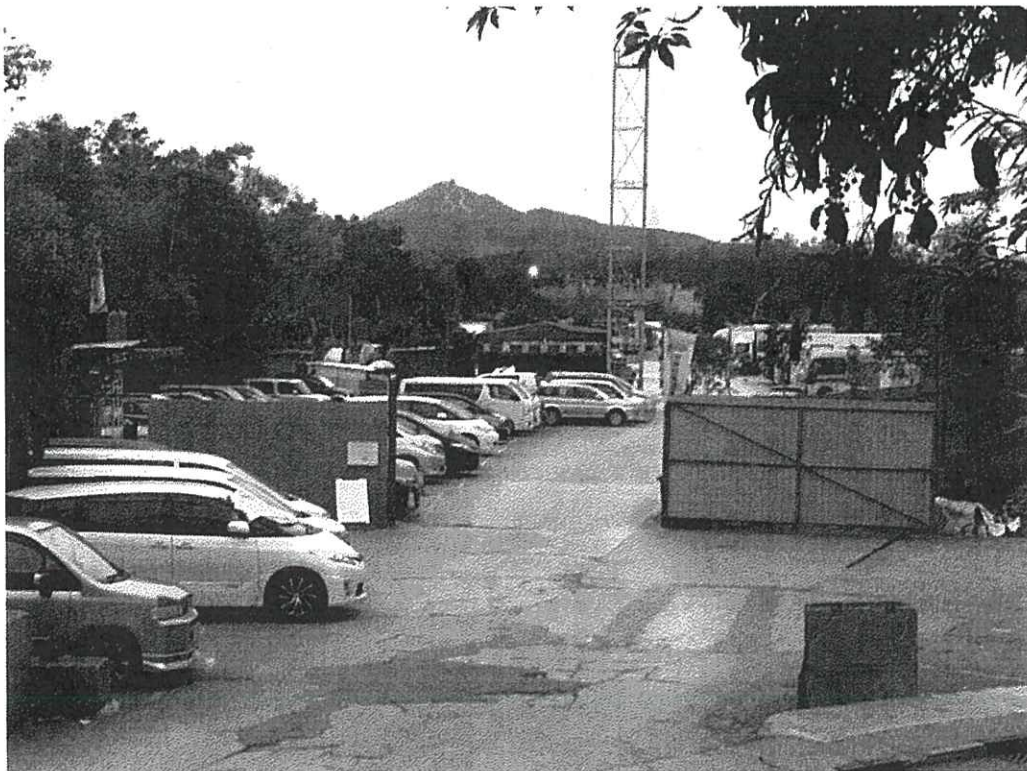
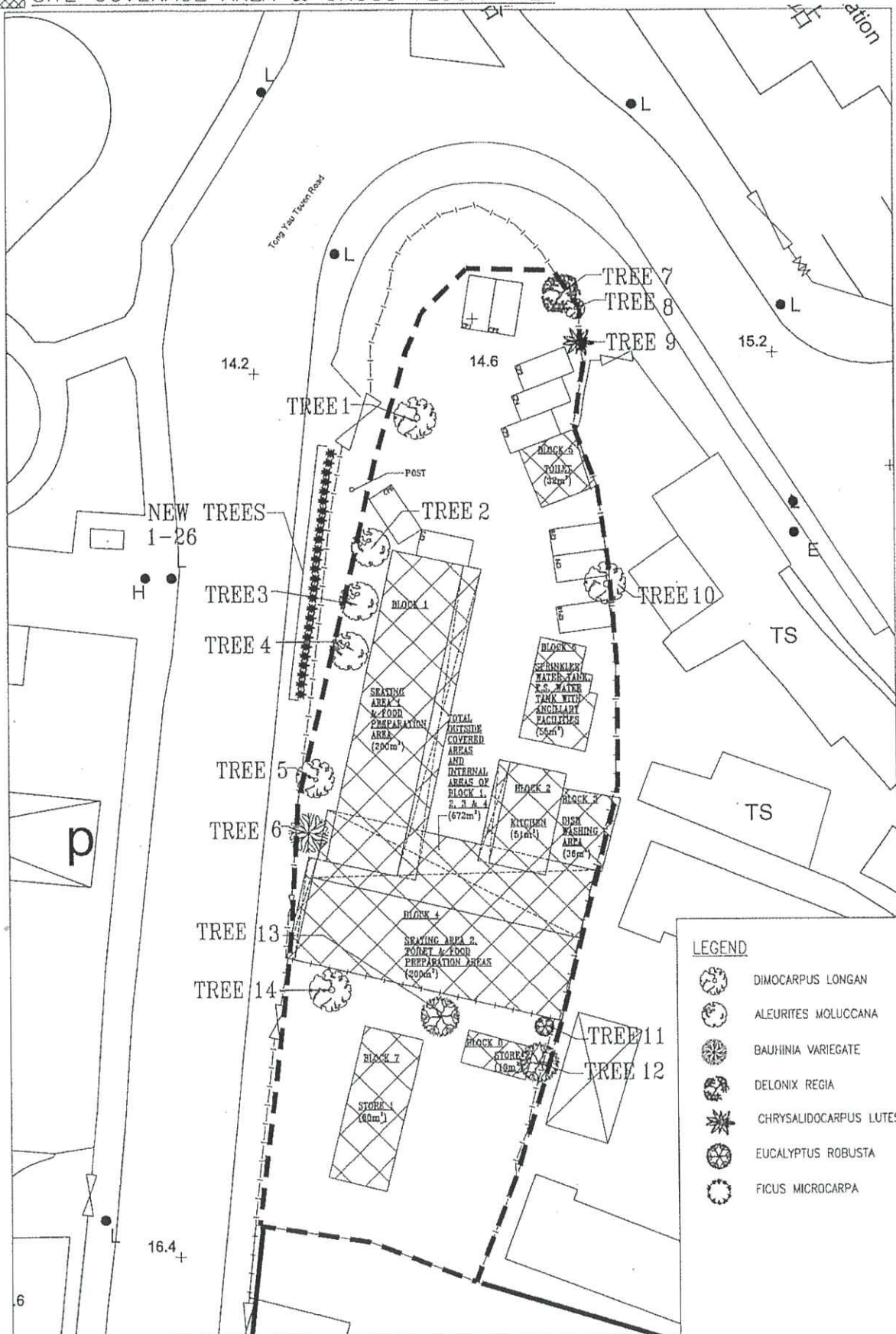


Photo 1

--- APPLICATION SITE

▨ SITE COVERAGE AREA & GROSS FLOOR AREA



LEGEND

- DIMOCARPUS LONGAN
- ALEURITES MOLUCCANA
- BAUHINIA VARIEGATE
- DELONIX REGIA
- CHRYSALIDOCARPUS LUTESCENS
- EUCALYPTUS ROBUSTA
- FICUS MICROCARPA

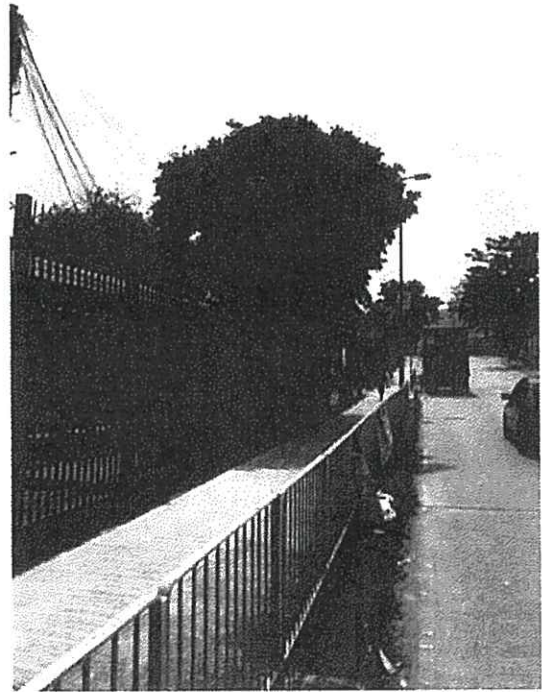
TREE LOCATION PLAN

Existing Tree Table															
Species of Tree	Tree No.														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Dimocarpus longan (龍眼)	YES				YES			YES		YES				YES	
Aleurites moluccana (石栗)		YES	YES	YES											
Bauhinia variegata (宮粉羊蹄甲)						YES									
Delonix regia (金鳳或鳳凰木)							YES								
Chrysalidocarpus lutescens (散尾葵)									YES						
Eucalyptus robusta (大葉桉)											YES	YES	YES		

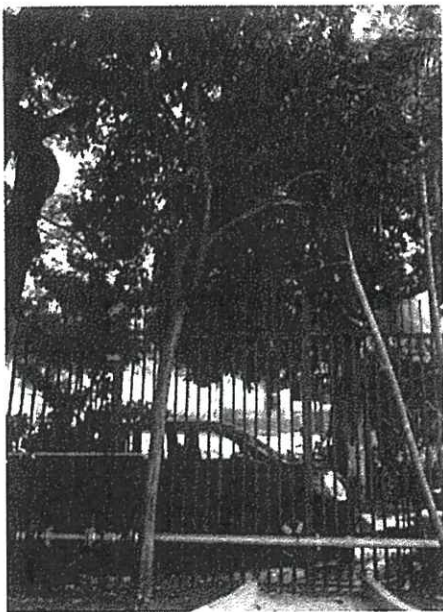
Species: *Dimocarpus longan* (龍眼)



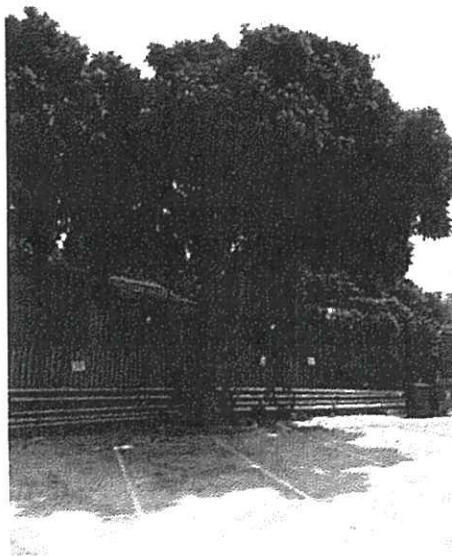
Tree No.1



Tree No.5



Tree No.8

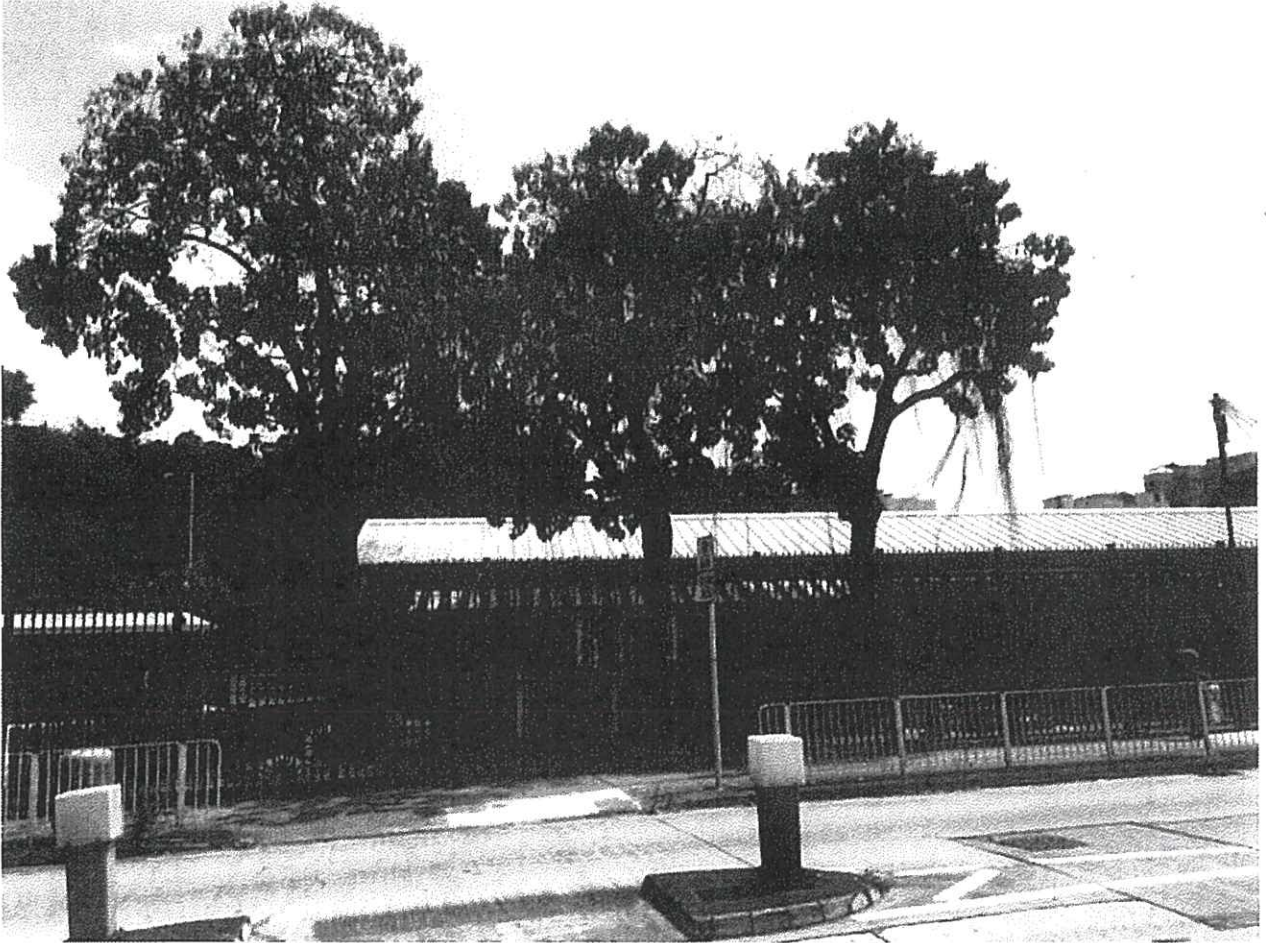


Tree No.10



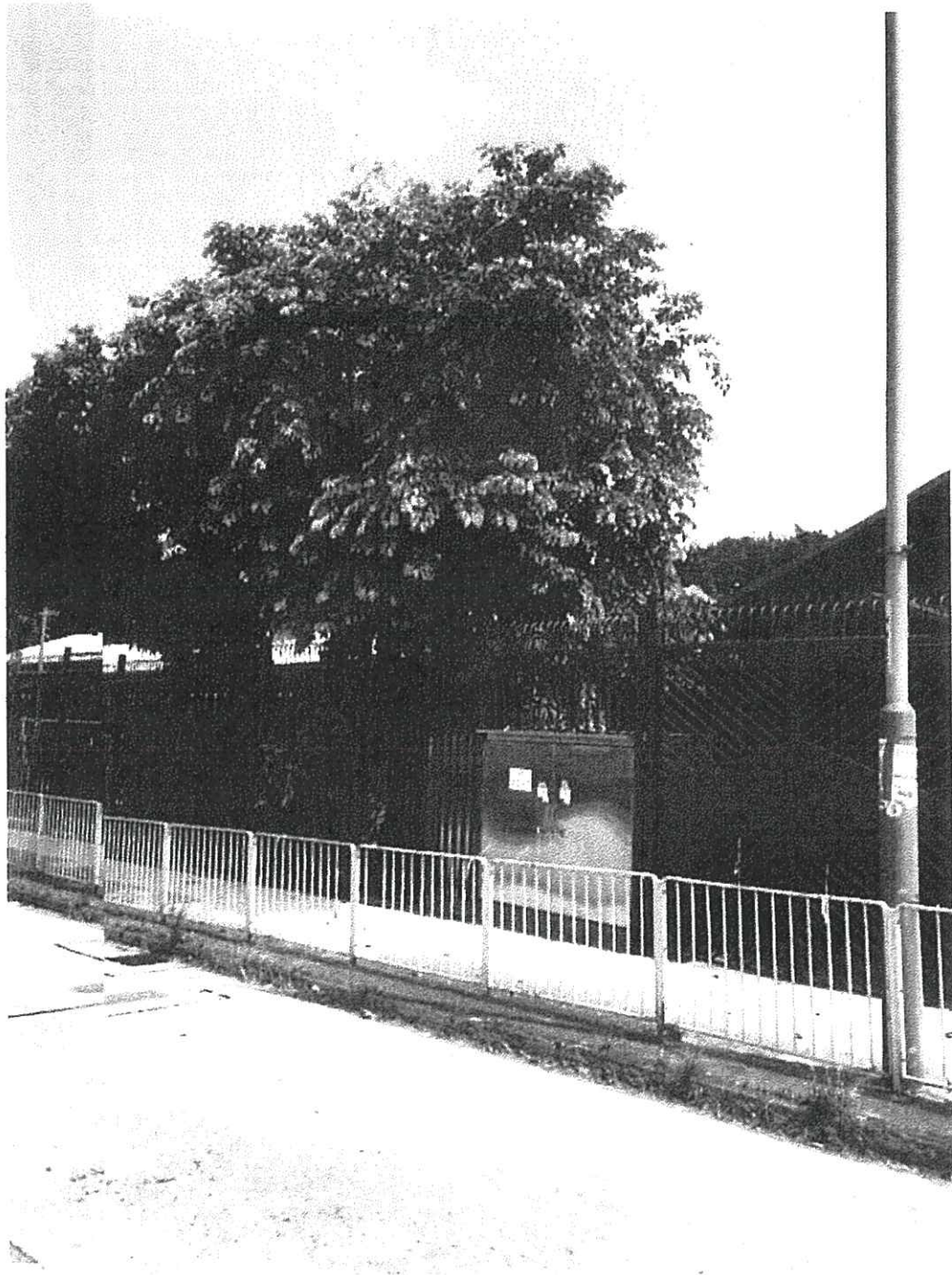
Tree No.14

Species: Aleurites moluccana (石栗)



Tree No.2, 3 and 4

Species: Bauhinia variegata (宮粉羊蹄甲)



Tree No.6

Species: *Delonix regia* (金鳳或鳳凰木)



Tree No.7

Species: *Chrysalidocarpus lutescens* (散尾葵)

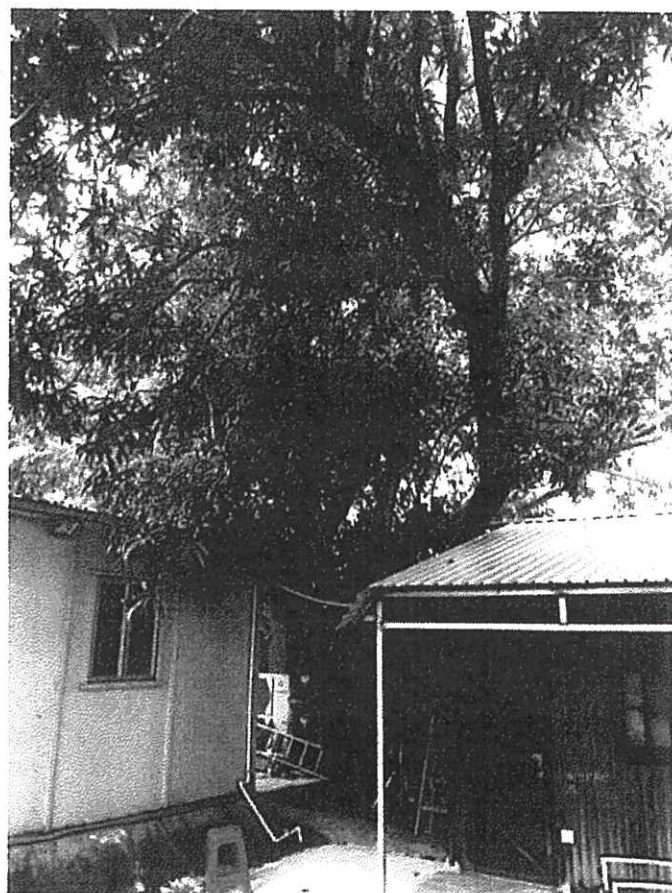


Tree No.9

Species: Eucalyptus robusta (大葉桉)



Tree No.11, 12



Tree No.13

[illegible]

Fire Services Installation and Equipment Proposal

**for Proposed Eating Place and Parking Spaces Ancillary to Restaurant at
Portion of Lot 1355 RP In D.D. 121, Tong Yan San Tsuen, Yuen Long**

1. Background

The owner proposed to change the use of site, Portion of Lot 1355 RP In D.D. 121, Tong Yan San Tsuen, Yuen Long from village type school to an eating place as a free standing restaurant with parking spaces. The free-standing restaurant composed of 4 one-storey buildings and one block of fire services facilities.

According to *Code of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment*, the one-storey buildings of Tong Yan San Tsuen are not more than 15m height and belongs to **Commercial buildings – low rise**, to be defined, any building of which the floor of the uppermost storey does not exceed 30 m above the point of staircase discharge at ground floor level.

2. FS installations & Equipment proposed in the premises

The FS installation would be provided in the premises by a Registered F.S. Installation contractor, following the *Code of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment*.


Wong Hong Ching



2. FS installations & Equipment proposed in the premises (con't)

All the equipments and materials used in fire service installations would be approved type by the Fire Service Department (FSD) and the entire installation shall conform to latest Fire Offices' Committee (FOC)/ Loss Prevention Council (LPC) and FSD requirement.

(a) Power Supply

Secondary power supply would be provided to essential services such as all fire protection & life safety systems etc. required to be installed in the building.

Fire resisting cable to BS6387 Cat. AWW or SWX; or BS 6207 or BS EN 60702 would be used for power supply to F.S system. (Refer to Appendix I)

(b) Emergency Lighting

Emergency lighting would be provided throughout the entire building and all exit routes inside premises.

(c) Exit Sign

Sufficient directional and exit signs would be provided in compliance with FS circular letter 5/2008 to ensure that all exit routes within the site area to be indicated as required.

(d) Fire Alarm System

Manual fire alarm system is to be provided in accordance with the F.S.D. Circular letter 1/2009 & B.S. 5839: Part 1: 2002+ A2 2008.

This actuating point shall include facilities for fire pump start and audio/visual warning device initiation are designed in accordance to the requirement of design manual; Barrier free access 2008 and to B.S. 5839: Part 1:2002+A2 2008

All fire alarm signals including break glass units, fire alarm bell, and visual fire alarm are to be transmitted to the fire main control panel and linked to F.S. communication center by direct telephone line at the main entrance of the building. (Refer to Appendix I)

(e) Hose Reel System

All pipe sleeves would be of G.I. tube. Fire resistant materials are to be provided to seal up the gaps between the pipe works and sleeves so as to maintain the same FRP as the slab or wall through which the pipe passes.

Sufficient hose reels with water supplied from the 2000 Liter capacity F.S. water tank (Fiberglass type) are to be provided to ensure that every part of the premises can be reached by a length of not more than 30M of fire services hose or hose reel tubing

(f) Portable Hand-Operated Approved Appliance

Hand-operated approved appliance including water type, foam type and chemical extinguishers, fire blankets...etc. are to be provided in entire area of site including kitchens, food preparation area, seating area, sprinkler control valve cabinet and electrical switch cabinet, as required by occupancy.

(g) Sprinkler System

The site has a total floor area of 1414 sq.m. All parts of the buildings including kitchen, seating area, common corridors and toilets are to be covered by sprinkler system.

A 90000 liters Fiberglass sprinkler water tank with pump structures with direct link are proposed to provide as dedicated on plan (Refer to Appendix II & III).

Automatic sprinkler installation of hazard group OH 3 would be installed in accordance with the new LPC rules, standard BS EN 12845: 2003 & FSD circular letter 3/2006 + 3/2012 for automatic sprinkler installation.

All sprinkler alarm signals are to be transmitted to the main fire control panel and link to F.S. communication center.

(h) Ventilation/ Air Conditioning Control System

Ventilation/ air conditioning control system will be provided to stop mechanically induced air movement within a designated fire compartment.

APPENDIX I

**Schematic Diagram for Automatic
and Manual Fire alarm System**

1. FIRE RESISTING CABLE TO BS6387 CAT. A/WX OR SWX; OR BS6207 OR BS EN 60702 WOULD BE USED FOR POWER SUPPLY TO F.S. SYSTEMS



C	AS-FITTED	06/16	<div>CONTRACTOR:</div> <div><div>Wall King Fire Engineering Company 惠景消防工程公司</div><div>Unit 3117/E, Pacific Trade Centre 2 Kowloon Road, Kowloon Bay Hong Kong</div><div>Tel : 2751 2813 Fax : 2755 8978</div></div>	<div>PROJECT :</div> <div>PROPOSED GENERAL RESTAURANT AT LOT 1355 RP IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG</div> <div>TITLE:</div> <div>SCHEMATIC DIAGRAM FOR AUTOMATIC AND MANUAL FIRE ALARM SYSTEM</div>	<div>CAD BY: AA</div> <div>CHECKED BY: RF/KC</div> <div>DWG NO: TYST/FS-102</div>	SCALE : N.T.S.
B	FORM 314A SUBMISSION	09/15				REV.: C
A	GENERAL REVISION	05/15				DATE: 11/14
REVISION	DESCRIPTION	DATE				

APPENDIX II

Sprinkler System Schematic Plan

LEGEND

	GATE VALVE (NORMAL OPEN)
	GATE VALVE (NORMAL CLOSE)
	CHECK VALVE
	GATE VALVE C/W MICRO SWITCH (NORMAL OPEN)
	GATE VALVE C/W MICRO SWITCH (NORMAL CLOSE)
	SECONDARY STOP VALVE (NORMAL OPEN)
	SECONDARY STOP VALVE (NORMAL CLOSE)
	BALL FLOAT VALVE
	PUMP SET
	SPRINKLER INLET C/W CHECK VALVE
	SPRINKLER CONTROL VALVE SET
	68°C SPRINKLER HEAD UNDER 2.5m
	68°C SPRINKLER HEAD UNDER OBSTRUCTION
	68°C SPRINKLER HEAD UNDER FALSE CEILING
	93°C SPRINKLER HEAD UNDER KITCHEN HOOD
	68°C DOUBLE LAYER SPRINKLER HEAD
	FLOW SWITCH
	PRESSURE GAUGE C/W BALL VALVE
	AUTOMATIC AIR VENT
	LEVEL SWITCH
	HEAT DETECTOR
	WEATHERPROOF REMOTE INDICATOR

F.S. NOTES

- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETERS (MM).
- THE ERECTION OF ALL FIRE SERVICE INSTALLATIONS SHALL BE CARRIED OUT BY A REGISTERED F.S. INSTALLATION CONTRACTOR.
- ALL THE EQUIPMENT AND MATERIALS USED IN FIRE SERVICE INSTALLATIONS SHALL BE THE APPROVED TYPE BY THE FIRE SERVICES DEPARTMENT (FSD) AND THE ENTIRE INSTALLATION SHALL CONFORM TO LATEST FSD / LPC AND FSD REQUIREMENTS.
- ALL PIPE SLEEVES SHALL BE OF C.I. TYPE. FIRE RESISTANT MATERIALS SHALL BE USED TO PROTECT THE PENETRATIONS THROUGH WALLS AND CEILING. SO AS TO MAINTAIN THE SAME TRIP AS THE SLAB OR WALL THROUGH WHICH THE PIPE PASSES.
- AUTOMATIC FIRE DETECTION SYSTEM TO BE PROVIDED TO PROTECT EAM PLANT ROOMS AND AREAS NOT COVERED BY SPRINKLER SYSTEM EXCEPT EAM DUCTS AND SHALL BE LINKED UP TO THE FIRE SERVICES COMMUNICATION CENTRE BY DIRECT LINE.
- SUFFICIENT HOSE REELS WITH 2000 LITRE CAPACITY F.S. WATER TANK (FIBREGLASS TYPE) TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF FIRE SERVICES HOSE OR HOSE REEL TUBING.
- FIRE CONTROL PANEL WITH INDEPENDENT DIRECT LINE IS PROVIDED AT THE MAIN ENTRANCE OF THE BUILDING.
- AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 2845:2003 AND FSD CIRCULAR 3/2006 & 3/2012. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ALL ROOMS, INCLUDING EAM PLANT ROOMS, EAM DUCTS, ELECTRICAL DUCT, THE ROOM, METER ROOMS CLOSET AND TELEPHONE DUCT.
- 1 NO. 80,000 LITRES SPRINKLER WATER TANK (FIBREGLASS TYPE) TO BE PROVIDED AS SHOWN ON PLANS AND THE F.S. DIRECT TEL. LINK TO BE PROVIDED. THE BUILDINGS ARE CLASSIFIED ON II.
- PRIMARY AND SECONDARY POWER SUPPLY SHALL BE PROVIDED TO ESSENTIAL SERVICES SUCH AS ALL FIRE PROTECTION & LIFE SAFETY SYSTEMS ETC REQUIRED TO BE INSTALLED IN THE BUILDING.
- FIRE EXTINGUISHERS TO BE PROVIDED OF THE TYPE AND CAPACITY AT POSITIONS INDICATED ON PLANS.
- NEW VISUAL FIRE ALARM UNIT WILL BE PROVIDED IN ACCORDANCE TO THE REQUIREMENT OF DESIGN MANUAL : BARRIER FREE ACCESS VERSION 2008.
- FIRE RESISTING CABLE TO BE USED FOR EMBEDED CABLE OR SWIRL OR BS6027 OR BS EN 60702 CABLE TO BE USED FOR POWER SUPPLY TO F.S. SYSTEMS

THE SITE

SCHEMATIC PIPING DIAGRAM OF ZONE TEST AND DRAINAGE CONTROL VALVES SET



DETAIL 'V'



FOR CONTINUATION PLEASE REFER TO DETAIL 'V'

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ABBREVIATIONS

LOCATION	PUMP NO.	SPRINKLES	PUMP HEAD (m)	LOW RATE (l/min/m)	MOTOR RATING (KW)
F.S. PUMP ROOM	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	300	1100	11
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	200	1350	
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	140 (BA)	2250 (BA)	
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	450	30	1.1
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	600 / 550	0 / 30	2.2
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	650	10	1.1

PUMP SCHEDULE

NOMINAL PIPE SIZE	LOCATION
400mm & ABOVE (ADDITIONAL)	DUCTILE IRON PIPE TO BS 4772 K12
415mm & BELOW (ADDITIONAL)	DUCTILE IRON PIPE TO BS 1501, MEDIUM GRADE (UNDERGROUND)
415mm & BELOW (ADDITIONAL)	DUCTILE IRON PIPE TO BS 1501, HEAVY GRADE (UNDERGROUND)

REMARK: ALL UNDERGROUND PIPEWORK SHALL BE MARKED WITH "TODOT" SELF-MARKING UP FOR PROTECTION & APPROVED BEFORE BEING BACKFILLED OR COVERED.

1 NO. 80,000 LITRES SPRINKLER WATER TANK (FIBREGLASS TYPE) TO BE PROVIDED AS SHOWN ON PLANS AND THE F.S. DIRECT TEL. LINK TO BE PROVIDED. THE BUILDINGS ARE CLASSIFIED ON II.

PRIMARY AND SECONDARY POWER SUPPLY SHALL BE PROVIDED TO ESSENTIAL SERVICES SUCH AS ALL FIRE PROTECTION & LIFE SAFETY SYSTEMS ETC REQUIRED TO BE INSTALLED IN THE BUILDING.

FIRE EXTINGUISHERS TO BE PROVIDED OF THE TYPE AND CAPACITY AT POSITIONS INDICATED ON PLANS.

NEW VISUAL FIRE ALARM UNIT WILL BE PROVIDED IN ACCORDANCE TO THE REQUIREMENT OF DESIGN MANUAL : BARRIER FREE ACCESS VERSION 2008.

FIRE RESISTING CABLE TO BE USED FOR EMBEDED CABLE OR SWIRL OR BS6027 OR BS EN 60702 CABLE TO BE USED FOR POWER SUPPLY TO F.S. SYSTEMS

THE SITE

SCHEMATIC PIPING DIAGRAM OF ZONE TEST AND DRAINAGE CONTROL VALVES SET

DETAIL 'V'

FOR CONTINUATION PLEASE REFER TO DETAIL 'V'

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ABBREVIATIONS

LOCATION	PUMP NO.	SPRINKLES	PUMP HEAD (m)	LOW RATE (l/min/m)	MOTOR RATING (KW)
F.S. PUMP ROOM	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	300	1100	11
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	200	1350	
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	140 (BA)	2250 (BA)	
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	450	30	1.1
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	600 / 550	0 / 30	2.2
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	650	10	1.1

PUMP SCHEDULE

NOMINAL PIPE SIZE	LOCATION
400mm & ABOVE (ADDITIONAL)	DUCTILE IRON PIPE TO BS 4772 K12
415mm & BELOW (ADDITIONAL)	DUCTILE IRON PIPE TO BS 1501, MEDIUM GRADE (UNDERGROUND)
415mm & BELOW (ADDITIONAL)	DUCTILE IRON PIPE TO BS 1501, HEAVY GRADE (UNDERGROUND)

REMARK: ALL UNDERGROUND PIPEWORK SHALL BE MARKED WITH "TODOT" SELF-MARKING UP FOR PROTECTION & APPROVED BEFORE BEING BACKFILLED OR COVERED.

1 NO. 80,000 LITRES SPRINKLER WATER TANK (FIBREGLASS TYPE) TO BE PROVIDED AS SHOWN ON PLANS AND THE F.S. DIRECT TEL. LINK TO BE PROVIDED. THE BUILDINGS ARE CLASSIFIED ON II.

PRIMARY AND SECONDARY POWER SUPPLY SHALL BE PROVIDED TO ESSENTIAL SERVICES SUCH AS ALL FIRE PROTECTION & LIFE SAFETY SYSTEMS ETC REQUIRED TO BE INSTALLED IN THE BUILDING.

FIRE EXTINGUISHERS TO BE PROVIDED OF THE TYPE AND CAPACITY AT POSITIONS INDICATED ON PLANS.

NEW VISUAL FIRE ALARM UNIT WILL BE PROVIDED IN ACCORDANCE TO THE REQUIREMENT OF DESIGN MANUAL : BARRIER FREE ACCESS VERSION 2008.

FIRE RESISTING CABLE TO BE USED FOR EMBEDED CABLE OR SWIRL OR BS6027 OR BS EN 60702 CABLE TO BE USED FOR POWER SUPPLY TO F.S. SYSTEMS

THE SITE

SCHEMATIC PIPING DIAGRAM OF ZONE TEST AND DRAINAGE CONTROL VALVES SET

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	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	450	30	1.1
	SPR-1, SPR-2	SPRINKLER PUMP (ONE UNIT, ONE STANDBY)	600 / 550	0 / 30	2.2
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1 NO. 80,000 LITRES SPRINKLER WATER TANK (FIBREGLASS TYPE) TO BE PROVIDED AS SHOWN ON PLANS AND THE F.S. DIRECT TEL. LINK TO BE PROVIDED. THE BUILDINGS ARE CLASSIFIED ON II.</

APPENDIX III

F.S Layout Plan for Ground Floor



C	AS-FITTED	03/16	F.S. CONTRACTOR:	Wai King Fire Engineering Company	PROJECT :	CAD BY:	SCALE :
B	FORM 314A SUBMISSION	09/15		惠景消防工程公司	PROPOSED GENERAL RESTAURANT AT	AA	1:100 (A1)
A	GENERAL REVISION	05/15		Unit 31, 17/F, Pacific Trade Centre, Tel : 2751 7813	LOT 1355 RP IN D.D. 121,	CHECKED BY:	REV: C
REVISION	DESCRIPTION	DATE		2 Mei Hong Road, Kwai Tsuen Bay, Hong Kong	TONG YAN SAN TSUEN, YUEN LONG	DWG NO:	DATE: 11/14
					F.S. LAUOUT PLAN FOR GROUND FLOOR		

**Appendix Ib of RNTPC
Paper No. A/YL-TYST/1168**



RE: [Departmental comment 2] Planning Application No. A/YL-TYST/1168 - Fire Services Department's Comment05/08/2022 16:23
From: <kassey@kingparrot.com>
To: <aklleung@pland.gov.hk>, <tpbpd@pland.gov.hk>
Cc: <ewsyeung@pland.gov.hk>

1 Attachment



image001.png FS-201(A) A_D-Model (1).pdf

Dear Mr. Leung,

As discuss with our consultant, herewith attached F.S. layout plan for your perusal.

Should you have any question, please feel free to contact me.

Thank you.

Best regards,

KaSSeY Ng
Project & Licensing Officer

King Parrot Group
23rd Floor, Chinaweal Centre,
414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569
Fax: (852) 3747 1588
Email: kassey@kingparrot.com
Website: www.kingparrot.com



From: aklleung@pland.gov.hk <aklleung@pland.gov.hk>
Sent: Thursday, August 4, 2022 2:30 PM
To: kassey@kingparrot.com
Cc: ewsyeung@pland.gov.hk
Subject: [Departmental comment 2] Planning Application No. A/YL-TYST/1168 - Fire Services Department's Comment

Dear Kassey,

Please see below for comment from Mr. WONG Ho-yin of the Fire Services Department (Tel: 2733 7737) on the captioned application:

- a. Schematic drawings will not be vetted at this stage;**
- b. Please incorporate the following necessary information in one set of plan:**

- i. **Layout, GFA and occupancy of the proposed structures;**
- ii. **FS Notes;**
- iii. **Location of proposed FSI including but not limited to FS tank, FS pump, sprinkler tank, Sprinkler pump, sprinkler control valve, sprinkler inlet, hose reel and fire extinguisher.**

If you would like to respond to the comments above as part of the application submission, please submit further information to the Secretary, Town Planning Board as soon as possible. To facilitate the processing of the application, please also copy your further information to this Office and the Government department concerned for further consideration.

Please note that in submitting any further information to the Town Planning Board, you as the applicant should clearly indicate whether you would proceed with the original application (i.e. without the further information) in case the Secretary of the Town Planning Board decides that the further information is not accepted, or such information is accepted but not exempted from the requirements in respect of publication for public comments and recounting of the statutory time limit for consideration of the application. You may refer to the Town Planning Board Guidelines (TPB PG-No. 32A) on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review for details.

Regards,
Aaron LEUNG
Tuen Mun & Yuen Long West District Planning Office
Planning Department
Tel.: 2158 6234
Fax.: 2489 9711



1. ALL PIPE SLEEVES SHALL BE OF G.I. TUBE. FIRE RESISTANT MATERIALS SHALL BE PROVIDED TO SEAL UP THE GAPS BETWEEN THE PIPEWORKS AND SLEEVES SO AS TO MAINTAIN THE SAME FRP AS THE SLAB OR WALL THROUGH WHICH THE PIPE PASSES.
2. AUTOMATIC FIRE DETECTION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH BRITISH STANDARD 5839: PART 1. THE AUTOMATIC FIRE DETECTION SYSTEM PROTECT E&M PLANT ROOMS AND AREAS NOT COVERED BY SPRINKLER SYSTEM EXCEPT E&M DUCT AND SHALL BE LINKED UP TO THE FIRE SERVICES COMMUNICATION CENTRE BY DIRECT LINE.
3. SUFFICIENT HOSE REELS WITH 2000 LITRE CAPACITY F.S. WATER TANK (FIBREGLASS TYPE) TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF FIRE SERVICES HOSE OR HOSE REEL TUBING. THE HOSE REELS WILL BE PROVIDED IN ACCORDANCE TO THE REQUIREMENT OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT.
4. FIRE CONTROL PANEL WITH INDEPENDENT DIRECT LINE IS PROVIDED AT THE MAIN ENTRANCE OF THE BUILDING.
5. AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845:2003 AND FSD CIRCULAR 3/2006 & 3/2012. THE AUTOMATIC SPRINKLER SYSTEM PROTECT ALL SHOPS, STAIRCASE & TOILET EXCEPT E&M PLANT ROOMS, E&M DUCTS, ELECTRICAL DUCT, TBE ROOM, METER ROOMS CABINET AND TELEPHONE DUCT.
6. 1 NO. 90,000 LITRES SPRINKLER WATER TANK (FIBREGLASS TYPE) TO BE PROVIDED AS SHOWN ON PLANS AND THE F.S. DIRECT TEL. LINK TO BE PROVIDED. THE BUILDINGS ARE CLASSIFIED OH III.
7. PRIMARY AND SECONDARY POWER SUPPLY SHALL BE PROVIDED TO ESSENTIAL SERVICES SUCH AS ALL FIRE PROTECTION & LIFE SAFETY SYSTEMS ETC REQUIRED TO BE INSTALLED IN THE BUILDING.

8. NEW VISUAL FIRE ALARM UNIT WILL BE PROVIDED IN ACCORDANCE TO THE REQUIREMENT OF DESIGN MANUAL : BARRIER FREE ACCESS VERSION 2008.
9. FIRE RESISTING CABLE TO BS6387 CAT. AWW; OR BS6207 OR BS EN 60702 WOULD BE USED FOR POWER SUPPLY TO F.S. SYSTEMS.
10. ALL SPRINKLER PIPE SHALL BE 32MM DIAMETER UNLESS OTHERWISE STATED.
11. 3 ADDITIONAL NOS. OF 9L WATER TYPE FIRE EXTINGUISHER TO BE PROVIDED AT THE POSITIONS INDICATED ON THE PLAN. THE FIRE EXTINGUISHERS SHALL BE INSPECTED AND CERTIFIED IN EFFICIENT WORKING ORDER BY A CLASS 3 REGISTERED F.S. INSTALLATION CONTRACTOR.
12. NO STRUCTURE(S) OF ANY KIND BEING INVOLVED FOR THE OUTDOOR SEATING AREA#1 AND OUTDOOR SEATING AREA #2.
13. EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2011 AND BS EN 1838:2013 THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES INSIDE PREMISES.
14. EXIT SIGNS SHALL BE PROVIDED IN COMPLIANCE WITH F.S.D. CIRCULAR LETTER 5/2008.
15. MANUAL FIRE ALARM SYSTEM IS TO BE PROVIDED IN ACCORDANCE WITH THE F.S.D. CIRCULA LETTER 1/2009 & BS 5839:PART 1:2002+A2 2008



D	AS-FITTED	07/19	<p>F.S. CONTRACTOR:</p>  <p>Wai King Fire Engineering Company 惠景消防工程公司</p> <p>Unit 31, 17/F, Pacific Trade Centre Tel : 2751 7813 2 Kai Hing Road, Kowloon Bay Fax : 2795 8978 Hong Kong</p>	<p>PROJECT :</p> <p>PROPOSED GENERAL RESTAURANT AT LOT 1355 RP IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG</p>	CAD BY: AA	SCALE : 1:200 (A3)
C	AS-FITTED	03/16			CHECKED BY: RF/KC	REV.: D
B	FORM 314A SUBMISSION	09/15		<p>TITLE:</p> <p>F.S. LAUOUT PLAN FOR GROUND FLOOR</p>	DWG NO:	DATE: 11/14
A	GENERAL REVISION	05/15			TYST/W/FS-201	
REVISION	DESCRIPTION	DATE				

**Appendix Ic of RNTPC
Paper No. A/YL-TYST/1168**



RE: Amend - [Departmental comment] Planning Application No. A/YL-TYST/1168 -
Transport Department's Comment08/08/2022 11:30
From: <kassey@kingparrot.com>
To: <aklleung@pland.gov.hk>, <tpbpd@pland.gov.hk>
Cc: <ewsyeung@pland.gov.hk>

1 Attachment



image001.png Appendix IX 20220808.docx

Dear Mr. Leung,

Please ignored previous App. I X 20220805.

And here attached the revised App. I X 20220808 for your handling.

I apologize for any inconvenience caused.

Thank you.

Best regards,

KaSSeY Ng
Project & Licensing Officer

King Parrot Group
23rd Floor, Chinaweal Centre,
414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569
Fax: (852) 3747 1588
Email: kassey@kingparrot.com
Website: www.kingparrot.com



From: kassey@kingparrot.com <kassey@kingparrot.com>
Sent: Friday, August 5, 2022 5:27 PM
To: 'aklleung@pland.gov.hk' <aklleung@pland.gov.hk>; 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'ewsyeung@pland.gov.hk' <ewsyeung@pland.gov.hk>
Subject: RE: Amend - [Departmental comment] Planning Application No. A/YL-TYST/1168 - Transport Department's Comment

Dear Mr. Leung,

Please ignore previous revised appendix I X.

And here attached the revised App. I X 20220805 for your handling.

I apologize for any inconvenience caused.

Thank you.

Best regards,

KaSSeY Ng
Project & Licensing Officer

King Parrot Group
23rd Floor, Chinaweal Centre,
414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569
Fax: (852) 3747 1588
Email: kassey@kingparrot.com
Website: www.kingparrot.com



From: kassey@kingparrot.com <kassey@kingparrot.com>
Sent: Friday, August 5, 2022 3:09 PM
To: 'aklleung@pland.gov.hk' <aklleung@pland.gov.hk>; 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'ewsyeung@pland.gov.hk' <ewsyeung@pland.gov.hk>
Subject: RE: Amend - [Departmental comment] Planning Application No. A/YL-TYST/1168 - Transport Department's Comment

Dear Mr. Leung,

As talked with Mr. Wong today, regarding the estimated trip generation in App. I X, the assumption had revised for 13% of the customer will come by private cars. Here attached the revised App. I X for your handling.

Should you have any question, please feel free to contact me.

Thank you.

Best regards,

KaSSeY Ng
Project & Licensing Officer

King Parrot Group
23rd Floor, Chinaweal Centre,
414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569
Fax: (852) 3747 1588
Email: kassey@kingparrot.com
Website: www.kingparrot.com



From: aklleung@pland.gov.hk <aklleung@pland.gov.hk>
Sent: Wednesday, August 3, 2022 9:59 AM
To: kassey@kingparrot.com
Cc: ewsyeung@pland.gov.hk
Subject: [Departmental comment] Planning Application No. A/YL-TYST/1168 - Transport Department's Comment

Dear Kassey,

Please see below for comment from Mr. Dicky WONG of Transport Department on the captioned application:

**Regarding the estimated trip generation in App. IX, the assumption for '60% of the customers will come by private cars' seem unreasonable.
Please ask applicant to review or call me (Tel: 2399 6913) to discuss.**

If you would like to respond to the comments above as part of the application submission, please submit further information to the Secretary, Town Planning Board as soon as possible. To facilitate the processing of the application, please also copy your further information to this Office and the Government department concerned for further consideration.

Please note that in submitting any further information to the Town Planning Board, you as the applicant should clearly indicate whether you would proceed with the original application (i.e. without the further information) in case the Secretary of the Town Planning Board decides that the further information is not accepted, or such information is accepted but not exempted from the requirements in respect of publication for public comments and recounting of the statutory time limit for consideration of the application. You may refer to the Town Planning Board Guidelines (TPB PG-No. 32A) on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review for details.

Regards,
Aaron LEUNG
Tuen Mun & Yuen Long West District Planning Office
Planning Department
Tel.: 2158 6234
Fax.: 2489 9711

From: <kassey@kingparrot.com>
 To: <aklleung@pland.gov.hk>
 Date: 18/07/2022 17:03
 Subject: RE: Re : Case No. 1168 - Planning Statement (revised)

Dear Mr. Leung,

Here attached a revised for case no. 1168 for your handling.

Should you have any question, please feel free to contact me.

Thank you.

Best regards,

Kassey Ng
 Project & Licensing Officer

King Parrot Group
 23rd Floor, Chinaweal Centre,
 414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569
 Fax: (852) 3747 1588
 Email: kassey@kingparrot.com
 Website: www.kingparrot.com



From: kassey@kingparrot.com <kassey@kingparrot.com>
Sent: Monday, June 27, 2022 11:36 AM
To: 'aklleung@pland.gov.hk' <aklleung@pland.gov.hk>
Subject: Re : Case No. 1168 - Planning Statement

Dear Mr. Leung,

As we talked on phone before, I found the previous record which you need. Here attached for your handling. Should you have any question, please feel free to contact me at [REDACTED].

Thank you.

Best regards,

Kassey Ng

Project & Licensing Officer

King Parrot Group

23rd Floor, Chinaweal Centre,

414-424 Jaffe Road, Causeway Bay, Hong Kong

Direct Line: (852) 3528 8569

Fax: (852) 3747 1588

Email: kassey@kingparrot.com

Website: www.kingparrot.com



[attachment "Plannning statement (revised).doc" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "Appendix IV-run-in-out.pdf" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "Appendix III.pdf" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "Appendix IX.pdf" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "Photo 17.pdf" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "Photo 16.pdf" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "Appendix VI.pdf" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "Appendix IV-0001.pdf" deleted by Aaron Ka Long

LEUNG/PLAND/HKSARG] [attachment "FS Proposal (Tong Yan San Tsuen).pdf" deleted by
Aaron Ka Long LEUNG/PLAND/HKSARG]

Appendix IX

Estimated Trip Generation and Attraction Report

We estimated that the Peak Hours is between 7:00pm to 9:00pm on Friday, Saturday and Sunday. The maximum number of customers is 439. We assume that the customer will come from 7:00pm to 9:00pm and 13% of the customers will come by private cars. It means that 58 people will come within 2 hours by private car. The remaining number of customers will come to the restaurant by Light Rail and bus.

Another assumption is that each car will carry 4 people. Therefore, 15 private cars will come to this restaurant. On average, one car will arrive at every 8 minutes. This restaurant can provide 10 numbers of parking spaces. Therefore, 5 numbers of private car cannot park in the restaurant. Our staff will park to a nearby hourly car park in Ping Hing Lane. It is only 5 minutes-time walking distance from the restaurant via a foot bridge at Castle Peak Road (Plan I). This car park has more than 200 numbers of parking spaces (Photo 1). We will post a map at the entrance of the restaurant that clearly shows the route from the restaurant to the carpark and employ sufficient staff to help the customers to park their cars at this car park. We will ensure no car will queue up on the Road, once the customers drop off inside the restaurant, we will arrange sufficient staff to drive their car immediately to the car park at Ping Hing Lane. The above-mentioned proposal was based on our estimation that three numbers of staff would be enough to handle the parking arrangement. It is not a difficult requirement to achieve.

Calculation:

Assumption: 13% of customers come by private car
 Each car carries four people
 10 minutes is used to park the car in the nearby hourly parking
 Numbers of customer come within one hour: $439 \times 13\% = 58$
 Number of private car arrived within one hour: $58/4 = 15$
 Number of private car come within two hours: $120\text{min}/15 = 8 \text{ min}$

Previous Applications covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/161	Proposed Extension of School Building	1.3.2002
2	A/YL-TYST/674	Proposed Eating Place with Ancillary Parking Spaces (for permanent use)	25.4.2014 approved for 3 years [revoked on 25.10.2014]
3	A/YL-TYST/740	Proposed Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	3.7.2015 [revoked on 3.10.2015]
4	A/YL-TYST/789	Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	3.2.2017 [revoked on 3.8.2017]
5	A/YL-TYST/878	Temporary Eating Place with Ancillary Parking Spaces for a Period of 3 Years	2.3.2018
6	A/YL-TYST/961	Temporary Eating Place and Outside Seating Accommodation of Restaurant for a Period of 3 Years	17.5.2019

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.

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; and
- if the proposed access on Tong Yan San Tsuen Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of his department's Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view;
- according to the submission, the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/961; and
- should the Town Planning Board (the Board) consider the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the

drainage facilities implemented under application No. A/YL-TYST/961 and submission of condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

6. Building Matters

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

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

7. Food Licensing and Environmental Hygiene

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

- as at 13.7.2022, no application for food licence for the subject eating place and outdoor seating accommodation (OSA) has been received and under processing according to her record. One valid General Restaurant Licence (No. 2294806494) is issued at the Site;
- according to her office record, one complaint related to suspected leakage of sewage at the Site has been received this year; and
- one relevant case at captioned premises for OSA was received by her office (with date of application on 18.10.2017). The case was not processed further as no acceptable document was received from the applicant for her further processing.

8. District Officer's Comments

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

- his office has not received any comments from the locals.

9. Other Departments

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Agriculture, Fisheries and Conservation (DAFC) 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) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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;
 - (ii) Lot No. 1355 RP in D.D. 121 is covered by Short Term Waiver (STW) No. 4174 to permit structures erected thereon for the purpose of “Eating Place with Ancillary Parking Spaces”; and
 - (iii) the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit 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 will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (d) 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 vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (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;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed fire service installations (FSIs) to be installed should also be clearly marked on the layout plans;

- (ii) the layout, gross floor area and occupancy of the proposed structures, FS Notes, and the location of proposed FSIs including but not limited to FS tank, FS pump, sprinkler tank, sprinkler pump, sprinkler control valve, sprinkler inlet, hose reel and fire extinguisher, should be incorporated in one set of plan; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) 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 licence issued by her department. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from her department in accordance with 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;
 - (ii) under the Food Business Regulation, Cap. 132X, a Food Factory Licence 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 (LoR) will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
 - (iv) whenever restaurant licensees wish to include an outside seating accommodation (OSA) into their licensed premises, they are required to submit application to her department by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, her department will refer it to the relevant departments including Buildings Department (BD), Transport Department, Fire Services Department, Planning Department, Home Affairs Department and LandsD for clearance. A LoR on the captioned would be issued if no objection was raised by the departments concerned and the OSA licence will be issued upon full compliance of all the requirements;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) 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;

- (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) 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;
- (v) the Site abuts on a specified street (Tong Yan San Tsuen Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vii) 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; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.