

2024年 8月 14日

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

Appendix I of RNTPC
Paper No. A/YL-TYST/1283

This document is received on 2024-08-14
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

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

2401847

26.7.2024 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-TYST / 1283
	Date Received 收到日期	2024 -08- 14

- 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)

Ming Wai Management Limited (銘威管理有限公司)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2519 RP (Part), 2520 RP & 2521 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.
(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 750 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 495 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Government, Institution or Community' (G/IC) & 'Residential (Group B)1' ('R(B)1')
(f) Current use(s) 現時用途	Eating Place (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
10/7/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 24/7/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別																									
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																									
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Eating Place for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																								
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																								
(c) Development Schedule 發展細節表 <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>255</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>495</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>NA</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>Not more than 495</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>Not more than 495</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	255	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	495	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	2			Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 495	sq.m	<input type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	Not more than 495	sq.m	<input type="checkbox"/> About 約
Proposed uncovered land area 擬議露天土地面積	255	sq.m	<input checked="" type="checkbox"/> About 約																						
Proposed covered land area 擬議有上蓋土地面積	495	sq.m	<input checked="" type="checkbox"/> About 約																						
Proposed number of buildings/structures 擬議建築物/構築物數目	2																								
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約																						
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 495	sq.m	<input type="checkbox"/> About 約																						
Proposed gross floor area 擬議總樓面面積	Not more than 495	sq.m	<input type="checkbox"/> About 約																						
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Eating place (Not exceeding 5.8m, 1 storey), Structure 2: F.S. pump room (Not exceeding 3.6m, 1 storey)																									
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>Nil</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table>		Private Car Parking Spaces 私家車車位	Nil	Motorcycle Parking Spaces 電單車車位	Nil	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	Others (Please Specify) 其他 (請列明)	NA												
Private Car Parking Spaces 私家車車位	Nil																								
Motorcycle Parking Spaces 電單車車位	Nil																								
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil																								
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil																								
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil																								
Others (Please Specify) 其他 (請列明)	NA																								
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>Nil</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table>		Taxi Spaces 的士車位	Nil	Coach Spaces 旅遊巴車位	Nil	Light Goods Vehicle Spaces 輕型貨車車位	Nil	Medium Goods Vehicle Spaces 中型貨車車位	Nil	Heavy Goods Vehicle Spaces 重型貨車車位	Nil	Others (Please Specify) 其他 (請列明)	NA												
Taxi Spaces 的士車位	Nil																								
Coach Spaces 旅遊巴車位	Nil																								
Light Goods Vehicle Spaces 輕型貨車車位	Nil																								
Medium Goods Vehicle Spaces 中型貨車車位	Nil																								
Heavy Goods Vehicle Spaces 重型貨車車位	Nil																								
Others (Please Specify) 其他 (請列明)	NA																								

Proposed operating hours 擬議營運時間 7:00a.m. to 10:00p.m. from Mondays to Sundays including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Vehicular access leading from Hung Shun Road <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)																															
	No 否	<input type="checkbox"/>																															
(c) 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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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"/>																															

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第 6 部分(續)

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。

1. The proposed development is a column 2 use so that a planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to two previous planning permissions No. A/YL-TYST/1110 & A/YL-TYST/1189 approved for eating place use.
3. The proposed development is intended to benefit the local community by catering for the adjacent resident's catering demand.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zonings.
5. The proposed development is not incompatible with the surrounding environment.
6. Insignificant drainage impact because the drainage proposal submitted for the last planning permission has been accepted by CE/MN, DSD and the applicant is implementing the accepted drainage proposal.
7. Minimal traffic impact.
8. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
9. The application site is adjoining a good number of private lots with a good number of parking spaces. The parking demand of the proposed development can be met.
10. In view of that the short term waiver has been issued by the DLO/YL to the application site and the applicant needs additional time to implement the accepted drainage proposal and water supply for the FSI at the application site is being carried out by Water Services Department, the applicant submits the current application to make sure that the site is continuing covered with planning permission.
11. The FSI proposal and drainage proposal have been found acceptable by Director of Fire Services and CE/MN, DSD for the last planning permission and the applicant will follow the accepted proposal to implement the said proposals. (Annex 2 & 3)

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

26/7/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2519 RP (Part), 2520 RP & 2521 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.
Site area 地盤面積	750 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	'Government, Institution or Community' (G/IC) & 'Residential (Group B)1' ('R(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	Proposed Temporary Eating Place 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	495 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.66 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5.8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	66 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	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) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		0 0 0 0 0

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

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

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

**Proposed Temporary Eating Place for a Period of 3 Years
at
Lots 2519 RP (Part), 2520 RP & 2521 (Part) in D.D. 124, Hung Shui Kiu,
Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Hung Shun Road. Having mentioned that the site is intended eating place which aims to serving the neighbourhood, traffic generated by the proposed development is extremely insignificant because most of the patronage will arrive the proposed development on foot.
- 1.2 There is ample parking spaces adjoining the application site so that the parking spaces in adjoining land can cater for the parking demand of the proposed development.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car/ Light van	0.67	0.67	3	2

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 10:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light van is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Hung Shun Road.

28-APR-2024 09:38 FROM TNSYLM/DPD

TO 26091881

P.001/002

規劃署

屯門及元朗西區劃策
香港新界沙田土庫街一號
沙田政府合署 14 樓



By Fax (2609 1881) & Post
Planning Department

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

來函編號 Your Reference pa/yl/tyst/2209650
本署編號 Our Reference () in TPB/A/YL-TYST/1189
電話號碼 Tel No. 2158 6296
傳真號碼 Fax No. 2489 9711

25 April 2024

PlanArch Consultants Ltd.
Room 1201A, East Ocean Centre
98 Granville Road, Tsim Sha Tsui East
Kowloon, Hong Kong
(Attn.: Ms. Betty S. F. Ho)

Dear Madam,

Compliance with Approval Condition (d)
Planning Application No. A/YL-TYST/1189

I refer to your submission dated 7.3.2023 for compliance with the captioned approval condition on the submission of a revised fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. YUEN Tsz-fung (Tel: 2733 7781) of FSD.

Yours faithfully,

(Edwin YEUNG)

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

c.c.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB (2)

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



Planning Department

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

來函檔號 Your Reference 210D/240608/PlanD_2A201
本署檔號 Our Reference () in TPB/A/YL-TYST/1189
電話號碼 Tel. No.: 2158 6296
傳真機號碼 Fax No.: 2489 9711

18 June 2024

APT Architects Ltd.
4/F, 508 Lockhart Road,
Causeway Bay, Hong Kong
(Attn.: Mr. Alfred Y. K. CHOW)

Dear Sir/Madam,

Compliance with Approval Condition (a)
Planning Application No. A/YL-TYST/1189

I refer to your submission and supplementary information dated 10.6.2024 and 18.6.2024 respectively for compliance with the captioned approval condition on the submission of a drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

(Edwin YEUNG)

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

c.c.

CE/MN, DSD

(Attn.: Mr. Jeff TSE)

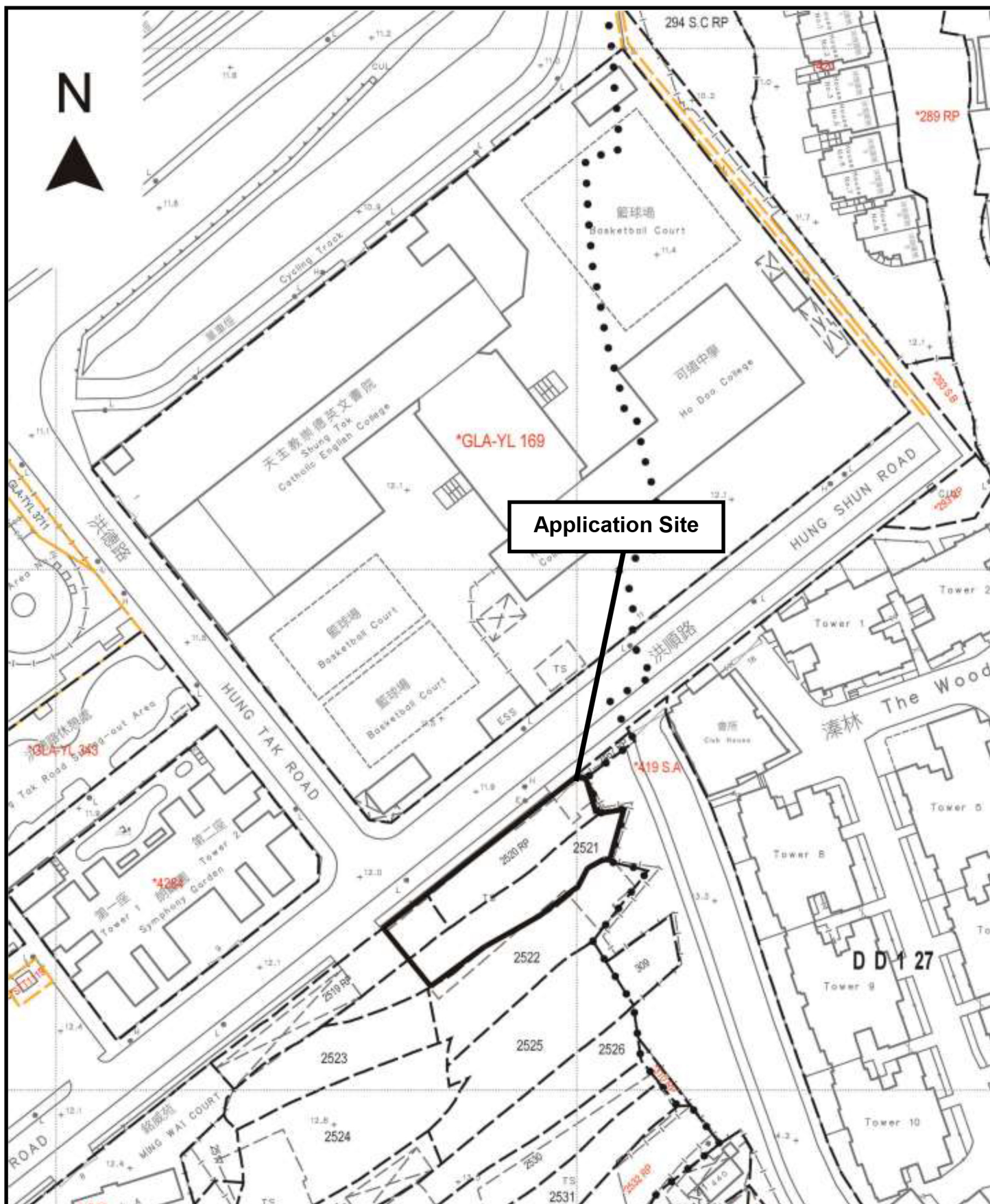
PlanArch Consultants Ltd.

(Attn.: Ms. Betty S.F. HO)

(Fax.: 2609 1881)

Internal

CTP/TPB (2)



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 2519 RP (Part), 2520 RP & 2521 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

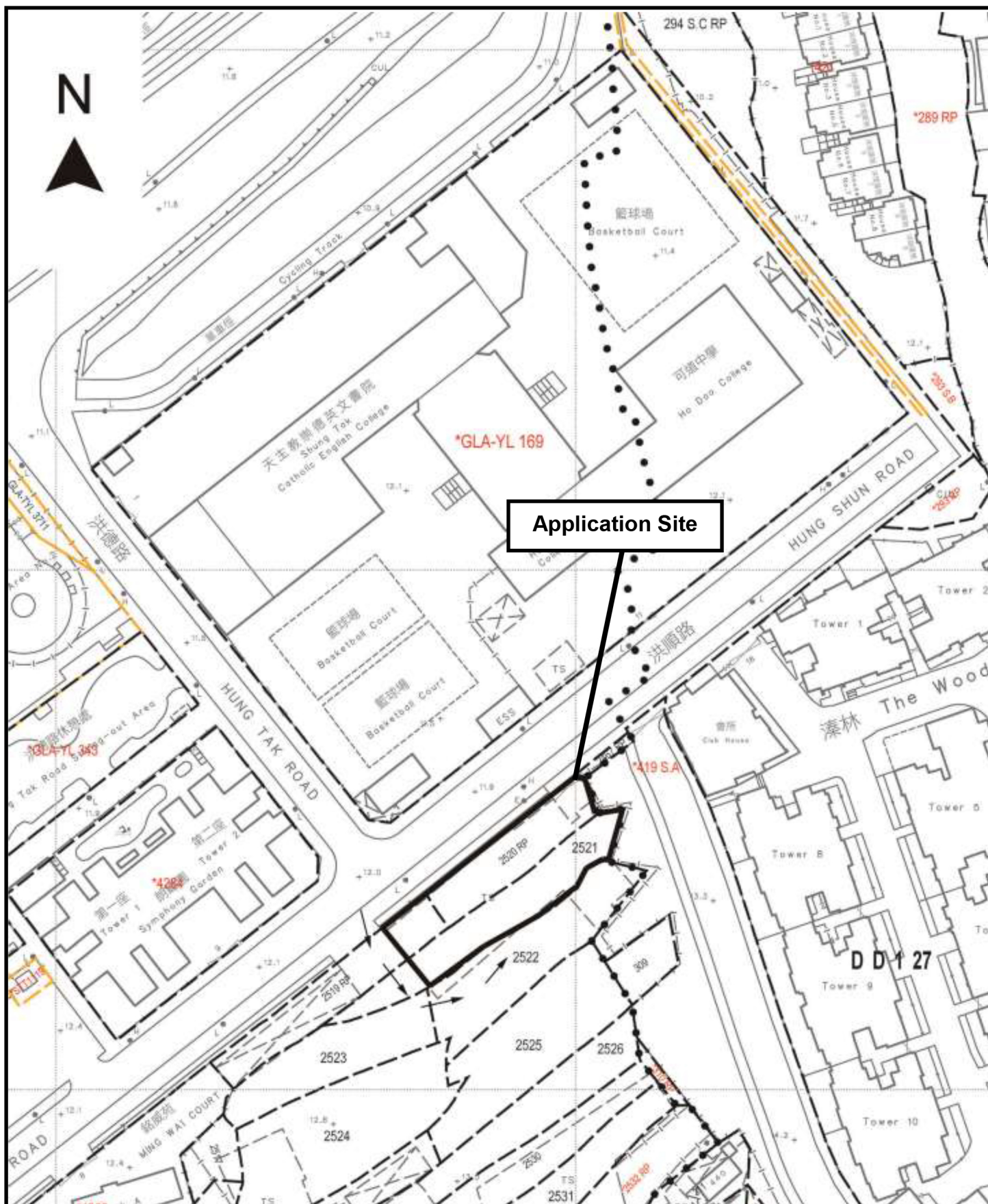
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 2519 RP (Part), 2520 RP & 2521 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

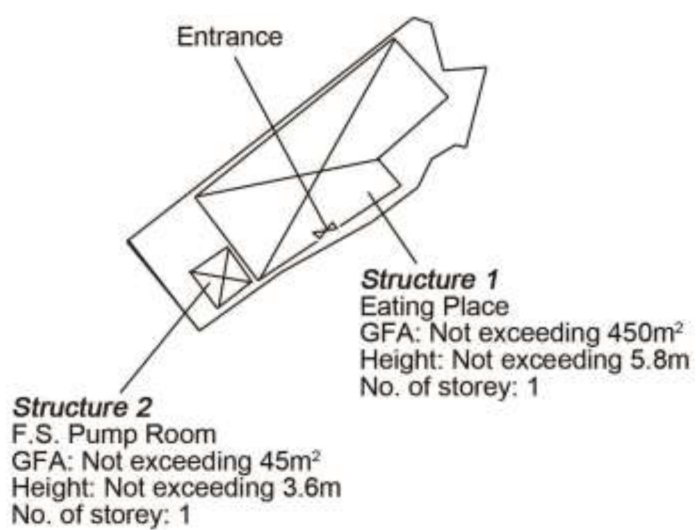
Figure 2

Remarks 備註:

→ Vehicular access leading from Hung Shun Road

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Eating Place for a Period of 3 Years at Lots 2519 RP (Part), 2520 RP & 2521 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:


Figure 3


Remarks 備註:


Scale 比例:


1:1000


LEGEND:


 EMERGENCY LIGHTING


 5Kg DRY POWDER FIRE EXTINGUISHER


 4.5KG CARDON DIOXIDE GAS TYPE FIRE EXTINGUISHER


 VISUAL FIRE ALARM


 FIRE ALARM BELL


 MANUAL CALL POINT


 F.S. CONTROL PANEL


 FIXED FIRE PUMP CONTROL PANEL


 SPRINKLER PUMP CONTROL PANEL


 MASTER FIRE ALARM BELL


 SPRINKLER WATER MOTOR ALARM GONG


 WATERPROOF FIRE ALARM BELL


 DIRECTIONAL SIGN


 EXIT SIGN


 W.S.D CHECK METER ASSEMBLY


 SPRINKLER INLET


 FIRE HOSEREEL SET

 SPRINKLER CONTROL

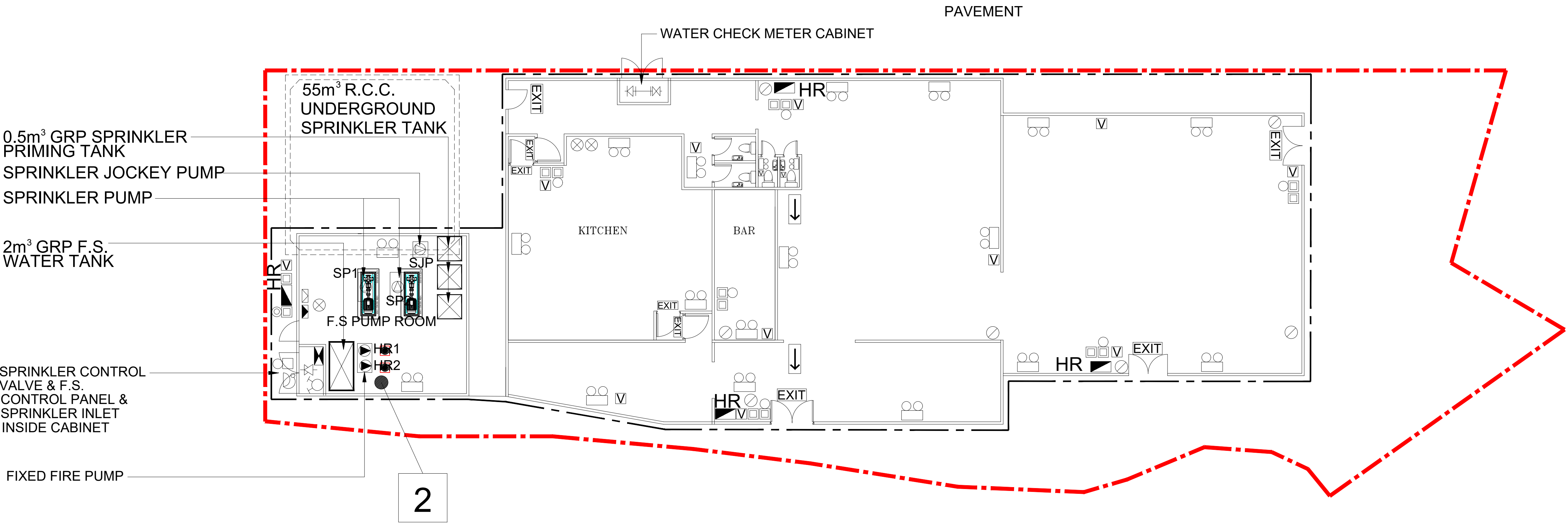
 FIXED FIRE PUMP

 SPRINKLER PUMP

 0.5m³ SPRINKLER GRP. PRIMING TANK

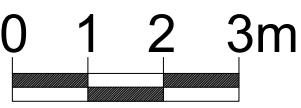
 2m³ F.S. GRP. TANK (FOR HOSE REEL SYSTEM)

HUNG SHUN ROAD



GROUND FLOOR FIRE SERVICES LAYOUT PLAN

SCALE: 1/100



1	1st submission	30-11-2023	CK NG
Revision	Description	Date	Issue

PROJECT TITLE:
TEMPORARY EATING PLACE FOR A PERIOD OF 3 YEARS IN "GOVERNMENT, INSTITUTION OR COMMUNITY" & "RESIDENTIAL (GROUP B) 1" ZONES, LOTS 2519RP (PART), 2520PR(PART), 2521 (PART) & 2522(PART)IN DD 124, HUNG SHUN ROAD, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES.

PROJECT SUBJECT:
PROPOSED OF FIRE SERVICES INSTALLATION PROPOSAL FOR TEMPORARY EATING PLACE AT VARIOUS LOTS IN DD124, HUNG SHUI KIU, YUEN LONG.

PROJECT PLANNER:
PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza, 1 Science Museum Road, Tsim Sha Tsui East, Kowloon.

FIRE SERVICE CONTRACTOR :
Century Fire Service Engineering Co., Ltd.

DRAWING TITLE:
Fire Service Installation Layout Plan

DRAWN BY:	CK NG	DESIGNED BY:	CK NG
CHECKED BY:	CK NG		
SCALE:	1/100 (A1)		
DATED:	20-1-2024		

DRAWING No.:
DD124-FS-002

F.S. NOTES:

A. FIRE HOSE REEL SYSTEM:-

- 1) THE FIRE HOSE REEL SYSTEM SHALL BE COMPLY WITH HKFSD CODE OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT 2022. (COP 2022)
- 2) AN HOSE REEL SYSTEM SHOULD BE SUPPLIED BY A 2m³ F.S. WATER TANK.
THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE F.S. WATER TANK, F.S. PUMP ROOM AND HOSE REEL SHALL BE CLEARLY BE MARKED ON PLANS.
- 3) FIXED FIRE PUMP DUTY & STANDBY (HR1 & HR2) AT F.S. PUMP ROOM CLEARLY MARKED ON PLANS.

B. SPRINKLER SYSTEM:-

- 1) AN AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY 55m³ SPRINKLER WATER TANK AND HAZARD CLASS OH-1 SHALL BE PROVIDED TO G/F STRUCTURE [1] IN ACCORDANCE WITH BS EN 12845: 2015 AND CIRCULAR LETTER 5/2020.
THE SPRINKLER WATER TANK, SPRINKLER PUMPS, SPRINKLER INLET AND SPRINKLER CONTROL VALVE CROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2) SPRINKLER TANK WATER SUPPLY PIPE SHOULD BE CONNECTED TO TOWN MAIN. IS SUBJECT TO THE REQUIREMENT AND APPROVAL OF THE W.S.D.. THE SIZE AND LOCATION OF WATER CHECK METER SHALL BE ALSO BE DETERMINED BY THE W.S.D. LOCATION OF WATER CHECK METER SHALL BE WITHIN LOT BOUNDARY, OTHERWISE PERMISSION FROM THE LANDS DEPARTMENT SHALL BE SOUGHT.
- 3) SPRINKLER PUMP DUTY & STANDBY & JOCKEY (SP1, SP2 & SJP) AT F.S. PUMP ROOM CLEARLY MARKED ON PLANS.

C. FIRE ALARM SYSTEM:-

- 1) FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE [1] & [2] IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO. 6/2021
- 2) ONE ACTUATION POINT AND AUDIO / VISUAL WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD BE INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING SHOULD BE INCLUDE FACILITIES FOR FIXED FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3) UPON ACTUATION ANY MANUAL CALL POINT IN STRUCTURE [1] & [2], THE FIXED FIRE PUMPS SHALL BE COME OPERATION. THE ZONING OF MANUAL FIRE ALARM CALL POINT INDICATION SHALL BE PROVIDED OF FS CONTROL PANEL.
- 4) VISUAL FIRE ALARM SYSTEM WILL BE PROVIDED IN ACCORDING TO THE REQUIREMENT OF DESIGN MANUAL: BARRIER FIRE ACCESS VERSION 2008 AND FSD CIRCULAR LETTER 2/2012 FOR STRUCTURE [1] & [2] .

E. EMERGENCY LIGHTINGS SYSTEM :-

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838 :2013, AND FSD CIRCULAR LETTER NO. 4/2021
- 2) 2 HOURS BATTERY BACK UP EMERGENCY LIGHTING TO PROVIDED THROUGHOUT THE ENTIRE STRUCTURES.

F. EXIT & DIRECTIONAL SGIN :-

- 1) SUFFICIENT DIRECTIONAL / EXIT SIGNS TO BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008 AS INDICATED ON PLAN TO ENSURE THAT ALL EXIT ROUTES FROM ANY WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF SERVING THE STRUCTURE [1] & [2].






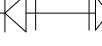
















G. SECONDARY POWER SUPPLY:-

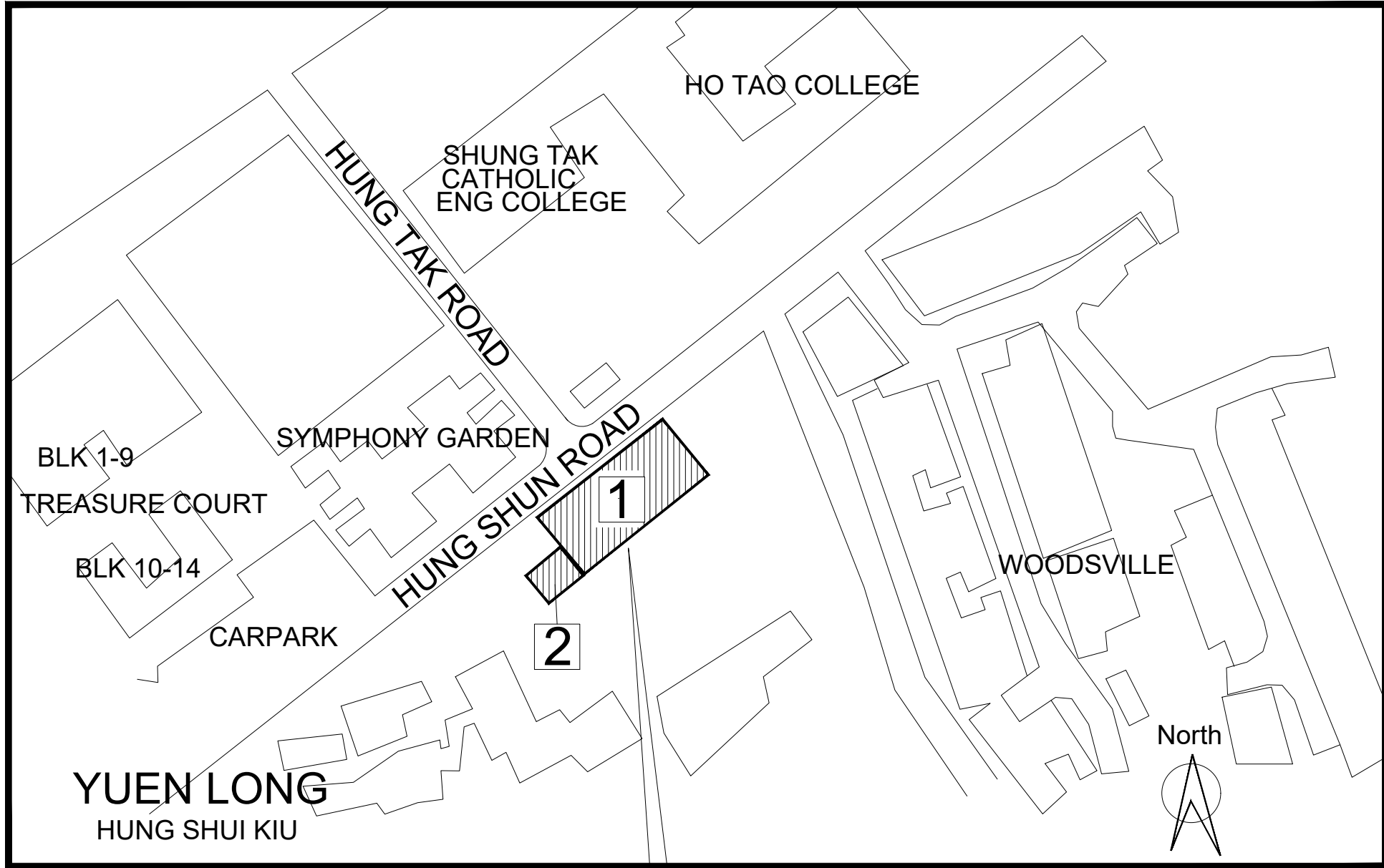
- 1) SECONDARY SOURCE OF ELECTRICAL SUPPLY FOR STRUCTURE [1] & [2] SHALL BE PROVIDED BEFORE MAIN SWITCH.
- 2) WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATION SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF POWER SUPPLY.

H. POTABLE HAND-OPERATED APPROVED APPLIANCE:-

- 1) POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY AS SHOWN ON PLAN

LEGEND:

	EMERGENCY LIGHTING		DIRECTIONAL SIGN
	5Kg DRY POWDER FIRE EXTINGUISHER		EXIT SIGN
	4.5KG CARDON DIOXIDE GAS TYPE FIRE EXTINGUISHER		W.S.D CHECK METER ASSEMBLY
	VISUAL FIRE ALARM		SPRINKLER INLET
	FIRE ALARM BELL		FIRE HOSEREEL SET
	MANUAL CALL POINT		SPRINKLER CONTROL
	F.S. CONTROL PANEL		FIXED FIRE PUMP
	FIXED FIRE PUMP CONTROL PANEL		SPRINKLER PUMP
	SPRINKLER PUMP CONTROL PANEL		0.5m ³ SPRINKLER GRP. PRIMING TANK
	MASTER FIRE ALARM BELL		2m ³ F.S GRP. TANK (FOR HOSE REEL SYSTEM)
	SPRINKLER WATER MOTOR ALARM GONG		
	WATERPROOF FIRE ALARM BELL		



Proposed temporary eating place
at Lots 2519 RP (Part), 2520 RP
and 2521 (Part) in D.D. 124,
Hung Shun Road, Hung Shui Kiu,
Yuen Long.

SITE LOCATION BLOCK
PLAN
SCALE: 1:500

APPLICATION SITE
DETAILS OF THE PROPOSED STRUCTURES

STRUCTURE NO.	BUILDING HEIGHT (ABOUT) (m)	NO. OF STOREY	FLOOR AREA (ABOUT) (m ²)	USE	FIRE SERVICES PROTECTION
[1]	5.8	1	450	SITTING AREA (EATING PLACE)	- SPRINKLER SYSTEM, - FIRE HOSE REEL SYSTEM - MANUAL FIRE ALARM SYSTEM - EMERGENCY LIGHTING SYSTEM - EXIT SIGNS - DIRECTIONAL SIGN - POTABLE HAND-OPERATED APPROVED APPLIANCE.
[2]	3.6	1	45	ANCILLARY FACILITIES INCLUDING ELECTRIC MAIN SWITCH BOARD & F.S. PUMP ROOM	- FIRE HOSE REEL SYSTEM - MANUAL FIRE ALARM SYSTEM - EMERGENCY LIGHTING SYSTEM - EXIT SIGNS - POTABLE HAND-OPERATED APPROVED APPLIANCE.

1	1st submission	30-11-2023	CK NG
Revision	Description	Date	Issue

PROJECT TITLE:
TEMPORARY EATING PLACE FOR A PERIOD OF 3 YEARS IN "GOVERNMENT, INSTITUTION OR COMMUNITY" & "RESIDENTIAL (GROUP B) 1" ZONES, LOTS 2519RP (PART), 2520PR, 2521 (PART), IN DD 124, HUNG SHUN ROAD, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES.

PROJECT SUBJECT:
PROPOSED OF FIRE SERVICES INSTALLATION PROPOSAL FOR TEMPORARY EATING PLACE AT VARIOUS LOTS IN DD124, HUNG SHUI KIU, YUEN LONG.

PROJECT PLANNER:

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza,1 Science Museum Road, Tsim Sha Tsui East, Kowloon.

FIRE SERVICE CONTRACTOR :

Century Fire Service Engineering Co., Ltd.

DRAWING TITLE:
FIRE SERVICES NOTE, LEGEND, SITE BLOCK PLAN AND DETAILS OF THE PROPOSED STRUCTURES

DRAWN BY:	CK NG	DESIGNED BY:	CK NG
CHECKED BY:	CK NG		
SCALE:	NTS (A1)		
DATED:	30-11-2023		

DRAWING No.:

DD124-FS-001

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/120	Proposed Temporary Refreshment Kiosk for a Period of 3 Years	10.11.2000 Approved for 2 years
2	A/YL-TYST/191	Temporary Staff Canteen and Ancillary Storage of Dry Food and Drinks for a Period of 3 Years	7.2.2003
3	A/YL-TYST/305	Temporary Staff Canteen and Ancillary Storage of Dry Food and Drinks for a Period of 3 Years	3.2.2006
4	A/YL-TYST/413	Renewal of Planning Approval for Temporary Staff Canteen and Ancillary Storage of Dry Food and Drinks Uses for a Period of 3 Years	23.1.2009
5	A/YL-TYST/1110	Temporary Eating Place for a Period of 3 Years	24.9.2021 [revoked on 24.3.2023]
6	A/YL-TYST/1189	Temporary Eating Place for a Period of 3 Years	23.12.2022 [revoked on 23.9.2024]

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 from traffic engineering point of view.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was one substantiated environmental complaint concerning the Site received in 2021, which was a complaint of cooking fume from a restaurant named Golden Dragon Villa. Slight cooking odour was detected in the first inspection. Advice was given to the person in charge to clean the kitchen's fume hood. No more cooking odour nor air nuisance was found in the follow-up inspection.

4. Drainage

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

- no in-principle objection to the development from the public drainage point of view and no adverse comment on the submitted revised drainage proposal under planning application No. A/YL-TYST/1189; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the implementation and maintenance of the agreed drainage proposal submitted under planning application No. A/YL-TYST/1189 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 in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

6. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on its suitability for the use proposed in the application; and
- it is noted that two structures are proposed in the application. 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 unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. Food Licensing and Environmental Hygiene

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

- no adverse comment on the planning application; and
- neither valid food licence nor application for food licence for the Site has been received/ under processing. According to her department's record, a staff canteen (Address: Shop 2, D.D. 124, Lot 2520, Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long, New Territories) is located within the Site from 2006. According to Yuen Long District Environmental Hygiene Office's complaint records within 12 months, one food-related complaint was received concerning the above mentioned staff canteen.

8. District Officer's Comments

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

His office did not receive any comments from locals.

9. Other Departments

The following departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site is comprised of Lots 2519 RP, 2520 RP and 2521 in D.D. 124 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) the private Lots 2520 RP and 2521 in D.D. 124 are covered by Short Term Waivers (STWs) No. 3177 and 3178 respectively for the purpose of staff canteen and ancillary storage; and
 - (iii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) to be erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) his office should not be responsible for the maintenance of any access connecting between the Site with Hung Shun Road;
- (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:

the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him;

(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 the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from her department in accordance with Cap. 132;
 - (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 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) proper licence issued by her department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from her department whatever the general public is admitted with or without payment; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;

- (iv) for UBW erected on leased land, enforcement action may be taken by 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;
- (v) if the applied use under the 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;
- (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; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-09-16 星期一 03:29:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Enquiry CEO/CEO <ceo@ceo.gov.hk>
Subject: A/YL-TYST/1283 DD 124 Hung Shun Road, Hung Shiu Kiu

Dear TPB Members,

Despite the dodgy history of the operation, approval was again granted in 2022.

Conditions not fulfilled.

Every day we have our CE, Sec for Security and various other worthies banging on about rule of law, however it is quite clear that govt depts have no intention of ensuring that the laws are actually implemented.

It is about time that the administration walk the talk and shut down operations that are not complying with essential conditions like installation of fire services and adequate drainage.

The application should be rejected as it is clear that the operator has no intention to comply but is secure in the knowledge that govt depts will turn a blind eye.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 December 2022 2:44 AM HKT
Subject: A/YL-TYST/1189 DD 124 Hung Shun Road, Hung Shiu Kiu

A/YL-TYST/1189

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

Site area : About 750sq.m

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

Applied Use: Eating Place

Dear TPB Members,

1110 approved 24 Sept 2021 but conditions still not fulfilled.

In response to a Member's enquiry, Mr Steven Y.H. Siu, STP/TMYLW, said that after the last planning permission lapsed in 2012, the eating place use had continued operation at the Site without valid planning permission and the applicant claimed that they had forgotten to apply for renewal of the planning approval.

A rational person would question how come an eatery that had been in operation for so many years could continue to operate without fulfilling the conditions.

Now applicant is back with a larger footprint.

Members have a duty to inquire into the issue of what conditions are not being fulfilled. Supervision on the part of the relevant authorities has been clearly lax with regard to this operation but we are now in the Covid Era and public health and hygiene issues should be of paramount importance.

Mary Mulvihill

From:

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

Date: Thursday, 2 September 2021 3:33 AM CST

Subject: A/YL-TYST/1110 DD 124 Hung Shun Road, Hung Shiu Kiu

A/YL-TYST/1110

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

Site area : About 524sq.m

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

Applied Use: Eating Place

Dear TPB Members,

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

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

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

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

Members questions please.

Mary Mulvihill

ReplyReply to AllForward
More

TYST/1283

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/YL-TYST/1283

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Nil

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

簽署 Signature

日期 Date

- 3 SEP 2024

鍾就華

主席

元朗市中心及鄉郊東分區委員會

元朗市中心及鄉郊東分區委員會