

申請日期。此文件在提交後才正式確認收到

This document is received on 18 JUL 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-I  
表格第 S16-I 號

## APPLICATION FOR PERMISSION

8077

### 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 proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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

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

#### General Note and Annotation for the Form

##### 填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C1294
	Date Received 收到日期	18 JUL 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)

**CLASSIC TOTAL LIMITED 嘉多有限公司**

### 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)

**328 INC LIMITED**

### 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)	<b>Lots No.1828 RP, 1831 (Part), 1832 S.A and 1832 RP (Part) in DD 120, YUEN LONG 元朗丈量約份第 120 地段第 1828 號餘段, 1831 號 (部份), 1832 SA 號, 1832 號餘段 (部份)</b>
(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 ..... <b>911</b> ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... <b>420</b> ..... 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)	..... 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	<b>Approved Yuen Long Outline zoning Plan</b> <b>元朗分區計劃大綱核准圖</b> <b>S/YL/25</b>
(e) Land use zone(s) involved 涉及的土地用途地帶	<b>Open Space 休憩用地</b>
(f) Current use(s) 現時用途	<b>Vacant Lands and Vacant Building</b> <b>土地及空置建築物</b>  (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”<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the “current land owners”<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。

☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

**5. Statement on Owner's Consent/Notification**  
**就土地擁有人的同意/通知土地擁有人的陳述**

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

(b) The applicant 申請人 –

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

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

## (i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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 <p>(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) (請用圖則顯示有關土地/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)</p>
(b) Intended use/development 有意進行的用途/發展	

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....  
☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %  
☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層  
☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m  
☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

**Temporary Eating Place for a Period of 6 Years**  
**臨時食肆為期6年**

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... <b>420</b> ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... <b>0.46</b> .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... <b>46</b> %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... <b>1</b> .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... <b>1</b> ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... <b>3.66</b> ..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

☐ eating place 食肆 ..... **420** sq. m 平方米 ☒ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
<b>1</b>	<b>1</b>	<b>Temporary Eating Place 臨時食肆</b>
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

**Amenity planting And Private Car Park 美化種植和私家車停車位**

.....

.....

.....

.....

.....



### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

現在按照食環處的發牌條件要求正在裝修中,預期2022年9月完成.

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)) 大樹下東路</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">5</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input checked="" type="checkbox"/></p>

If necessary, please use separate sheets to indicate the proposed measures to be

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。

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  .....  .....  .....  .....
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	No 否	<input checked="" type="checkbox"/>  
	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
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	No 否	<input checked="" type="checkbox"/>  
	No 否	<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)  .....  .....  .....  .....  .....

**10. 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。

我公司在2017年得到城規會批准，經過6年時間，先後滿足到地政處、路政署、渠務處、消防處和城規會園景組的全部批准，現在亦已經得到食環處的裝修信，正在按照食環處的發牌條件要求正在裝修中，現在提交六年期的同等條件申請，懇請城規會繼續批准我們這次提交六年期的同等條件申請。

**11. 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

Ha Wai Man 夏慧敏

Secretary 秘書

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

328 INC LIMITED

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

Date 日期

04-07-2022

(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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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 No.1828 RP,1831(Part),1832 S.A and 1832 RP(Part) in DD 120,YUEN LONG 元朗丈量約份第 120 地段第1828號餘段, 1831號(部份),1832SA號,1832號餘段(部份)		
Site area 地盤面積	420 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Yuen Long Outline zoning Plan 元朗分區計劃大綱核准圖 S/YL/25		
Zoning 地帶	Open Space 休憩用地		
Applied use/ development 申請用途/發展	Temporary Eating Place for a Period of 6 Years 臨時食肆為期6年		
(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	420 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.66	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		46	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	5
	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) _____	5
	Total no. of vehicle loading/unloading bays/lay-bys 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) _____	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>渠務處批准並已經完成驗收的渠圖, 消防處批准並已經完成驗收的消防圖,</u>		
<u>城規會園景組批准並已經完成驗收的園景圖.</u>		
<b>Reports 報告書</b>		
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 type="checkbox"/>
_____		
_____		

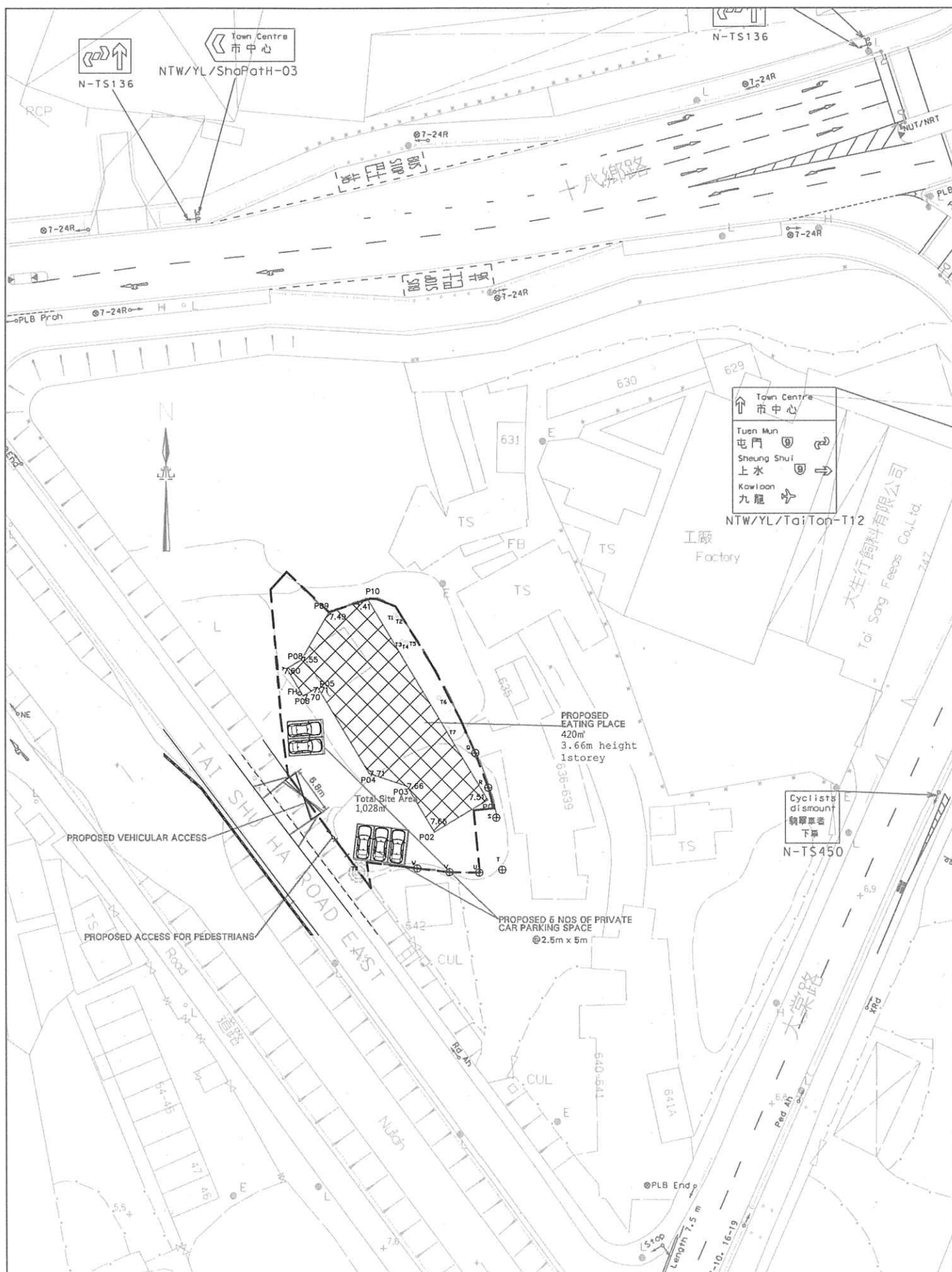
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號



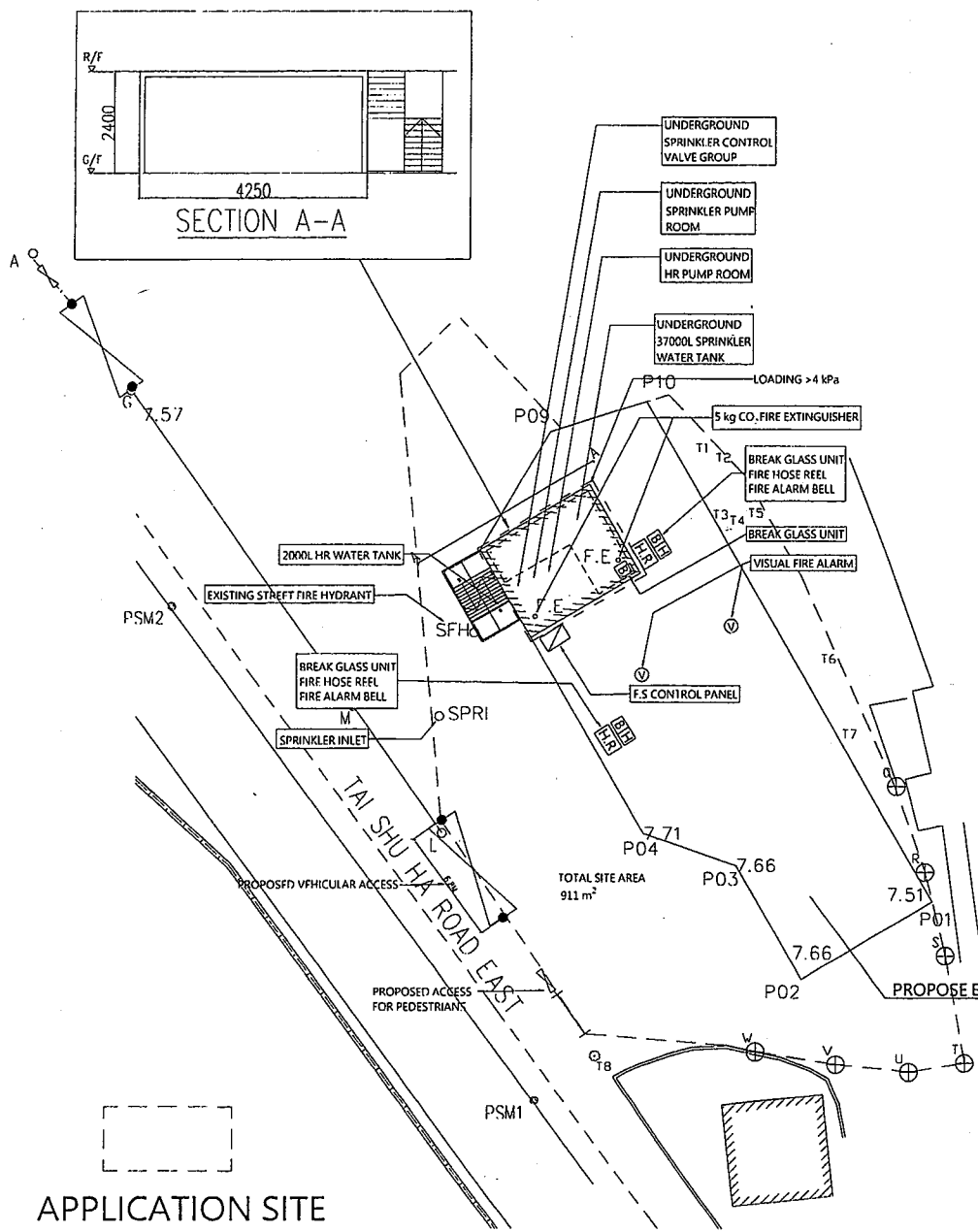
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

Scale 1:500







## FIRE SERVICES NOTES

(FOR CLASSIFICATION OF OCCUPANCIES 4b)

- ALL FIRE SERVICES INSTALLATIONS PROVIDED FOR THE ENTIRE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWINGS:-
  - 1.1 CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT - APRIL 2012 EDITION.
  - 1.2 LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003, LPC TECHNICAL BULLETIN AND FSD CIRCULAR LETTER NO.3/2006 & 3/2012.
  - 1.3 BRITISH STANDARD BS 5839-1:2008-FIRE DETECTION AND FIRE ALARM SYSTEM FOR BUILDING AND FSD CIRCULAR LETTER NO. 1/2009 & 3/2010.
  - 1.4 LATEST F.S.D. CIRCULAR LETTERS.
- VISUAL FIRE ALARM SHALL BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL: BARRIER FREE ACCESS 2008.
- VENTILATION/ AIR CONDITIONING CONTROL SYSTEM SHALL BE STOPPED MECHANICALLY INDUCED AIR MOVEMENT WITHIN THE BUILDING.
- EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2011 AND BS EN 1838:2013.
- DIRECTIONAL SIGN AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTER NO.5/2008.
- FIRE ALARM SYSTEM - ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHALL BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO WARNING DEVICE INITIATION.
- A MODIFIED HOSE REEL SYSTEM SUPPLIED BY A 2M<sup>3</sup> FS WATER TANK SHALL BE PROVIDED AT THE G/F OF THE BUILDING. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF STRUCTURE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REELS TUBING.
- AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH ONE (1) NO. 37M<sup>3</sup> SPRINKLER WATER TANK SHALL BE PROVIDED AT THE UNDERGROUND OF BUILDING AS SHOWN ON PLAN AND INSTALLED IN ACCORDANCE WITH THE ABOVE RULES TO PROTECT THE DEVELOPMENT. THE DESIGN HAZARD OF THE SPRINKLER SYSTEM FOR THE ENTIRE DEVELOPMENT SHALL BE ORDINARY HAZARD GROUP 1.
- ESSENTIAL POWER FOR FIRE SERVICES INSTALLATIONS EXCEPT EMERGENCY LIGHTINGS AND EXIT SIGNS WITH 2 HOURS BATTERY BACKUP SHALL BE FED FROM SECONDARY SUPPLY NO EMERGENCY GENERATOR SHALL BE PROVIDED.
- COMMON FIRE ALARM SIGNAL WILL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA A DIRECT TELEPHONE LINK FROM F.S. CONTROL PANEL.
- PORTABLE EXTINGUISHERS SHALL BE PROVIDED AT THE POSITIONS AS INDICATED ON PLANS.

NOTES

DATE	BY	CHK	REV	DESCRIPTION

Client:

CLASSIC TOTAL LIMITED

Is sub-contractor:

**CE**  
CHINA ENGINEERING CONSULTING GROUP  
CORPORATION  
NO. 1, JINJIANG ROAD, BEIJING 100045, P.R. CHINA  
TEL: 86-10-88091111 FAX: 86-10-88091112

Architect:

GORDON YOUNG & ASSOCIATES LTD.

Job No.:

NO. 633  
TAI KEI LUNG  
YUEN LONG, N.T.

Drawing No.:

FIRE SERVICE LAYOUT  
F.S. NOTE AND FIGURE 2.2

Scale:

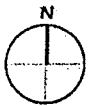
AS SHOWN ON PLAN

DATE	BY	CHK	REV	DESCRIPTION

Job No. Drawing No. FS-03

APPLICATION SITE

FIGURE 2.2 - FIRE SERVICE LAYOUT SCALE 1:200



換新種樹木  
NEW TREE PLANTING

直立式綠化牆  
VERTICAL GREEN WALL



NEW T1 黃花風鈴木  
TABESBUIA CHRYSANTHA

NEW T2 雞冠刺桐  
ERYTHRINA CRISTA-GALLI

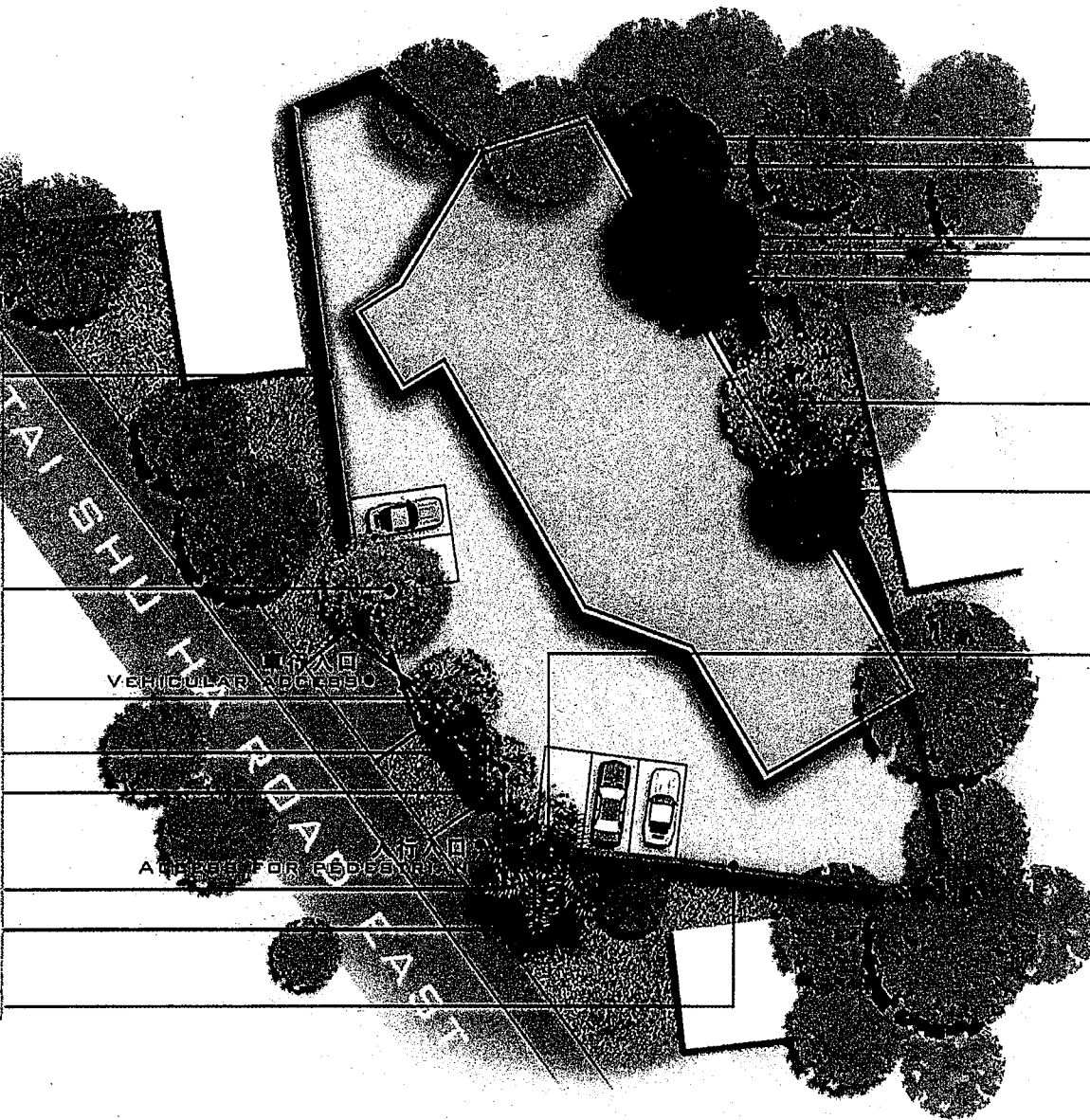
NEW T3 紅絨球  
CALLIANDRA  
HAEMATOCEPHALA

NEW T4 大紅花  
HIBISCUS ROSA-SINENSIS

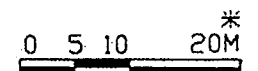
NEW T5 鐵冬青  
LLEX ROTUNDA

NEW T6 黃槿  
HIBISCUS TILIACEUS

直立式綠化牆  
VERTICAL GREEN WALL



保留現有樹木 TREE TO BE RETAINED	
T1:	黃皮樹 CLAUSENA LANSIUM
T2:	黃皮樹 CLAUSENA LANSIUM
T3:	楊桃樹 AVERRHOA CARAMBOLA
T4:	楊桃樹 AVERRHOA CARAMBOLA
T5:	楊桃樹 AVERRHOA CARAMBOLA
T6:	桑樹 MORUS ALBA
T7:	蕃石榴 PSIDIUM GUAJAVA
T8:	王棕 ROYSTONEA REGIA



**Application No. A/YL/294 - Proposed eating place at Lots 1828 RP, 1831, 1832 SA and 1832 RP (Part) in DD120, Tai Shu Ha Road East, YL**  
**Response to Comments**

**Comments of AC for T/NT, Transport Department**

**(Contact Person: Ms. FOK Sze-man)**

**(a) The applicant should provide hourly trip generation and trip attraction of the proposed development;**

**Responses:**

With reference to the trip rates as documented in the Transport Planning and Design Manual (TPDM) published by the Transport Department, the traffic generation and attraction of the proposed eating place (retail) is summarized in Table 1.

Based on the Table 1, only 4 pcu in both AM Peak and PM Peak hour are generated/ attracted and it should be easy absorbed in the roads and junctions in the vicinity area.

Table 1 Development Traffic Generation

Use	Unit/Content	AM Peak Hour			PM Peak Hour		
		Gen.	Att.	Total	Gen.	Att.	Total
Trip rates <sup>(1)</sup>							
Retail (Eating Place)	pcu/hr/100m <sup>2</sup>	0.2296	0.2434	-	0.3100	0.3563	-
[B] Traffic Generation/Attraction – Proposed Commercial Use							
Retail(Eating Place )	540m <sup>2</sup> GFA	2	2	4	2	2	4
Total		2	2	4	2	2	4

Note: (1) Mean trip rates for retail use are adopted from TPDM.

**(b) The applicant should specify the type and size of vehicles going to/from the proposed development;**

**Responses:**

Only private vehicles and LGV would be going from/ to the development.

**(c) There is no loading/unloading area under the application. The applicant should specify how the loading/unloading need of the proposed development could be satisfied;**

**Responses:**

Only LGV (once per day) would be used for loading/ unloading activities. All the L/UL activities would be carried out inside the development.

**(d) The applicant shall provide a layout plan with dimensions of parking spaces and run-in/outs for our review;**

**Responses:**

The layout plan with the dimensions for the parking spaces and run in/out is attached.

**(e) The applicant should demonstrate with a layout plan with dimension and turning table / swept path that sufficient space would be allowed for manoeuvring inside the proposed development;**

**Responses:**


Swept path analysis has been carried out to ensure sufficient space would be provided within the application site for access and manoeuvring of vehicles.

**(f) The applicant is reminded that no parking, queuing and reverse movement of vehicles on public road are allowed.**

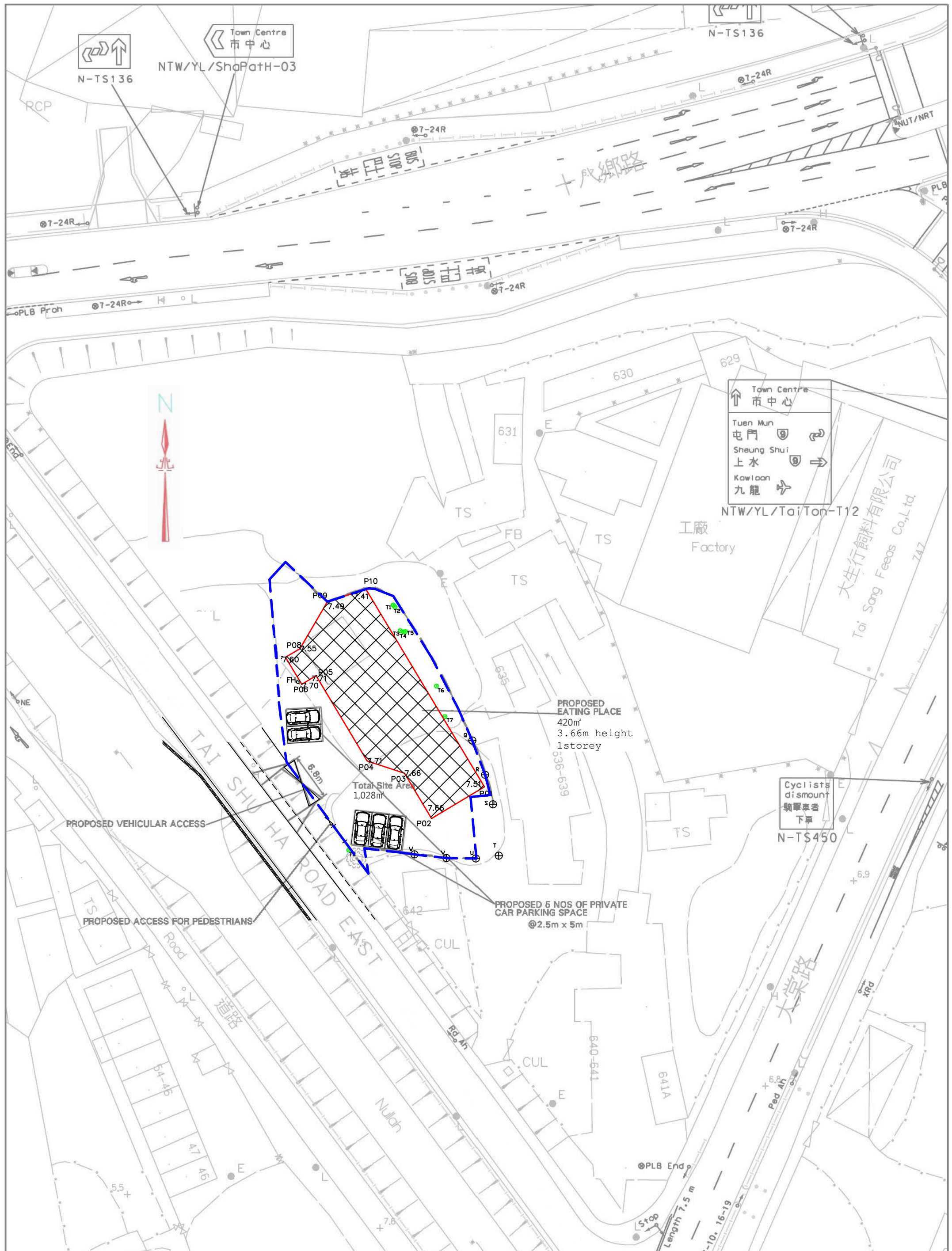
**Responses:**

Noted. Please refer to the swept path analysis of critical locations are attached for your reference. No parking, queuing and reverse movement of vehicles on public road shall be allowed.





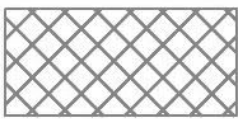
**Scale 1:500**





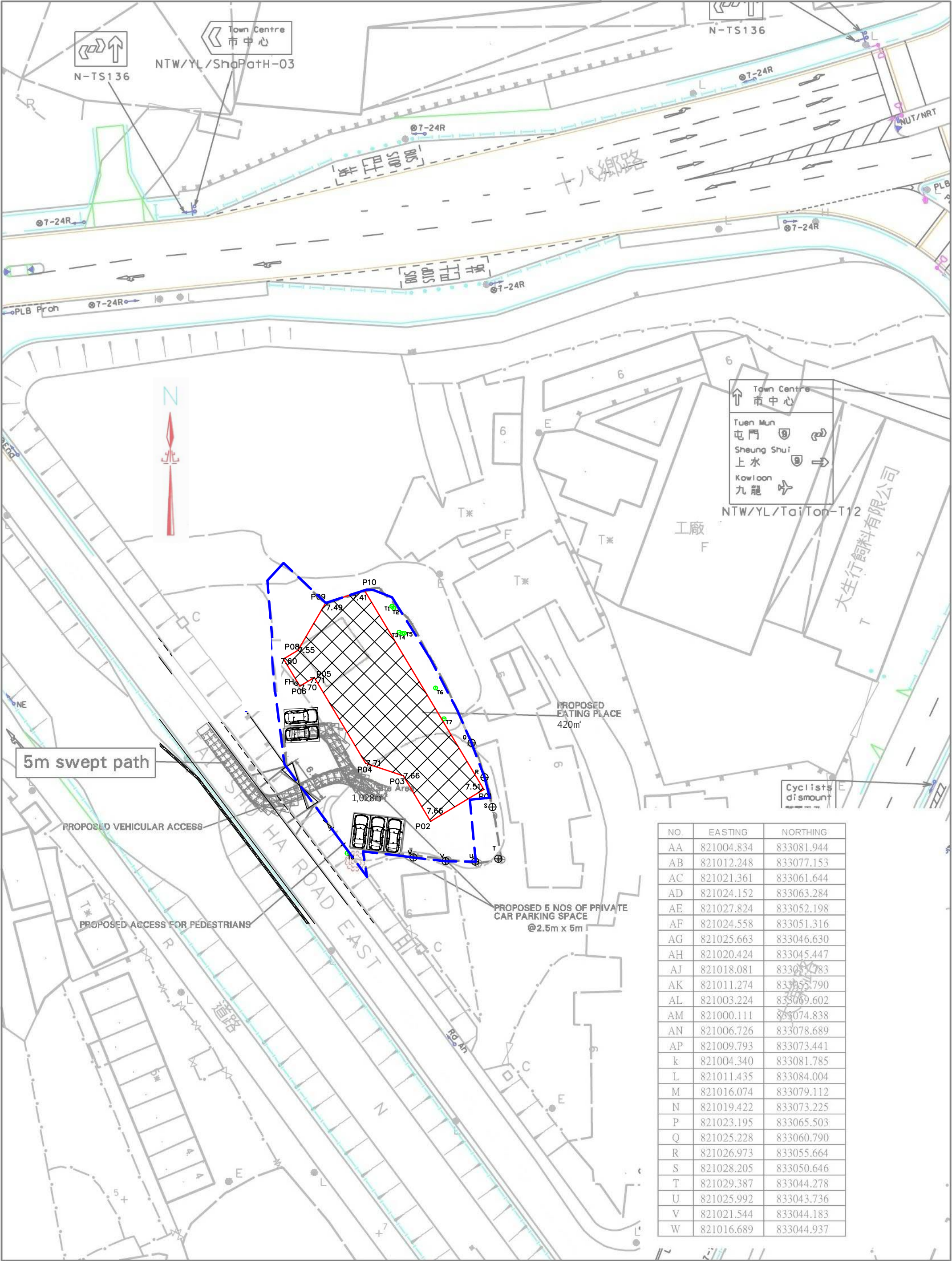


APPLICATION SITE



SITE COVERAGE AREA & GROSS FLOOR AREA

Scale 1:500



NO.	EASTING	NORTHING
AA	821004.834	833081.944
AB	821012.248	833077.153
AC	821021.361	833061.644
AD	821024.152	833063.284
AE	821027.824	833052.198
AF	821024.558	833051.316
AG	821025.663	833046.630
AH	821020.424	833045.447
AJ	821018.081	833035.783
AK	821011.274	833035.790
AL	821003.224	833029.602
AM	821000.111	833024.838
AN	821006.726	833078.689
AP	821009.793	833073.441
k	821004.340	833081.785
L	821011.435	833084.004
M	821016.074	833079.112
N	821019.422	833073.225
P	821023.195	833065.503
Q	821025.228	833060.790
R	821026.973	833055.664
S	821028.205	833050.646
T	821029.387	833044.278
U	821025.992	833043.736
V	821021.544	833044.183
W	821016.689	833044.937

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



**Fwd: Departmental Comments requiring your clarification and/or responses for  
Planning Application (No. A/YL/294)**

31/08/2022 14:59

From: 328 INC LTD [REDACTED]  
To: tpbpd@pland.gov.hk, YL-229規劃署梁小姐主管陳生

1 attachment



YL294 PLANNING JUSTIFICATION.pdf

The Eating Place would be operated between 11:00am to 11:00pm and 7-days a week.

No outdoor sitting accommodation would be involved.

No audio equipment will be used in the open area of the site.

規劃署陳先生：

如有問題請致電：[REDACTED] 夏小姐 或 [REDACTED] 郭先生  
聯絡, 謝謝!



#### **4. PLANNING JUSTIFICATION**

##### **4.1 Suitability of the Proposed Development at the Site**

4.1.1 The Application Site is located at the road side of the Tai Shu Ha Road East which is a linked with Shap Pat Heung Road, Yuen Long. Currently there is no eating place along the road and the proposed eating place could provide a convenient service to the neighborhoods.

4.1.2 There are many villages, estate type house developments and low rise residential development in the surrounding area of the Application Site. Therefore the need of Eating Place is large in the area.

##### **4.2 Sewerage Impact**

4.2.1 A sewerage treatment plant would be provided on the site. All the waste water would be filtered before discharge and there will not be any adverse sewerage impact arising from the proposed Eating Place.

##### **4.3 Noise and Air quality Impact**

4.3.1 The proposed Eating Place would not have any special mechanical operation and the scale of the proposed Eating Place is relative small, therefore it would not have adverse noise and air quality impact to the surround environment.

##### **4.4 Traffic Impact**

4.4.1 A vehicular run-in/out of 6.8m wide would be provided. The design of run-in/out shall be carried out in according to highways standard and shall be submitted in later stage.

4.4.2 With reference to the trip rates as documented in the Transport Planning and Design Manual (TPDM) published by the Transport Department, the traffic generation and attraction of the proposed eating place (retail) is summarized in Table 4.1.

**Table 4.1 Development Traffic Generation**

Use	Unit/Content	AM Peak Hour			PM Peak Hour		
		Gen.	Att.	Total	Gen.	Att.	Total
Trip rates <sup>(1)</sup>							
Retail (Eating Place)	pcu/hr/100m <sup>2</sup>	0.2296	0.2434	-	0.3100	0.3563	-
[B] Traffic Generation/Attraction – Proposed Commercial Use							
Retail(Eating Place)	420m <sup>2</sup> GFA	1	1	2	2	2	4
Total		1	1	2	2	2	4

Note: (1) Mean trip rates for retail use are adopted from TPDM.

Based on the Table 4.1, only 2 pcu and 4 pcu in AM Peak and PM Peak hour respectively are generated/ attracted and it should be easy absorbed in the roads and junctions in the vicinity area.

- 4.4.3 Swept path analysis has been carried out to ensure sufficient space would be provided within the application site for access and manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road shall be allowed.

**Previous s.16 Application covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Proposed use</b>	<b>Date of Consideration (RNTPC)</b>
A/YL/229	Proposed Temporary Eating Place for a Period of 6 Years	13.1.2017

**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 Tai Shu Ha Road East 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/229; 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/229 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 30.8.2022, no application for food licence for the subject eating place has been received and under processing according to her record;
- no adverse comments on the application; and
- no facilities of Food and Environmental Hygiene Department will be affected.

**8. Open Space**

Comments of the Director of Leisure and Cultural Services (DLCS):

- the Site is not on the priority list for development agreed by the Yuen Long District Council. His department has no plan to develop the Site into public open space at present; and
- no in-principle objection to the proposal since the application involves private lot only.

**9. Long Term Development**

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, PlanD (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the Study). According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within the “Study Area” of YLS but outside the Development Area of YLS. There is no adverse comment on the application from the perspective of the Study.

(b) Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- no objection to the application.

#### **10. 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 village representatives in the vicinity regarding the application.

#### **11. Other Departments**

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) and Commissioner of Police (C of P) have no comment on the application.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) 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 Nos. 1828 RP, 1831, 1832 S.A and 1832 RP in D.D. 120 are covered by Short Term Waiver (STW) No. 4930 to permit structures erected thereon for the purpose of “Temporary Eating Place”; and
  - (iii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the applicant should design the vehicular run-in/out and vehicular access to cope with the level difference of Tai Shu Ha Road East;
  - (ii) the applicant shall check with the lands authority on the land status of the slope in front of the vehicular run-in/out leading to the Site from Tai Shu Ha Road East;
  - (iii) the Transport Department (TD) is not and shall not be responsible for the traffic management of any access connecting the Site and Tai Shu Ha Road East. The applicant shall clarify the management and maintenance responsibilities of the slope in front of the vehicular run-in/out. The relevant management and maintenance authorities should be consulted accordingly; and
  - (iv) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Open Storage and other Temporary Uses” (the COP) to minimise any potential environmental nuisances;
  - (ii) the applicant should follow Environmental Protection Department’s (EPD’s) Pamphlet “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” to minimize impacts from noise, oily fume and cooking odour emissions from the proposed eating place. Adequate mechanical ventilation and necessary pollution control measures are required to avoid accumulation of aerial emissions and minimize potential noise and odour nuisances to the public and people living nearby;
  - (iii) if the Site is located in an unsewered area and toilet with septic tank is proposed, the design and construction of the septic tank should also follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to comment by EPD”;
  - (iv) as for the wastewater collected from kitchens and washing areas, including that from basins, sinks and floor drains, they should be conveyed to grease traps for pre-treatment according to ProPECC PN 5/93. In case there is any effluent discharging from the Site, the applicant is reminded of his obligation to comply with the Water Pollution Control Ordinance by applying for a discharge licence from EPD before discharging; and
  - (v) the eating place should meet the noise criteria of the Hong Kong Planning Standards and Guidelines and the Noise Control Ordinance;
- (f) 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 structures (not being a New Territories Exempted Houses) are 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) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
  - (vii) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
  - (viii) detailed checking under the BO will be carried out at building plan submission stage;
- (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 FSI to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority;
- (h) to note the comments of the Director of the Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH 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 FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD 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 FEHD in accordance with Cap. 132;
  - (ii) Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by FEHD, 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) whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD

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, FEHD will refer it to the relevant departments including BD, TD, FSD, PlanD, HAD, LandsD for clearance. A Letter of Requirements 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; and

- (iv) 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.

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

參考編號

Reference Number:

220805-155030-65644

提交限期

Deadline for submission:

16/08/2022

提交日期及時間

Date and time of submission:

05/08/2022 15:50:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/294

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

The Committee,  
Town Planning Board  
15/F, North Point Govt. Offices  
333 Java Road,  
North Point, HK.



Date: 12<sup>TH</sup> August, 2022

Dear Sirs/Madams

I'm the precedent owner of the premise at ~~22 Tai Kei Leng Shap Fat Heung~~ Yuen Long (existing owners are: Madam CHOR OI CHI & Madam CHOR MEI CHE) and pleased to lodge herewith an objection against the proposal posted by your Department on 26th July 2022 in respect of the following matter:-

Application No.	A/YL/229
Location:	Lots 1828 RP, 1831(Part), 1832 S.A. and 1832 RP(Part) in D.D.120, Tai Shu Ha Road East, Yuen Long, N.T.
Zoning and Plan:	"Open space" S/YL/23
Proposal :	<b>Proposed Temporary Eating Place for a period of 6 years</b>

Our reasons for lodging an Objection against the above-said proposal are as follows:-

1. Change the land usage without reasonable grounds;
2. The original usage of the said land is 農地, so there is no sewage system;
3. If operating the said land to be Eating Place, it will seriously affect the sanitation to the surrounding residents;
4. Eating Place will drive the said area overcrowded and make more noise pollution to the surrounding residents;
5. The raining drainage of the said land had already been blocked, it is the behavior of disregarding the public interests;
6. Should our government approve the captioned proposal to a person having disregarding the public interests behavior?
7. There are eating places in the town city, which is only 10 minutes walking apart from the Land in question.

We hope the above objection grounds may seek for your favorable consideration and thank you so much.

Yours sincerely,

CHOR OI CHI (左愛慈)

Precedent owner

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



**A/YL/294 Tai Shu Ha Road E OS**

16/08/2022 02:40

From:

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

File Ref:

Dear TPB Members,

The previous application garnered **A RECORD TWENTY FOUR EXTENSIONS OF TIME** but is still in operation. Clearly all the huffing and puffing about a law abiding society is limited to the urban districts.

I note that members do not question failure to fulfill conditions but will be clearly be in breach of their duty if they do not do so this time around and allow the operation to roll over for another SIX years.

Mary Mulvihill

**From:**

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

**Date:** Tuesday, 27 December 2016 1:07 AM CST

**Subject:** A/YL/229 Tai Shu Ha Road E OS

A/YL/229

Lots in D.D. 120, Tai Shu Ha Road East, Yuen Long

Site area : About 911 m<sup>2</sup>

Zoning : "Open Space"

Applied Use : Restaurant / 5 parking

Dear TPB Members.

This site zoned Open Space. This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. There is a general presumption against building on OS except for essential amenities that compliment the recreational use of the site.

It is included in the OS calculations for the district but local residents are not obviously not enjoying use of the site.

In view of the 2030+ pledge to increase OS to 2.5 sqmts per resident can members please press relevant government departments to disclose what are they plans with regard to the provision of appropriate OS facilities for the enjoyment of the general public.

TPB should reject this application in order to focus the officials minds on getting

the job done and providing much needed recreational facilities in all districts.

Approval would set the undesirable precedent of discouraging the development of outdoor recreational amenities and appropriate use of OS zoning.

Mary Mulvihill