

2025年 1月 8日

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

The application is received on 8 JAN 2025  
The Planning Board will formally acknowledge  
the 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](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](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



2403094 27/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TKTS/1053
	Date Received 收到日期	- 8 JAN 2025

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

Light Elegant Limited 來雅有限公司

### 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 494 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 360 ..... 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)	..... N/A ..... 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 Kam Tin South OZP No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (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)”#  
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  
13/11/2024 - 27/11/2024 (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 09/12/2024 (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）

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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

<b>6. Type(s) of Application 申請類別</b>				
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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 Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  (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 .....			
<b>(c) Development Schedule 發展細節表</b>				
Proposed uncovered land area 擬議露天土地面積	..... 314 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	..... 180 .....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	..... N/A .....sq.m <input type="checkbox"/> About 約			
Proposed non-domestic floor area 擬議非住用樓面面積	..... 360 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	..... 360 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES & WASHROOM OFFICE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT) 108 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES & WASHROOM OFFICE	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT) 72 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
TOTAL		180 m <sup>2</sup> (ABOUT)	360 m <sup>2</sup> (ABOUT)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目				
Private Car Parking Spaces 私家車車位	..... 2 .....			
Motorcycle Parking Spaces 電單車車位	..... N/A .....			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A .....			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A .....			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A .....			
Others (Please Specify) 其他 (請列明)	..... .....			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位	..... N/A .....			
Coach Spaces 旅遊巴車位	..... N/A .....			
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A .....			
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A .....			
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A .....			
Others (Please Specify) 其他 (請列明)	..... .....			

Proposed operating hours 擬議營運時間 09:00 to 18:00 daily, 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           No 否	<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)) Accessible from Kam Sheung Road via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <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           No 否	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 494 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 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  <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/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	<div> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div> <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：       </div> <div>         .....          .....          .....       </div> <div>         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div>         .....          .....          .....       </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

**7. Justifications 理由**

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

Please refer to the supplementary statement.

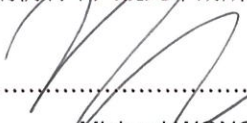


**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

  
.....  
Michael WONG

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

27/12/2024

(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**

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	494 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South OZP No.: S/YL-KTS/15
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	360 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.73 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	36 % <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		2
	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) _____ _____		2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	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) _____ _____		N/A N/A N/A N/A N/A



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 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"/>
<u>Plans showing location/zoning/land status of the Site; Plan showing filling of land at the Site; and Swept path analysis.</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D.106, Pat Heung, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from nearby indigenous villages, where demand for real estate agency is high. In view of that, the applicant would like to operate the applied use to bring convenience to nearby locals and business operators.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, '*Shop and Services*' is not a Column 1 nor Column 2 use within the "AGR" zone, which requires planning permission from the Board. Despite the Site falls within the "AGR" zone, no agricultural activity has been carried out at the Site. Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.2 Similar applications (Nos. A/YL-KTS/932, 938, 955 & 961) for '*Shop and Services*' have been approved by the Board within or straddling the "AGR" zone on the same OZP. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone. Besides, the Site is surrounded by temporary structures for storage use, parking of vehicles and vacant land. The applied use is considered not incompatible with surrounding land uses.

### **3) Development Proposal**

- 3.1 The Site, which is divided into 2 separate portions, occupies an area of 494 m<sup>2</sup> (about) (**Plan 3**). A total of 2 structures are proposed at the Site for shop and services, office and washroom with total gross floor area (GFA) of 360 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 18:00 daily, including public holidays. The office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that 4 staff members will station at the Site and it will attract not more than 15



visitors per day. Detailed development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Site Area</b>	494 m <sup>2</sup> (about)
<b>Covered Area</b>	180 m <sup>2</sup> (about)
<b>Uncovered Area</b>	314 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.73 (about)
<b>Site Coverage</b>	36% (about)
<b>No. of Structure</b>	2
<b>GFA</b>	360 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	360 m <sup>2</sup> (about)
<b>Building Height</b>	7 m (about)
<b>No. of Storey</b>	2

3.2 The Site is partially covered with soil and partially hard-paved. The applicant proposes to fill the entire site with concrete of not more than 0.2 m in depth for the formation of structures and parking/circulation area to meet the operational need (**Plan 5**). The extent of filling has been kept to minimal and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A total of 2 private car parking spaces are provided at the Site for staff use. As the Site is proposed to serve the surrounding locals, no visitor parking space is provided. Visitors are anticipated to access the Site via public transport or on foot from neighbouring villages. Details of the parking space provision are shown at **Table 2** below:

**Table 2 – Parking provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Spaces - 2.5 m (W) x 5 m (L)	2

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre to/from/within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). As the trip generation/attraction of the proposed development is expected to be minimal (**Table 3**), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Estimated trip generation/attraction**

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	2
Average trip per hour (10:00 – 18:00)	1	1	2

3.5 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will strictly follow the *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures i.e. submission of drainage and fire service installations proposals will be provided by the applicant after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

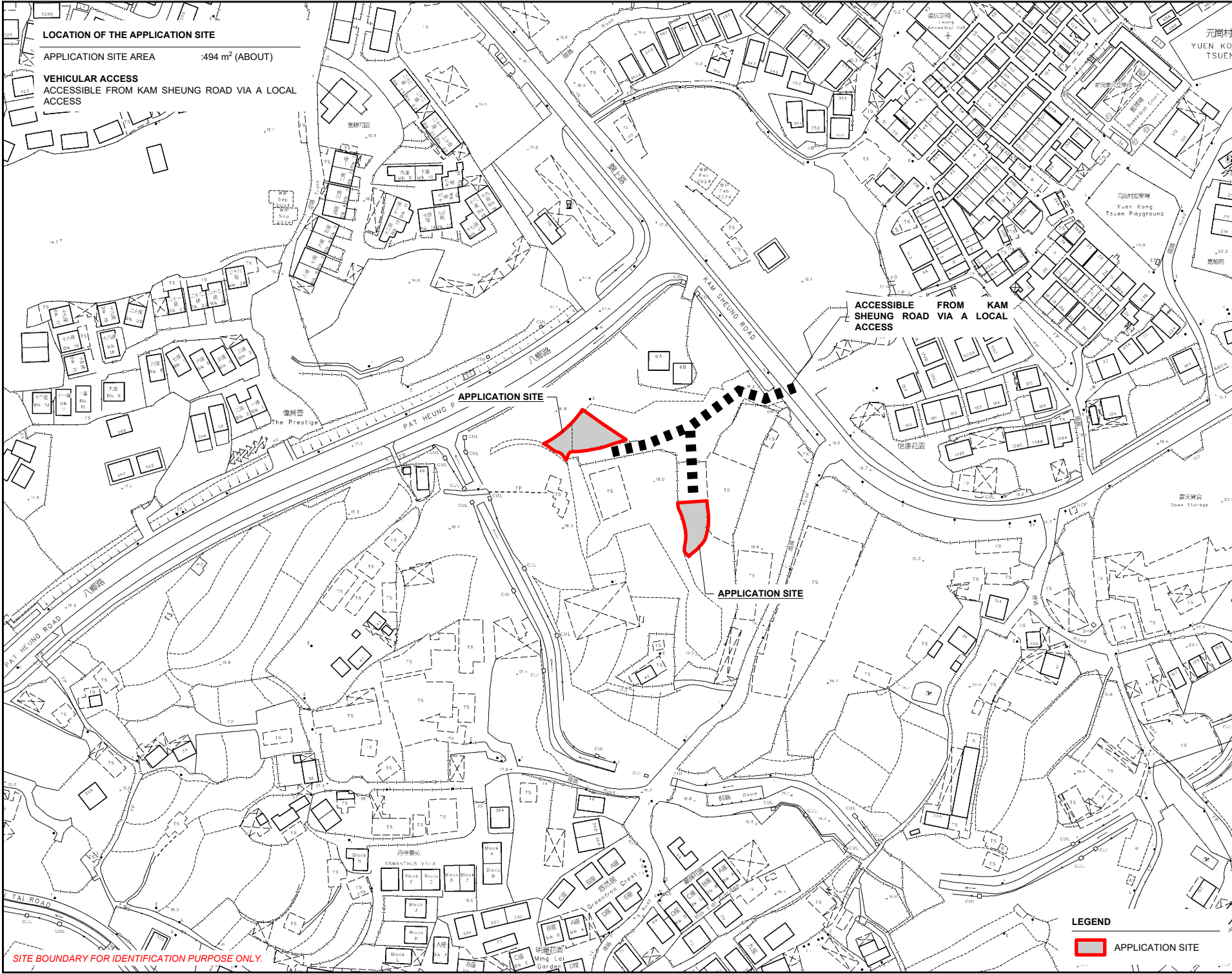
4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**

**December 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Filling of Land at the Site
<b>Plan 6</b>	Swept Path Analysis



**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA :494 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

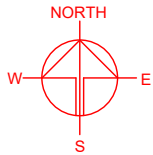
APPLICATION SITE

**LEGEND**



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:1000 @ A4

DRAWN BY

MN

DATE

6.12.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

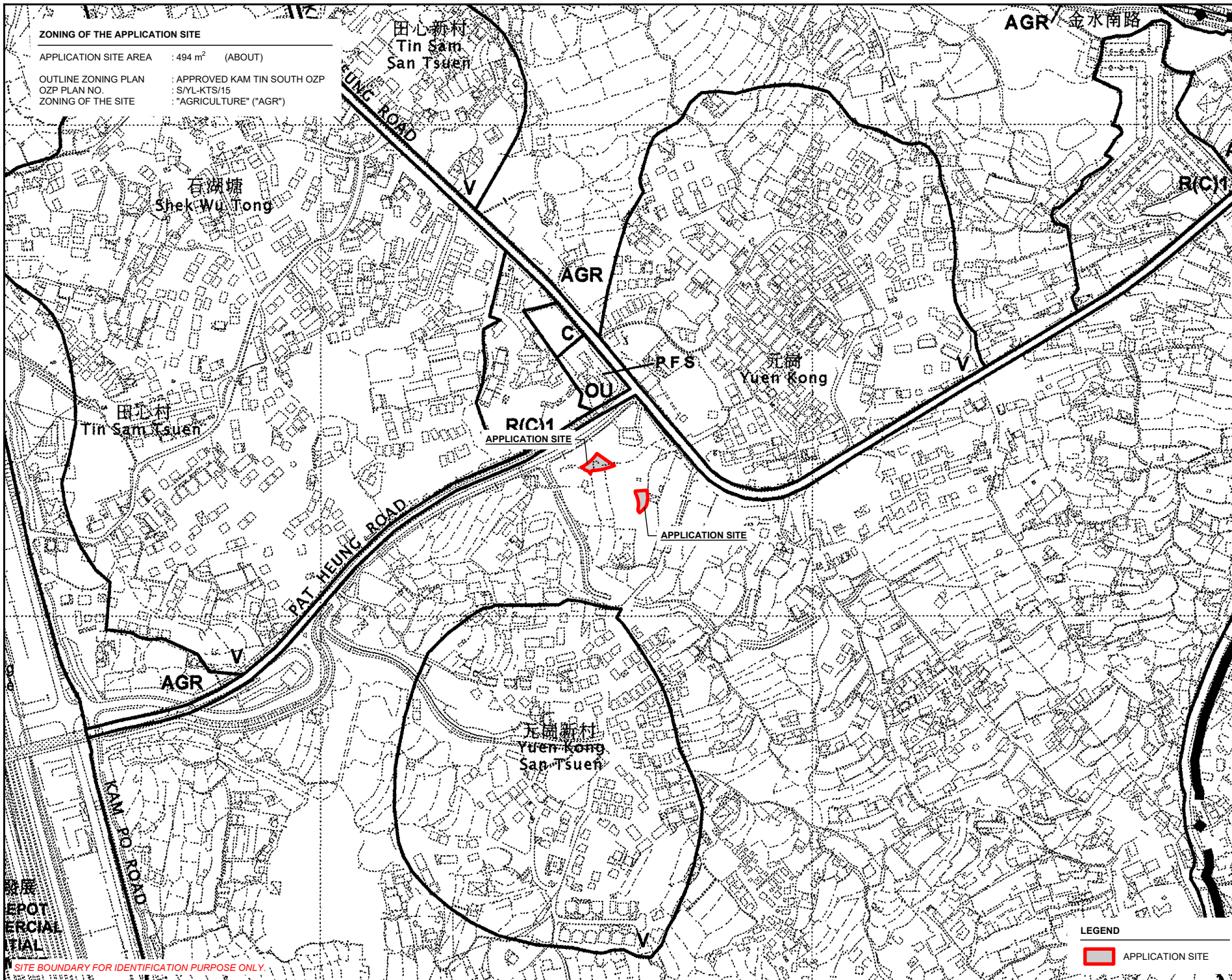
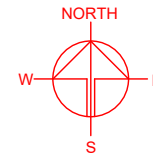
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# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 494 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
OZP PLAN NO. : S/YL-KTS/15  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

6.12.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

VER.

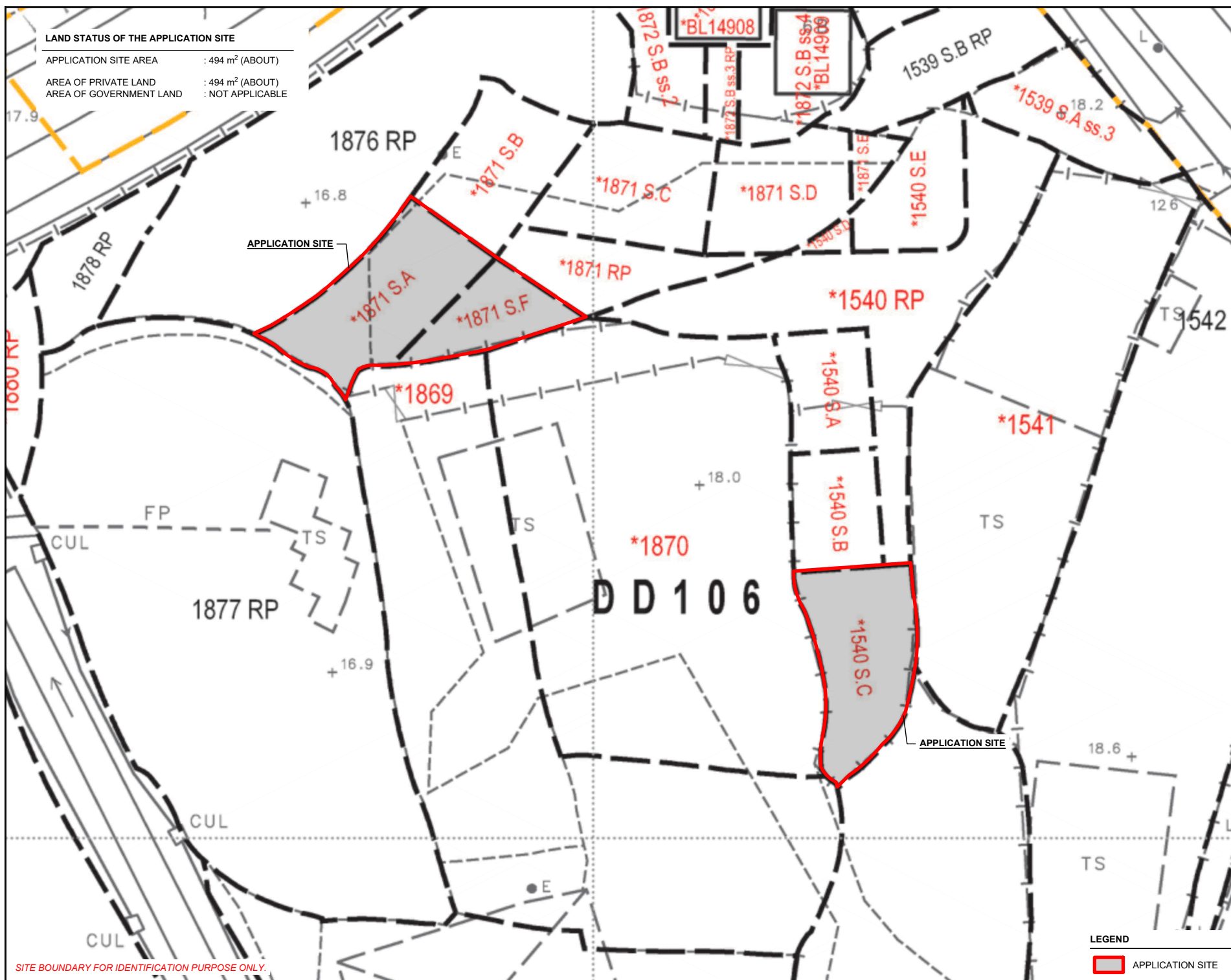
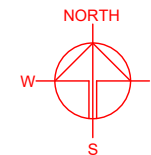
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 494 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 494 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 6.12.2024

CHECKED BY DATE

APPROVED BY DATE

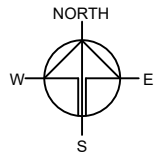
DWG. TITLE LAND STATUS OF THE SITE

DWG NO. PLAN 3 VER. 001

# DEVELOPMENT PARAMETERS

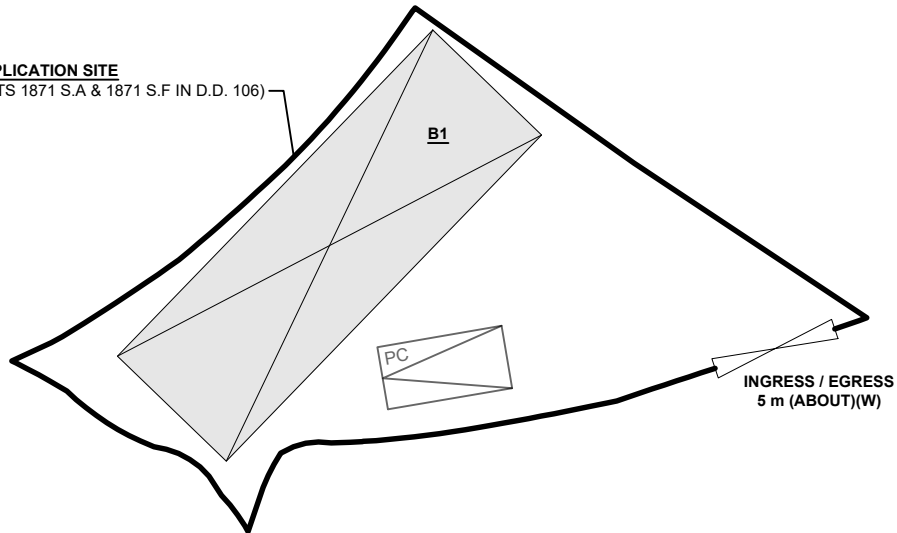
APPLICATION SITE AREA	: 494 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 180 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 314 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 360 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 360 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) (1/F)	SHOP AND SERVICES & WASHROOM OFFICE	108 m <sup>2</sup> (ABOUT) 108 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
B2	(G/F) (1/F)	SHOP AND SERVICES & WASHROOM OFFICE	72 m <sup>2</sup> (ABOUT) 72 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
TOTAL		180 m <sup>2</sup> (ABOUT)	360 m <sup>2</sup> (ABOUT)	

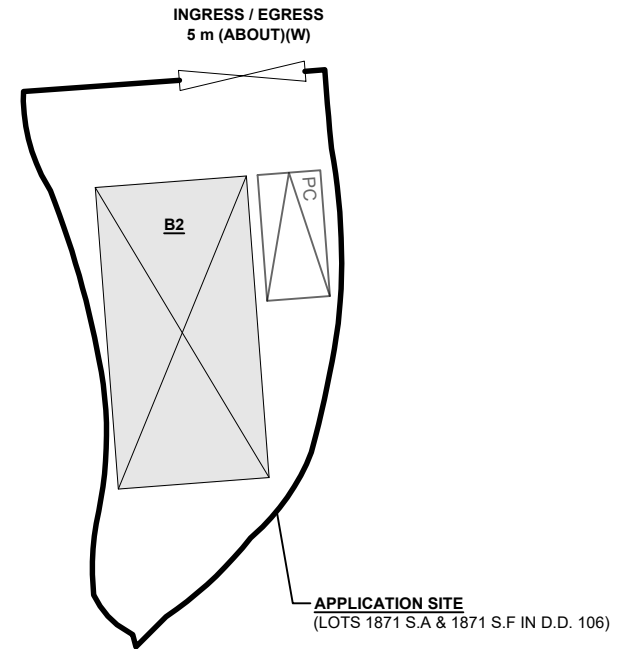


## APPLICATION SITE

(LOTS 1871 S.A & 1871 S.F IN D.D. 106)



INGRESS / EGRESS  
5 m (ABOUT)(W)



APPLICATION SITE  
(LOTS 1871 S.A & 1871 S.F IN D.D. 106)

## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

## PLANNING CONSULTANT



## PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

## SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

## SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	6.12.2024

CHECKED BY	DATE

APPROVED BY	DATE

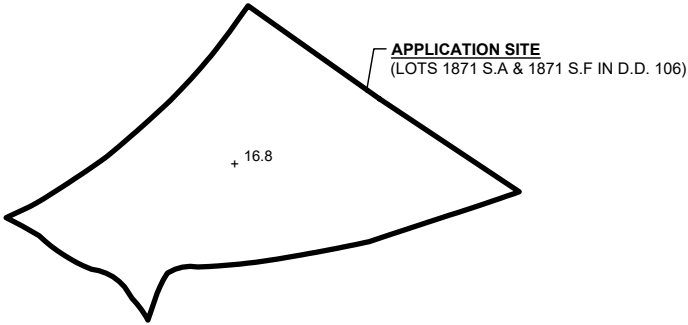
## DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

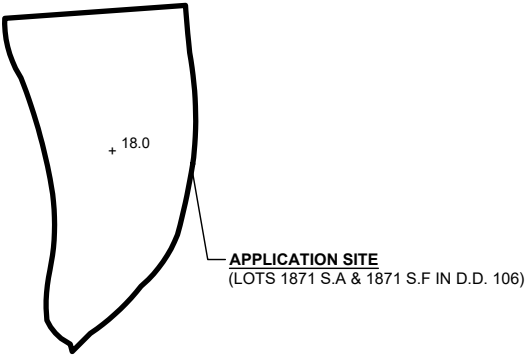
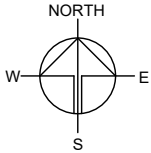
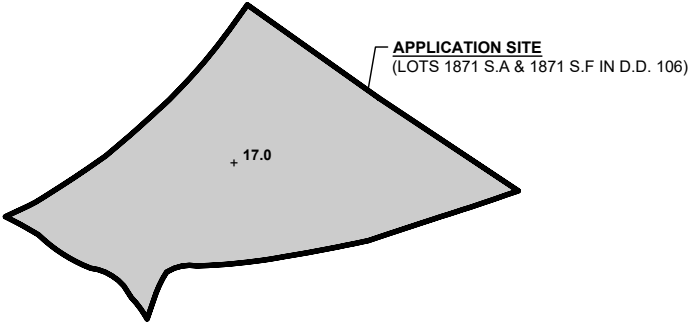
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 494 m <sup>2</sup>	(ABOUT)
EXISTING GROUND SURFACE	: SOILED GROUND AND PARTIALLY HARD-PAVED	
EXISTING SITE LEVELS	: +16.8 mPD AND +18.0 mPD	(ABOUT)



PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 494 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 180 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING AREA	: 494 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +17.0 mPD AND +18.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND SITE FORMATION OF STRUCTURE AND CIRCULATION AREA	

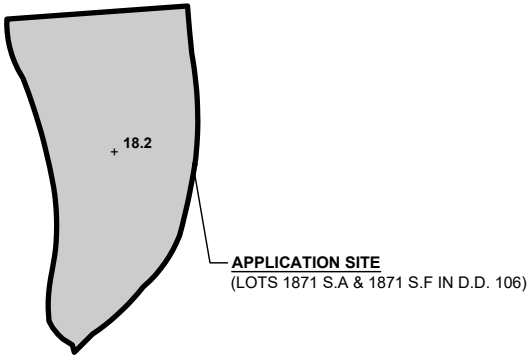


**LEGEND**


 APPLICATION SITE


 +4.2 EXISTING SITE LEVEL


\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY



**LEGEND**

 APPLICATION SITE

 LAND FILLING AREA

 +4.4 PROPOSED SITE LEVEL

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	6.12.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

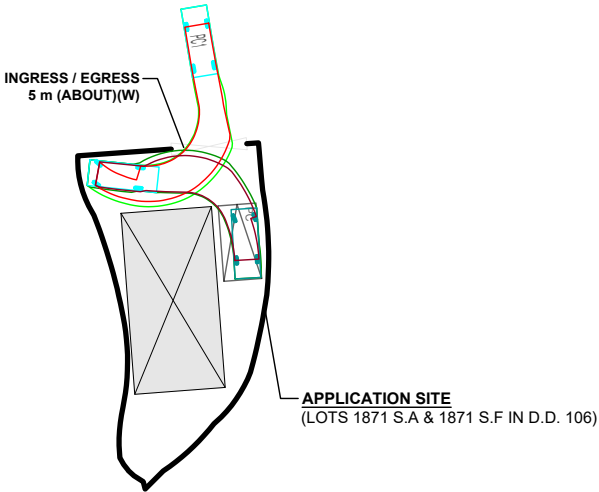
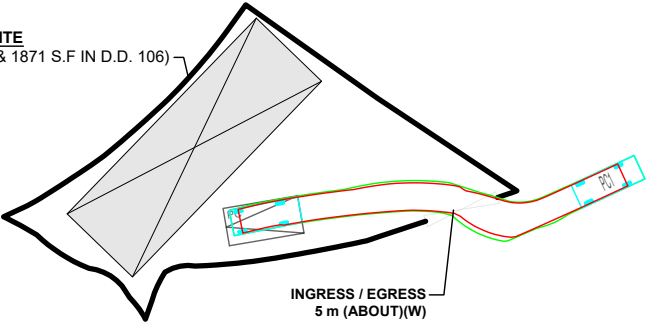
**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

**APPLICATION SITE**

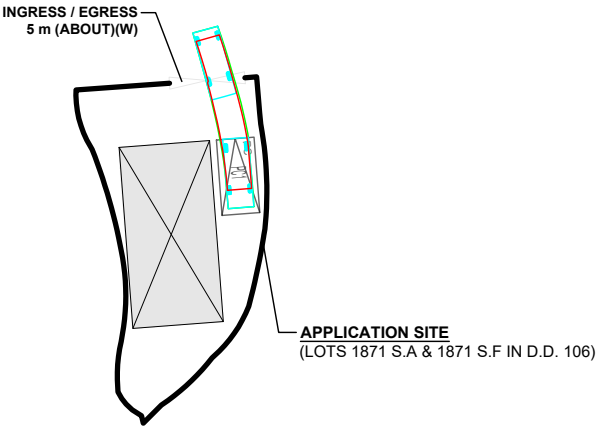
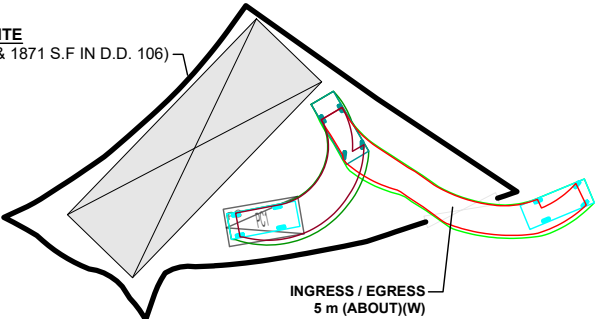
(LOTS 1871 S.A & 1871 S.F IN D.D. 106)



**FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE**

**APPLICATION SITE**

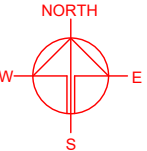
(LOTS 1871 S.A & 1871 S.F IN D.D. 106)



**FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS**

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP  
AND SERVICES WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT  
HEUNG, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	6.12.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 6	001



益卓物業  
問有限公司

Our Ref.: DD 106 Lot 1540 S.C & VL  
Your Ref.: TPB/A/YL-KTS/1053

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

**By Email**

01 April 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Shop and Services with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1053)**

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM  
(Attn.: Mr. Michael SO

email: gtllam@pland.gov.hk )  
email: mckso@pland.gov.hk )





## Response-to-Comment

**Proposed Temporary Shop and Services with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTS/1053)

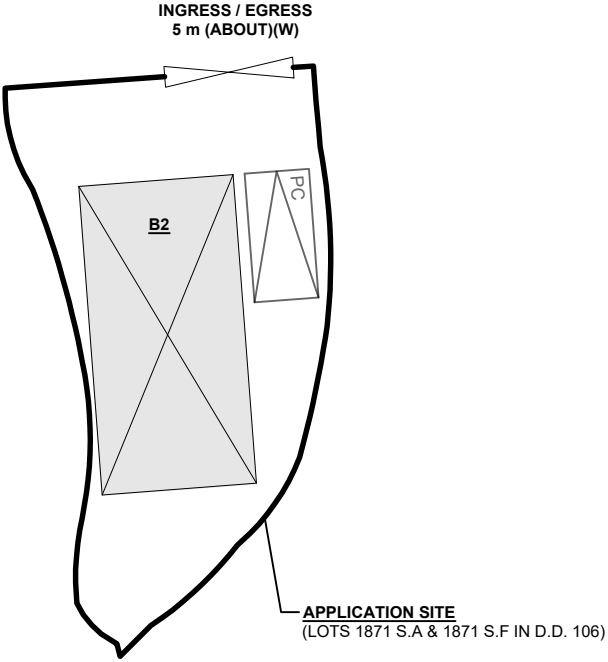
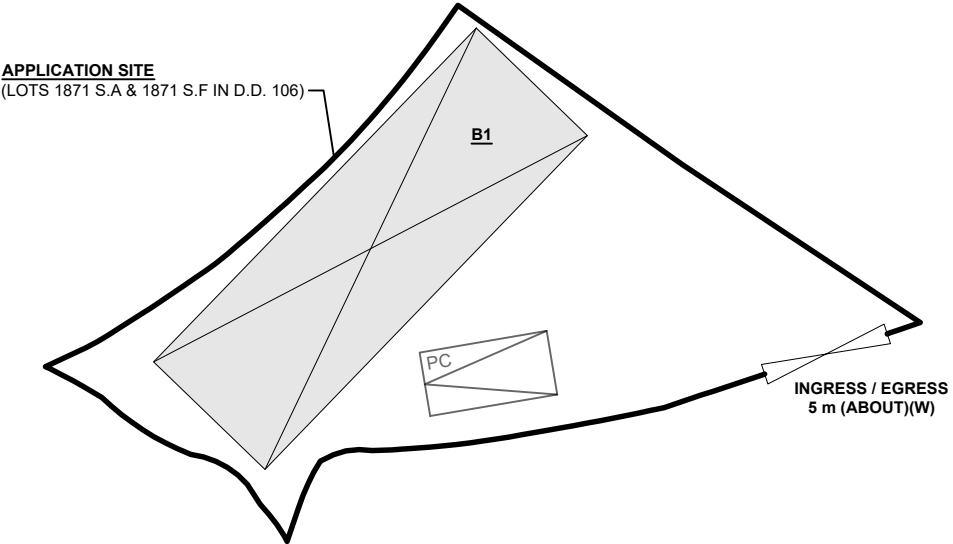
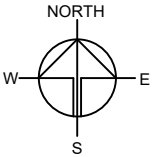
(i) A RtC table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b>		
(a)	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is unauthorized structure on Lot 1871 S.A in D.D. 106 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	Noted. Upon obtaining the planning permission from the Town Planning Board, the applicant will submit application for Short Term Waiver to DLO/YL, LandsD for the erection of structures at the application site (the Site).
(b)	<p>If the planning application is approved, the lot owner(s) shall apply to his office for a short term waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	

Departmental Comments		Applicant's Responses
<b>2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)</b>		
(a)	It is noted that the applicant applies for temporary shop and services use at the application Site, please advise what type of business is intended to operate at the Site.	As mentioned at Section 1.2 of the Planning Statement, the applicant intends to operate a real estate agency at the Site.
(b)	Please clarify the use of the 1/F of the proposed structures at the Site, and please advise the portion of site office, and spaces for shop and services.	Both G/F and 1/F of the proposed structures will be used for spaces for shop and services (real estate agency). No ancillary site office will be provided. Please refer to the revised layout plan ( <i>enclosed</i> ).

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 494 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 180 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 314 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 360 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 360 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) (1/F)	SHOP AND SERVICES & WASHROOM SHOP AND SERVICES	108 m <sup>2</sup> (ABOUT) 108 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
B2	(G/F) (1/F)	SHOP AND SERVICES & WASHROOM SHOP AND SERVICES	72 m <sup>2</sup> (ABOUT) 72 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
TOTAL		180 m <sup>2</sup> (ABOUT)	360 m <sup>2</sup> (ABOUT)	



**APPLICATION SITE**  
(LOTS 1871 S.A & 1871 S.F IN D.D. 106)

PARKING AND LOADING/UNLOADING PROVISION		
NO. OF PRIVATE CAR PARKING SPACE	: 2	
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)	

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	31.3.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
LAYOUT PLAN	
DWG. NO.	VER.
PLAN 4	001

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

**Rejected Application**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTS/666	Proposed 8 Houses (New Territories Exempted Houses - Small Houses)	5.6.2015

**Similar s.16 Applications within the same “AGR” Zone in the Vicinity of the Site  
in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL- KTS/932	Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Filling of Land	12.8.2022
2.	A/YL- KTS/938	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	14.10.2022

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

- no in principle objection to the application;
- HyD shall not be responsible for the maintenance of proposed access connecting the application site (the Site) and Kam Sheung Road, including the local track;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- advisory comments are at **Appendix IV**.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**3. Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

**4. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- it is noted that two structures are proposed in the application; and



- advisory comments are at **Appendix IV**.

## 5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

## 6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous rural fringe landscape character comprising temporary structures, vacant land, village houses and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- according to the site photos, the Site is partly hard paved with some temporary structures. Some existing trees of common species are observed within the Site. An existing mature tree (*Dimocarpus longan*) is observed along the northwest boundary of the northern Site. According to the proposed land filling layout, the Site is proposed to be filled wholly with concrete which may be in conflict with the existing trees. Given the existing trees are common species, significant adverse landscape impact on existing landscape resources is not anticipated.

## 7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

## 8. **Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - sufficient manoeuvring space shall be provided within the Site; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Sheung Road, including the local track; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
  - according to the applicant's submission, it is noted that no tree felling is involved. The applicant is advised to avoid construction works such as land filling within the Tree Protection Zone (TPZ) of the existing mature tree in the northwest boundary of the northern Site; and
  - the applicant is advised that approval of the application does not imply approval of

tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

- (g) to note the comments of the Commissioner of Police that:
  - traffic congestion or flooding would not be caused by the proposed use;
- (h) to note the comments of the Director of Fire Services that:
  - the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
  - the applicant is also advised on the following points:
    - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Environmental Protection that:
  - the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);
  - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the EPD”;
  - the applicant shall provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
  - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site is considered as two separate sites and each of them 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;
- both separate sites do 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 the building plan submission stage;
- if the existing structure is erected on leased land without the approval of the BA, it is UBW under the BO and should not be designated for any proposed use under the captioned application;
- 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;
- 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; and
- detailed checking under the BO will be carried out at building plan submission stage.



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)



7th February, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3  
Years and Associated Filling of Land  
(A/YL-KTS/1053)**

1. We refer to the captioned.
2. We would like to remind the Board that the government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024<sup>1</sup>. One of these proposed APAs is located at Shui Tsan Tin<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objectives of this APA policy are as follows:

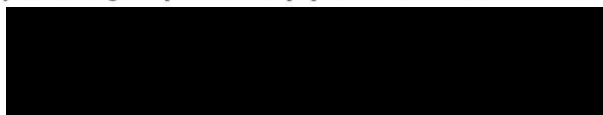
- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document<sup>3</sup> also states:

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Shui\\_Tsan\\_Tin.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Shui_Tsan_Tin.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*
4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Shui Tsan Tin). If it is not within APA, we also urge the Board to investigate the boundary of the Shui Tsan Tin APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.
5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).
6. We urge the Board to reject this application as we consider the proposed use is not in line with the planning intention of the Agriculture zone.
7. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



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**From:**  
**Sent:** 2025-02-07 星期五 03:39:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTS/1053 DD 106 Pat Heung

A/YL-KTS/1053

Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung

Site area: About 494sq.m

Zoning: "Agriculture"

Applied use: Shop and Services / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Two separate locations with no previous history of approvals. Shops a long distance from residences and not on a main road.

Clearly the intention is brownfield operations.

The application should be rejected as incompatible with the planning intention.

Mary Mulvihill

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**From:**  
**Sent:** 2025-05-01 星期四 02:14:39  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/YL-KTS/1053 DD 106 Pat Heung

Dear TPB Members,

"LandsD has reservation on the planning application since there is unauthorized structure on Lot 1871 S.A in D.D. 106 which is already subject to lease enforcement actions"

A clear indication that the intention is to legitimize brownfield use.

Real Estate agencies are located on busy main road as they have to be visible to attract clients.

Mendacity should not be rewarded.

Mary Mulvihill

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**From:**  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Friday, 7 February 2025 3:39 AM HKT  
**Subject:** A/YL-KTS/1053 DD 106 Pat Heung

A/YL-KTS/1053

Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung

Site area: About 494sq.m

Zoning: "Agriculture"

Applied use: Shop and Services / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Two separate locations with no previous history of approvals. Shops a long distance from residences and not on a main road.

Clearly the intention is brownfield operations.

The application should be rejected as incompatible with the planning intention.

Mary Mulvihill

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

2nd May, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3  
Years and Associated Filling of Land  
(A/YL-KTS/1053)**

1. We refer to the captioned.
2. We would like to remind the Board that the government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024<sup>1</sup>. One of these proposed APAs is located at Shui Tsan Tin<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document<sup>3</sup> also states:

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Shui\\_Tsan\\_Tin.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Shui_Tsan_Tin.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Shui Tsan Tin). If it is not within APA, we also urge the Board to investigate the boundary of the Shui Tsan Tin APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. We urge the Board to reject this application as we consider the proposed use is not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden