

This document is received on 2025-05-09  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

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

2500795

14.4.2025

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TU-TST/1312
	Date Received 收到日期	2025-05-09

- 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)

YAU Ka Tak

## 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)

Conrad Tang &amp; Associates 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)	Lot 2612 (Part) in D.D. 124	
(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 ..... 404 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 274 ..... 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	Approved Tong Yan San Tsuen OZP No. S/XL-T1ST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)"
(f) Current use(s) 現時用途	Vacant with Converted Containers  (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)" <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」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  
25/2/2025 (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 24/2/2025 (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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

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

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  
(selling of pot plants and associated products)  
for a period of 3 years

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 130 ..... sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 274 ..... sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 .....

Proposed domestic floor area 擬議住用樓面面積 ..... sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 274 ..... sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 274 ..... sq.m ☒ 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)

See Plan 3

## 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 ..... 1 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

## Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Van type LGV Spaces ..... 1 .....

Proposed operating hours 擬議營運時間 10:00 a.m. to 5:00 p.m. Mondays to Saturdays, with no operation on Sundays and 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)) Shui Fu Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <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 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 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

...See Detailed Justifications...

**8. Declaration 聲明**

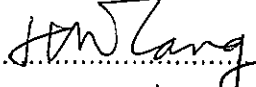
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature

簽署

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

  
.....  
TANG Hong Wai, Conrad

Name in Block Letters  
姓名（請以正楷填寫）

Director

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

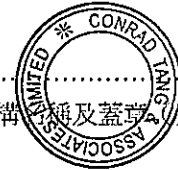
Conrad Tang &amp; Associates Limited

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

Date 日期

3/4/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2612 (Part) in D.D. 124
Site area 地盤面積	404 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 Tong Yan San Tsuen OZP No. S/YL-TYST/14
Zoning 地帶	"Residential (Group D)"
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 (selling of pot plants and associated products) for a period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	274 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	12	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Min. 2.8m to Max. 3.05m <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">1 Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	67.82 % <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  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		1  1
	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) <u>Van-type LGV Spaces</u> <hr/>		1         1

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>Location Plan, Vehicular Access Plan and Site Photo</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 checked="" type="checkbox"/>
<u>Estimated Traffic Generation</u>		
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。



## **Detailed Justifications for Temporary Shop and Services on Lot 2612 (Part), D.D. 124**

### **The Application Site and Zoning**

1. The Application Site (the Site) is located at the eastern fringe of Tan Kwai Tsuen. It falls within an area zoned “Residential (Group D)” (“R(D)”) on the Tong Yan San Tsuen Outline Zoning Plan (OZP) (**Plan 1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently fenced off and hard paved. The adjoining plant nursery to the east within the fenced off area is always permitted and excluded from the application. To the west at the remaining portion of the same lot are temporary structures occupied by others.

### **The Proposal**

2. The applicant, occupier of the Site, seeks planning permission to use the Site for proposed temporary shop and services for selling pot plants and associated products for a period of 3 years. The major development parameters of the current application are as follows:

<b>Applied Use</b>	Proposed Temporary Shop and Services for a Period of 3 Years (selling of pot plants and associated products)
<b>Site Area</b>	About 404m <sup>2</sup>
<b>Total Floor Area</b>	About 274m <sup>2</sup> (including 10 converted containers under a canopy of about 256m <sup>2</sup> and a converted container at the open area. The net floor area composed of the 11 converted containers is about 186.5m <sup>2</sup> )
<b>Site Coverage</b>	About 67.82%
<b>No. and Height of Structures</b>	12 (including 11 converted containers and a canopy) <ul style="list-style-type: none"><li>- 4 converted containers for retail shop and pantry (under a canopy of 3.05m, 1 storey)</li><li>- 3 converted containers for ancillary storage (farm tools, fertilizers and flower pots etc.) (under a canopy of 3.05m, 1 storey)</li><li>- 2 converted containers for ancillary office (under a canopy of 3.05m, 1 storey)</li><li>- 1 converted container for toilet (under a canopy of 3.05m, 1 storey)</li><li>- 1 converted container for changing room and bathroom (2.8m, 1 storey)</li></ul>
<b>No. of Parking Space</b>	1 for private car (5m x 2.5m)
<b>Loading/unloading Bay</b>	1 for van-type LGV (5m x 2.5m)
<b>Operation Hours</b>	10:00 a.m. to 5:00 p.m. Mondays to Saturdays, with no operation on Sundays and public holidays



The vehicular access to the Site is via a local track from Shui Fu Road (**Plan 2**). There will be one parking space for private car and one loading/unloading bay for van-type light goods vehicle, both measured 5m x 2.5m (**Plan 3**). The estimated traffic generation/attraction rate is at **Appendix 1**. 2 nos. of staff will work at the Site. No workshop activities would be carried out.

### **Compliance with the “Owner’s Consent/Notification Requirements**

3. The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notifications” requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice on site and sending notice to the Ping Shan Heung Rural Committee by registered mail.

### **Justifications**

4. The justifications are summarized as follows:

#### **Planning Intention**

- (a) The proposed shop for plants is small in scale. Moreover, as there is no known development proposal for the Site, approval of the application on a temporary basis of three years would not jeopardize the long-term planning intention of the area. It could also benefit the nearby residents by meeting their demand for ornamental plants.

#### **Compatibility**

- (b) The proposed development is generally not incompatible with the surrounding uses, including schools, church, village houses and temporary structures.

#### **Similar Approval case**

- (c) Similar application (A/YL-TYST/1254) for temporary shop and services use within the same “R(D)” zone was approved by RNTPC on 15.3.2024.

#### **Traffic**

- (d) As the Site is intended for temporary shop use for selling pot plants of small size and associated products to serve residents in the locality, most of the customers would arrive on foot and traffic generated by the proposed development is not significant, as revealed in **Appendix 1**. No adverse traffic impact is envisaged.

#### **No Nuisance Generated**

- (e) The proposed use is clean in nature. No advertisement boards with neon light devices would be installed. No night-time operation or workshop activities would take place at the Site.



#### Sewage

- (f) Sewage discharge from the Site is directed to a proposed septic tank at the northwestern part of the Site, which will be designed and constructed with reference to the Practice Note for Professional Person (ProPECC) PN 1/23 on “Drainage Plans subject to Comment by the Environmental Protection Department”. There will be insignificant environmental, drainage and sewage impacts arising from the development.

#### No Impact on Infrastructure

- (g) The Site was mainly covered by temporary structures and agricultural use since 2000. It was cleared in early 2024. The proposed development would unlikely affect the rural environment, landscape and character of the area and would not overstrain the capacity of existing and planned traffic, sewerage and water supply infrastructure.

#### Compliance with Approval Conditions

- (h) To avoid any possible environmental nuisance generated by the development, the applicant would agree to the imposition of approval conditions restricting the operation hours and workshop activities. Any non-compliance with the approval conditions would be subject to revocation of the planning permission. Besides, the applicant would follow the EPD’s Code of Practice.

#### Landscape

- (i) Peripheral planting at part of the Site would also be provided. 5 Bouganvillea spectabilis are proposed to be planted (**Plans 3 and 4b**). Hence, the visual and landscape amenity of the Site could be enhanced, which represents a planning gain.

#### Town Gas Safety

- (j) As mentioned above, 2 nos. of staff will work at the Site. The aggregated population including the customers within a particular period is estimated to be about 4, which is less than the population under agricultural use before. The proposal therefore would not result in a significant increase in population. The applicant would liaise with the Hong Kong and China Gas Company Limited in respect of the locations of existing and planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stage of the proposed shop.

#### Fire Services and Drainage Proposals

- (k) Fire services installation (FSI) and drainage proposals, if necessary, would be submitted and implemented should the application be approved by the Board. The applicant will also apply for a Short Term Waiver for the structures to DLO/YL, LandsD.

5. To conclude, the proposed temporary ‘Shop and Services’ use is compatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. In view of that it can serve the demand for ornamental plants of the nearby residents and there is **planning gain** in terms of improvement in visual/landscape amenity resulted from the proposed development, favourable consideration may be given to the application.



**Estimated Traffic Generation**

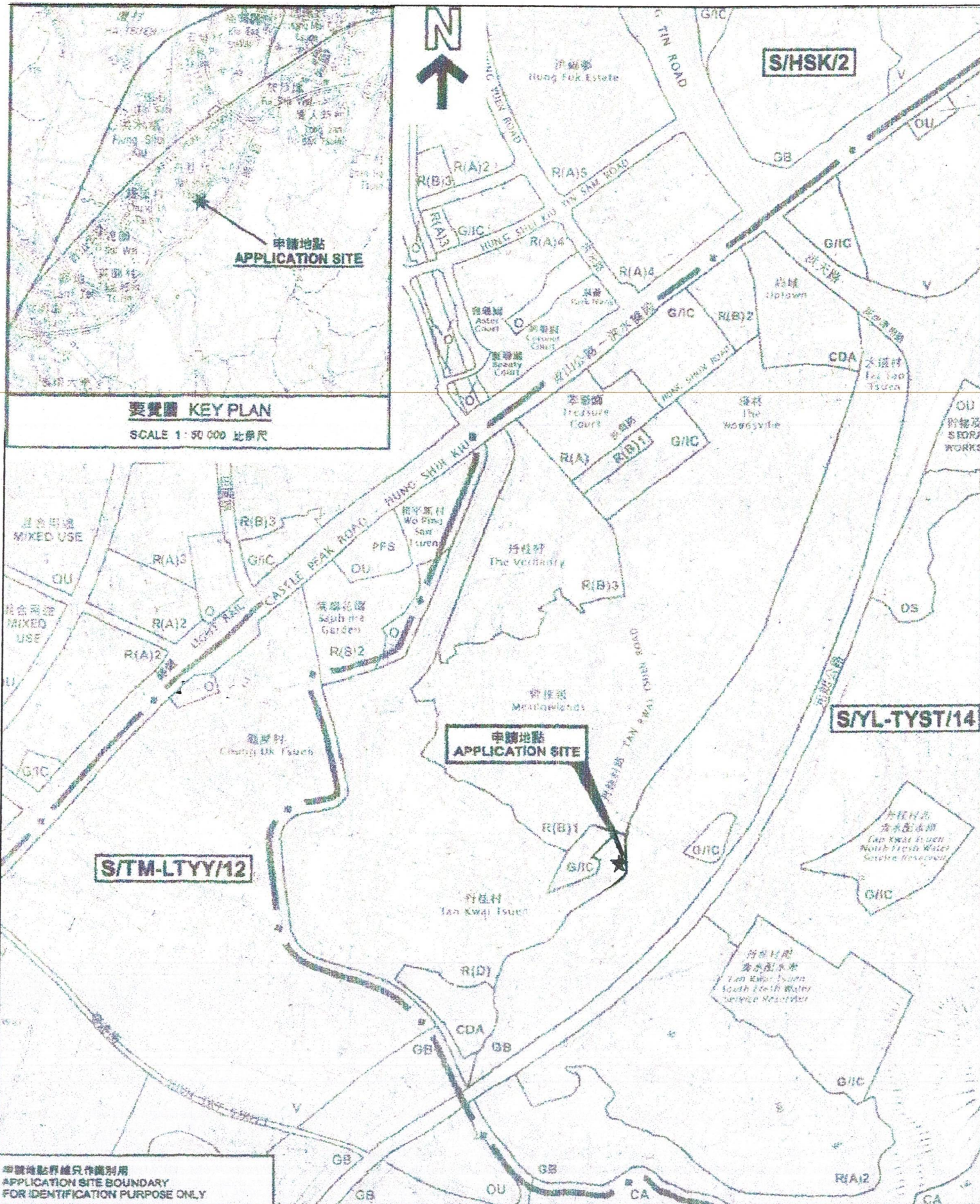
1. The vehicular access to the Site is via a local track branching off from Shui Fu Road. The ingress/egress point at the adjoining plant nursery within the fenced off area is 5m wide. As the Site is intended for temporary shop use for selling pot plants of small size and associated products to serve residents in the locality, most of the customers would arrive on foot and traffic generated by the proposed development is not significant.
2. The proposed parking space and loading/unloading bay at the Site would only be opened to visitors with prior appointment.
3. There will be one parking space for private car and one loading/unloading bay for van-type light goods vehicle, both measured 5m x 2.5m. As the size of pot plants will be small, they shall be able to be transported by a van-type LGV. The estimated traffic generation/attraction rate is shown as follows:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car/Light Goods Vehicle	0.25	0.25	0	0

Note:

- a) The operation hours of the proposed development are revised to 10:00 a.m. to 5:00 p.m. from Mondays to Saturdays, with no operation on public holidays;
  - b) The pcu of private car and van-type light goods vehicle are taken as 1 and 1.5 respectively; and
  - c) Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.
4. In association with the proposed use, adequate space for manoeuvring would be provided at the adjoining plant nursery within the fenced off area such that no queueing up of vehicles would be occurred outside the Site.

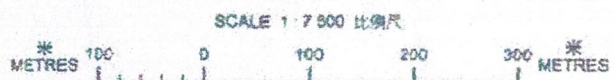




申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖：  
所根據的資料為於2021年8月10日  
核准的分區計劃大綱圖編號 S/TL-TYST/14  
EXTRACT PLAN  
BASED ON OUTLINE ZONING PLAN No.  
S/TL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

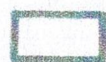


Legend  
★ Application Site





# Legend



Application Site



Vehicular Access

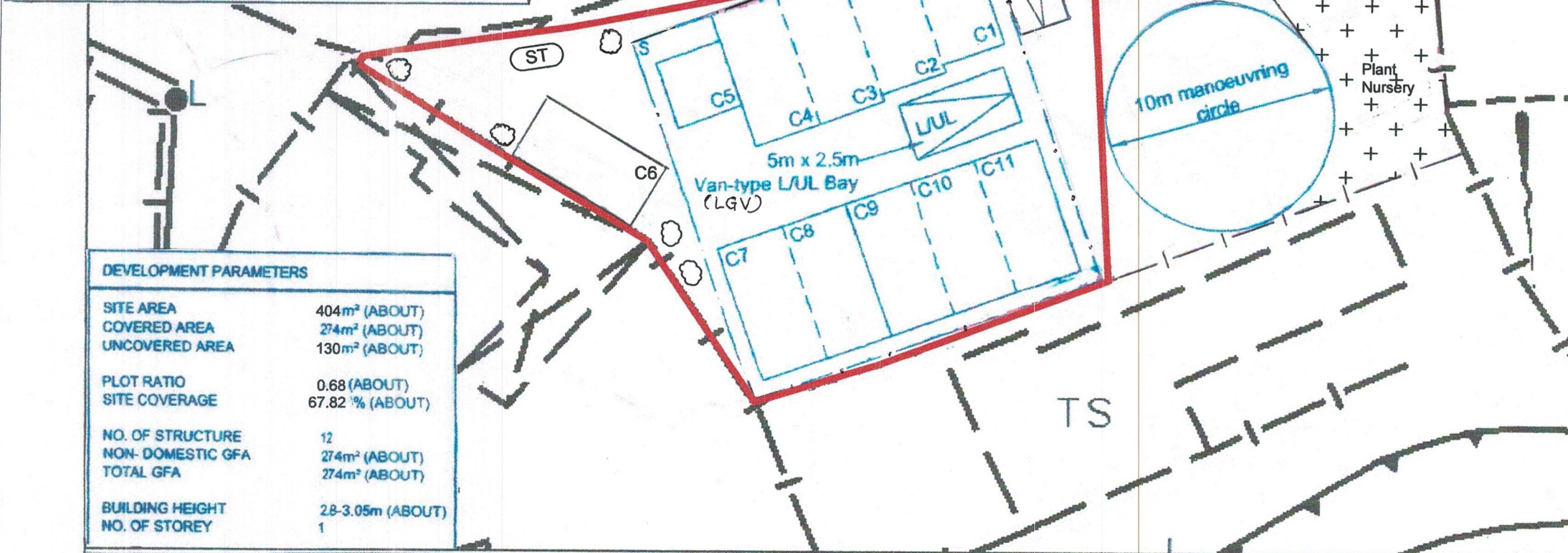
## Vehicular Access Plan

Plan 2



STRUCTURE	USE	COVERED AREA (ABOUT)	GFA (ABOUT)	BUILDING HEIGHT (ABOUT)
C1	RETAIL SHOP	15.48m <sup>2</sup>	15.48m <sup>2</sup>	2.8m (1-STOREY)
C2	RETAIL SHOP	17.36m <sup>2</sup>	17.36m <sup>2</sup>	2.8m (1-STOREY)
C3	RETAIL SHOP	18.18m <sup>2</sup>	18.18m <sup>2</sup>	2.8m (1-STOREY)
C4	RETAIL SHOP & PANTRY	18.18m <sup>2</sup>	18.18m <sup>2</sup>	2.8m (1-STOREY)
C5	TOILET	9.3m <sup>2</sup>	9.3m <sup>2</sup>	2.8m (1-STOREY)
C6	CHANGING ROOM & BATHROOM	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C7	ANCILLARY OFFICE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C8	ANCILLARY OFFICE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C9	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C10	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C11	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
S	CANOPY/ SHELTER	256m <sup>2</sup>	256m <sup>2</sup>	3.05m (1-STOREY)

TOTAL COVERED AREA = TOTAL GFA = S+C6 = 256m<sup>2</sup> + 18m<sup>2</sup> = 274m<sup>2</sup>



DEVELOPMENT PARAMETERS	
SITE AREA	404m <sup>2</sup> (ABOUT)
COVERED AREA	274m <sup>2</sup> (ABOUT)
UNCOVERED AREA	130m <sup>2</sup> (ABOUT)
PLOT RATIO	0.68 (ABOUT)
SITE COVERAGE	67.82 % (ABOUT)
NO. OF STRUCTURE	12
NON- DOMESTIC GFA	274m <sup>2</sup> (ABOUT)
TOTAL GFA	274m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	2.8-3.05m (ABOUT)
NO. OF STOREY	1

Legend

S

C

ST

Canopy

Container

Septic Tank

Peripheral Planting (Bougainvillea spectabilis)

Application Site

Layout Plan  
Scale 1:250





Site Viewed from Southwest

Plan 4a





Example of Bougainvillea spectabilis

Plan 4b



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

Edwin Wai Shing YEUNG/PLAND

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寄件者: pak yeung Yung <[REDACTED]>  
寄件日期: 2025年06月11日星期三 15:59  
收件者: tpbbpd/PLAND  
副本: Edwin Wai Shing YEUNG/PLAND  
主旨: Application No. A/YL-TYST/1312 - Response to Departmental Comments  
  
類別: Internet Email

Dear Sir/Madam,

I refer to EPD's comments conveyed by DPO/TMYL and provide our response as follows:

We confirm that septic tank and soakaway will be provided and such system will be designed and constructed with reference to the Practice Note for Professional Person (ProPECC) PN 1/23 (Justification (f) refers), including requirements for minimum clearance distance, percolation test and certification by Authorized Person. The proposed toilet is a flush toilet with sewage discharged to the proposed septic tank.

Regards,

P.Y. Yung  
for CTA Limited

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

Edwin Wai Shing YEUNG/PLAND

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寄件者: pak yeung Yung <[REDACTED]>  
寄件日期: 2025年06月25日星期三 16:34  
收件者: Edwin Wai Shing YEUNG/PLAND  
副本: tpbpd/PLAND  
主旨: Application No. A/YL-TYST/1312  
附件: Revised Plan 3.pdf  
  
類別: Internet Email

Dear Edwin,

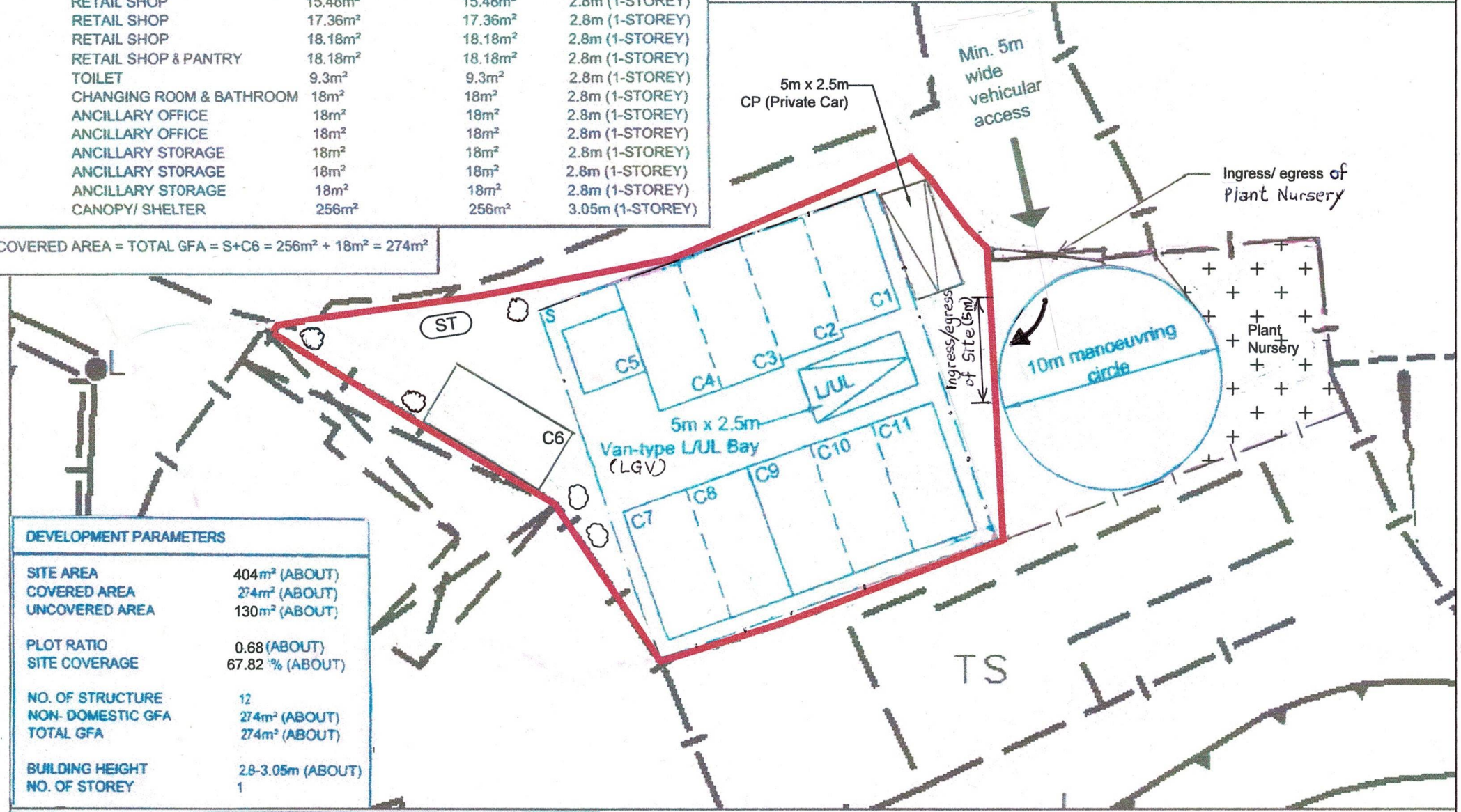
As discussed, please find attached the revised layout plan showing the 5m wide ingress/egress of the application site.

Regards,

P.Y. Yung  
for CTA Limited

STRUCTURE	USE	COVERED AREA (ABOUT)	GFA (ABOUT)	BUILDING HEIGHT (ABOUT)
C1	RETAIL SHOP	15.48m <sup>2</sup>	15.48m <sup>2</sup>	2.8m (1-STOREY)
C2	RETAIL SHOP	17.36m <sup>2</sup>	17.36m <sup>2</sup>	2.8m (1-STOREY)
C3	RETAIL SHOP	18.18m <sup>2</sup>	18.18m <sup>2</sup>	2.8m (1-STOREY)
C4	RETAIL SHOP & PANTRY	18.18m <sup>2</sup>	18.18m <sup>2</sup>	2.8m (1-STOREY)
C5	TOILET	9.3m <sup>2</sup>	9.3m <sup>2</sup>	2.8m (1-STOREY)
C6	CHANGING ROOM & BATHROOM	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C7	ANCILLARY OFFICE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C8	ANCILLARY OFFICE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C9	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C10	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C11	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
S	CANOPY/ SHELTER	256m <sup>2</sup>	256m <sup>2</sup>	3.05m (1-STOREY)

TOTAL COVERED AREA = TOTAL GFA = S+C6 = 256m<sup>2</sup> + 18m<sup>2</sup> = 274m<sup>2</sup>



DEVELOPMENT PARAMETERS	
SITE AREA	404m <sup>2</sup> (ABOUT)
COVERED AREA	274m <sup>2</sup> (ABOUT)
UNCOVERED AREA	130m <sup>2</sup> (ABOUT)
PLOT RATIO	0.68 (ABOUT)
SITE COVERAGE	67.82 % (ABOUT)
NO. OF STRUCTURE	12
NON- DOMESTIC GFA	274m <sup>2</sup> (ABOUT)
TOTAL GFA	274m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	2.8-3.05m (ABOUT)
NO. OF STOREY	1

S

Canopy

C

Container

ST

Septic Tank

Peripheral Planting (Bougainvillea spectabilis)

Application Site

Layout Plan  
Scale 1:250

**Similar Applications within/straddling the subject “R(D)” Zone  
on the Tong Yan San Tsuen OZP since 2020**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/1063	Proposed Temporary Shop and Services for a Period of 3 Years	30.4.2021
2	A/YL-TYST/1254	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	15.3.2024

**Government Departments' General Comments**

**1. Traffic**

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- the local track and footpath leading to the application site (the Site) is not under her purview.

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

No adverse comment on the application.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site was received in the past three years.

**3. Drainage**

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

- no in-principle objection to the development from the public drainage point of view; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

**4. Fire Safety**

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

No in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

**5. Building Matters**

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that 12 structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

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

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

His office has not received any feedback from locals.

#### **7. Other Departments**

The following departments have no comment on/no objection to the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage use) which currently exist on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the current planning application immediately; or (ii) include the unauthorised structure(s) in the current planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected;
  - (ii) the application 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 to be imposed by his department;
  - (iii) his department reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land; and
  - (iv) according to the prevailing policy, no STW application/modification will be considered by domestic use. Therefore, his department reserves the right to take enforcement action against such suspected domestic purpose structures in the Site;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) his office should not be responsible for the maintenance of any access connecting between the Site and Shui Fu Road;



- (f) 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 Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas;
  - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note 2/24 “Construction Site Drainage” should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project; and
  - (iii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of the ProPECC Practice Note 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorised Person;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) if the existing structures are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the 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) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

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**From:**  
**Sent:** 2025-06-04 星期三 03:03:34  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TYST/1312 DD 124 Tan Kwai Tsuen

A/YL-TYST/1312

Lot 2612 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long

Site area: About 404sq.m

Zoning: "Res (Group D)"

Applied Use: Shop / 2 Vehicle Parking

Dear TPB Members,

1273 withdrawn. Back with the GB element removed.

However previous objections applicable and upheld.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 9 July 2024 4:13 AM HKT  
**Subject:** A/YL-TYST/1273 DD 124 Tan Kwai Tsuen

A/YL-TYST/1273

Lot 2612 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long

Site area: About 554sq.m

Zoning: "Res (Group D)" and "Green Belt"

Applied Use: Shop / 2 Vehicle Parking

Dear TPB Members,

I note that the link to previous applications gives selective data: The adjoining site that was recently approved for warehouse use under 1242 is not listed while previous applications are. I recognized the location and did a search.

While 1242 was approved, the applicant stated the need to relocate due to need to relocate. However, Google Maps show that the warehouse has in fact been in operation for some time and was subject to enforcement action. Members however ignored this information – or perhaps they do not read the documents as attentively as they should?

It is no coincidence that there is now an application for this adjoining site that has also been used for brownfield for some time.

Members should question whether this site is also subject to enforcement, as it should be.

Also if approved, as it no doubt will be, there should be a condition that the site is indeed used for market gardening as stated and not other brownfield uses as can be seen in the images.

Mary Mulvihill