

2025年 6月 18日  
此文件在收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025 -06- 18  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
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;及
- (iii) **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的臨時用途或發展的許可續期

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TT 1715
	Date Received 收到日期	2025-06-18

- 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)

Ming Fung Auto Car Limited 明鋒汽車有限公司

### 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 Planning Limited 盈卓規劃有限公司

### 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 1012 S.A RP, 1037 (A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, 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 ..... 1,708 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 889 ..... 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 Tai Tong OZP No.: S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" Zone
(f) Current use(s) 現時用途	Shop and Services with Ancillary Facilities  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
06/05/2025 - 20/05/2025 (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 12/06/2025 (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，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 .....	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度 .....	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度 .....	m 米	<input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

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

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

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

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

Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....889..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.5.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....49..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....9.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1-2..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....2.8-5.8..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

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

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

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms  
請註明房間數目) .....

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

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

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

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE & RECEPTION	82m <sup>2</sup> (ABOUT)	*142m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(2-STORY)
B2	VEHICLE SHOWROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	4.4m (ABOUT)(1-STORY)
B3	VEHICLE SHOWROOM	208m <sup>2</sup> (ABOUT)	208m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STORY)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B5	FIRE SERVICE WATER TANK	5m <sup>2</sup> (ABOUT)	5m <sup>2</sup> (ABOUT)	2.5m (ABOUT)(1-STORY)
B6	STORAGE OF VEHICLE	209m <sup>2</sup> (ABOUT)	209m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STORY)
B7	STORAGE OF AUTO PARTS	110m <sup>2</sup> (ABOUT)	110m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STORY)
B8	TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B9	COVERED PARKING SPACE*	144m <sup>2</sup> (ABOUT)	144m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STORY)
TOTAL		829m <sup>2</sup> (ABOUT)	889m <sup>2</sup> (ABOUT)	

\*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m<sup>2</sup> = 119.6m<sup>2</sup>) + BALCONY (16.5m<sup>2</sup>) + REMAINING COVERED AREA (5.6m<sup>2</sup>) = 141.7m<sup>2</sup> (ABOUT)

\*STRUCTURE B9 IS A 4-SIDE OPENED STRUCTURE

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE & RECEPTION	82m <sup>2</sup> (ABOUT)	*142m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(2-STORY)
B2	VEHICLE SHOWROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	4.4m (ABOUT)(1-STORY)
B3	VEHICLE SHOWROOM	208m <sup>2</sup> (ABOUT)	208m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STORY)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B5	FIRE SERVICE WATER TANK	5m <sup>2</sup> (ABOUT)	5m <sup>2</sup> (ABOUT)	2.5m (ABOUT)(1-STORY)
B6	STORAGE OF VEHICLE	209m <sup>2</sup> (ABOUT)	209m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STORY)
B7	STORAGE OF AUTO PARTS	110m <sup>2</sup> (ABOUT)	110m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STORY)
B8	TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B9	COVERED PARKING SPACE*	144m <sup>2</sup> (ABOUT)	144m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STORY)
TOTAL		829m <sup>2</sup> (ABOUT)	889m <sup>2</sup> (ABOUT)	

\*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m<sup>2</sup> = 119.6m<sup>2</sup>) + BALCONY (16.5m<sup>2</sup>) + REMAINING COVERED AREA (5.6m<sup>2</sup>) = 141.7m<sup>2</sup> (ABOUT)

\*STRUCTURE B9 IS A 4-SIDE OPENED STRUCTURE

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

Loading/unloading space and Manoeuvring space

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

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

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

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

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

Existing .....

.....  
.....  
.....  
.....  
.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Assessible from Castle Peak Road - Yuen Long via a local access...</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>11</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	11	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)		_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input type="checkbox"/></p>	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	1	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)		_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)																		
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**9. 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。

<p>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?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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	<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) 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>																																					

**10. Justifications 理由**

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

Please refer to the supplementary statement.



**11. Declaration 聲明**

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

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

Signature  
簽署



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

Matthew NG

Director (Planning and Development)

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 411)

Others 其他 MRTPI, MPPI, MCIP, CMILT

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司

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



Date 日期

13/06/2025 (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。

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 1012 S.A RP, 1037 (A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories		
Site area 地盤面積	1,708	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 Tai Tong OZP No.: S/YL-TT/20		
Zoning 地帶	"Residential (Group C)" Zone		
Applied use/ development 申請用途／發展	Temporary Shop and Services with Ancillary Facilities for a Period of 5 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	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	889 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <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	9	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.8 - 5.8 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	49 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	11
	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)	11 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	1
	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 1 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>Location plan; Zoning plan; Land status plan; Swept path analysis; Photographic record of existing drainage facilities; FSIs proposal and Certificate of Fire Service Installations and Equipment.</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"/>
<hr/> <hr/>		

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。

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1012 S.A RP, 1037 (A) & (B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories* (the Site) for ‘**Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site to continue to operate the applied use (i.e. car showroom and sales of auto parts) serving the nearby residents and coping with such demand in the area. New and used vehicles will be available for sale to nearby individuals at the Site.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as “Residential (Group C)” (“R(C)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, “*Shop and Services*” is a Column 2 use within the “R(C)” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “R(C)” zone, as there is no known long-term programme to develop the Site for residential use, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “R(C)” zone and would better utilise deserted land in the New Territories.
- 2.3 The Site is the subject of seven previous S.16 planning applications (Nos. A/YL-TT/140, 203, 260, 314, 374, 454 and 534) for ‘*temporary showroom & godown for car accessories & parts with ancillary workshop for installation work*’ and ‘*temporary wholesale centre of auto parts and storage / car sales centre*’ uses, which were approved by the Board between 2003 to 2022. Comparing with the previous application (No. A/YL-TT/534), the current submission is submitted by the same applicant with the same development parameters (including but not limited to site area, layout, no. of structures, etc.) whilst with a similar use when comparing with the previous application. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TT/534		Date of Compliance
(f)	The submission of a condition record of existing drainage facilities	24.07.2023
(g)	The submission of a Fire Service Installations (FSIs) proposal	29.12.2022
(h)	The implementation of the FSIs proposal	29.05.2023

2.4 During the approval period of the previous application (No. A/YL-TT/534), the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. All time-limited compliance conditions concerning both said aspects have been complied with by the applicant successfully within the specified time limit as shown in **Table 1**.

2.5 In support of the application, the applicant has submitted an updated FSIs proposal, a set of valid Certificate of Fire Service Installations and Equipment (F.S. 251) and a set of photographic records of the existing drainage facilities within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

### 3) Development Proposal

3.1 The site occupies an area of 1,708 m<sup>2</sup> (about) (**Plan 3**). Nine structures are provided at the Site for vehicle showroom, site office and reception, fire service pump and control room, fire service water tank, storage of vehicle, storage of auto parts, toilet and covered parking space uses with total gross floor area (GFA) of 889 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. Ancillary facilities, including site office and reception, fire service pump and control room, fire service water tank, storage of vehicle, storage of auto parts and toilet are intended to meet operational needs to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 09:00 to 18:00 daily, including public holidays. The number of staff working at the Site is 8. It is anticipated that the Site would be able to attract about 25 visitors per day. Details of development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	1,708 m <sup>2</sup> (about)
<b>Covered Area</b>	829 m <sup>2</sup> (about)
<b>Uncovered Area</b>	879 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.5 (about)
<b>Site Coverage</b>	49 % (about)
<b>Number of Structures</b>	9
<b>Total GFA</b>	889 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	889 m <sup>2</sup> (about)
<b>Building Height</b>	2.8 m – 5.8 m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 The Site is accessible from Castle Peak Road - Yuen Long via a local access (**Plan 1**). A total of 11 parking spaces for private cars (PC) and 1 loading/unloading (L/UL) space for light goods vehicles (LGV) are provided at the Site for customer/staff and transportation of goods use. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Details of parking and L/UL spaces provision are shown at **Table 3** below:

**Table 3 - Parking and L/UL Provisions**

<b>Type of Space(s)</b>	<b>No. of Space(s)</b>
Parking spaces for PC - 2.5 m (W) x 5 m (L)	11
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.4 Only PCs and LGVs are allowed to enter/exit the Site during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored within the Site or enter/exit the Site at any time. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Castle Peak Road - Yuen Long via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Castle Peak Road - Yuen Long via the local access. The trip generation and attraction rates are as shown at **Table 4** below:

**Table 4 - Trip Generation and Attraction of the Development**

Time Period	LGV		PC		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	0	0	5	0	5
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	0	0	5	5
Traffic trip per hour (10:00 - 17:00)	1	1	1	1	4

3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area. Existing boundary fencing will be maintained by the applicant at all times.

#### 4) Conclusion

4.1 The development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of FSIs proposal, a set of valid F.S. 251 and a set of photographic records of existing drainage facilities within the Site to mitigate any adverse impact arising from the development (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**'.

**R-riches Planning Limited**

**June 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	FSIs Proposal
<b>Appendix II</b>	Certificate of Fire Service Installations and Equipment (F.S. 251)
<b>Appendix III</b>	Photographic Records of the Existing Drainage Facilities within the Site

# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,708 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

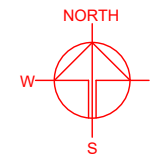
ACCESSIBLE FROM CASTLE PEAK ROAD - YUEN LONG VIA A LOCAL ACCESS

ACCESSIBLE FROM CASTLE PEAK ROAD - YUEN LONG VIA A LOCAL ACCESS

APPLICATION SITE

## LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

11.6.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

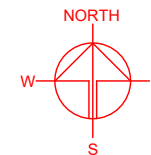
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,708 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
OZP PLAN NO. : S/YL-TT/20

ZONING OF THE SITE : "RESIDENTIAL (GROUP C)" ("R(C)")



凹頭  
AU TAU

P F S

QU

APPLICATION SITE

G/C

R(C)

3

R(A)

區 (a)  
AREA (a)

YAU SHIN ST

75

楊屋村

Yeung Uk

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

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DATE

11.6.2025

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APPROVED BY

DATE

LEGEND



APPLICATION SITE

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ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

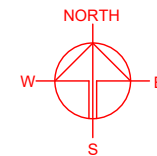
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# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,708 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,708 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

DD115

CASTLE PEAK ROAD - YUEN LO



012(EF) RP

012 S.C RP

1012 S.B RP

1012 S.A RP

1033 RP

STT1259

1037(A) & (B)

1034

1038

露天貨倉  
Open Storage

APPLICATION SITE

1356

明心安老院

1042

1039

1040 TS

\*1507

1045 S.B ss.1

露天貨倉  
Open Storage

1045 S.B RP

祥康園  
Banza Villa

\*1501

1048

## LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

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DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

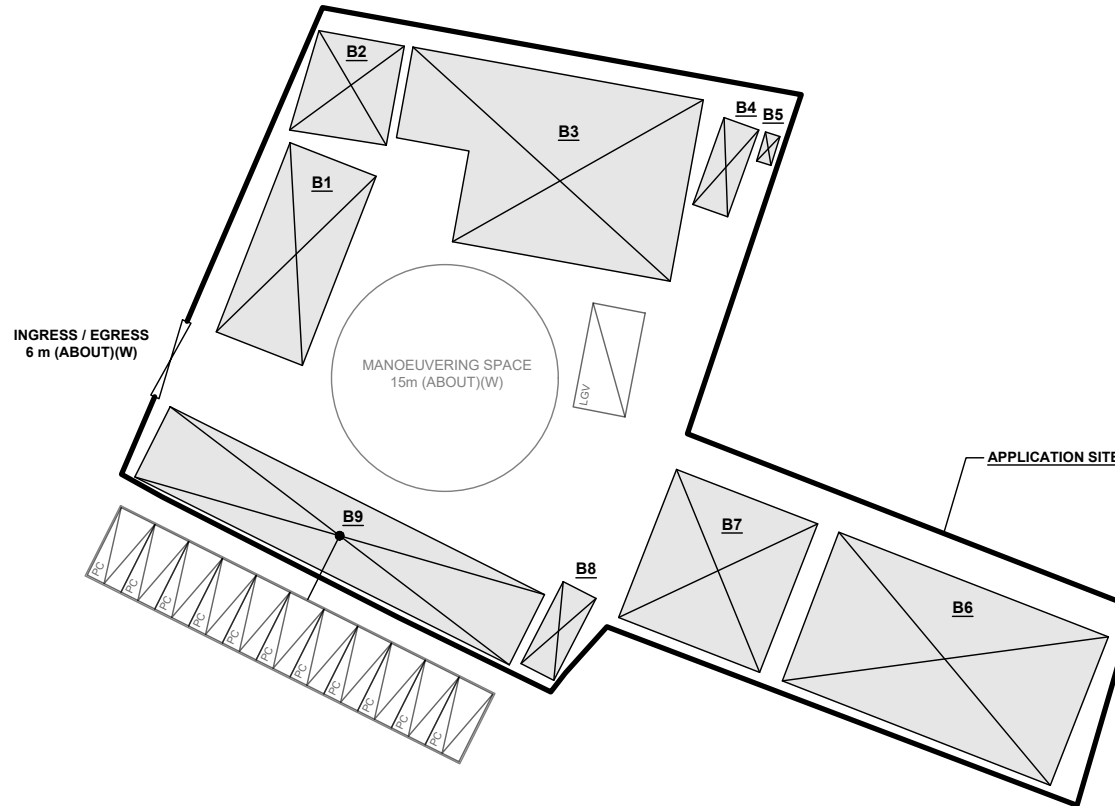
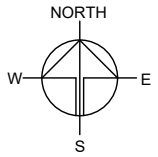
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# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,708 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 829 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 879 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.52	(ABOUT)
SITE COVERAGE	: 49%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 889 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 889 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 5.8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE & RECEPTION	82m <sup>2</sup> (ABOUT)	*142m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(2-STOREY)
B2	VEHICLE SHOWROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	4.4m (ABOUT)(1-STOREY)
B3	VEHICLE SHOWROOM	208m <sup>2</sup> (ABOUT)	208m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B5	FIRE SERVICE WATER TANK	5m <sup>2</sup> (ABOUT)	5m <sup>2</sup> (ABOUT)	2.5m (ABOUT)(1-STOREY)
B6	STORAGE OF VEHICLE	209m <sup>2</sup> (ABOUT)	209m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B7	STORAGE OF AUTO PARTS	110m <sup>2</sup> (ABOUT)	110m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B8	TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B9	COVERED PARKING SPACE <sup>#</sup>	144m <sup>2</sup> (ABOUT)	144m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
TOTAL		829m <sup>2</sup> (ABOUT)	889m <sup>2</sup> (ABOUT)	

\*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m<sup>2</sup> = 119.6m<sup>2</sup>) + BALCONY (16.5m<sup>2</sup>) + REMAINING COVERED AREA (5.6m<sup>2</sup>)= 141.7m<sup>2</sup> (ABOUT)  
<sup>#</sup>STRUCTURE B9 IS A 4-SIDE OPENED STRUCTURE



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

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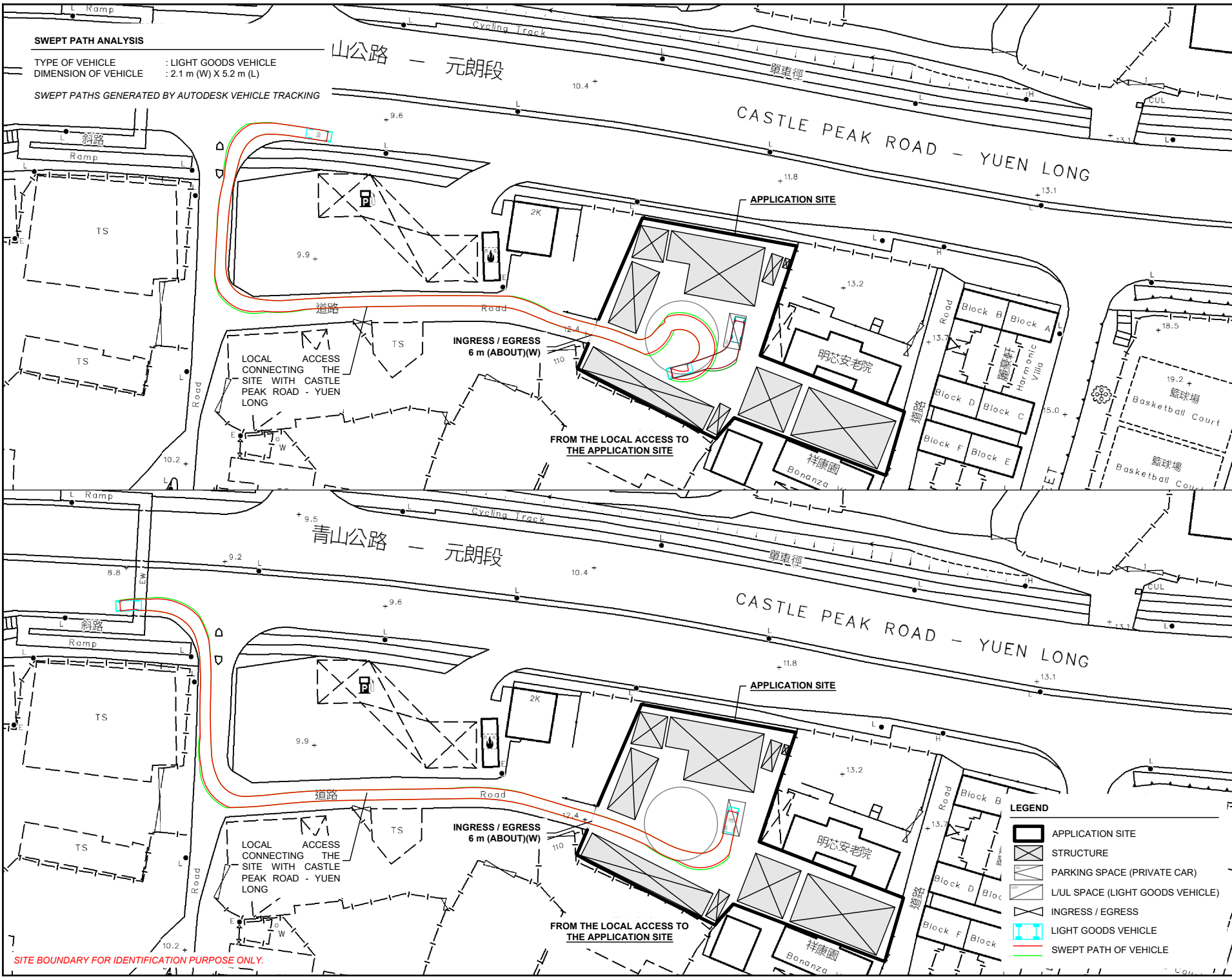
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LAYOUT PLAN

DWG NO. PLAN 4 VER. 001



**PLAN 5**

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

**PLANNING CONSULTANT**

**R-RICHES PLANNING LIMITED**

**PROJECT**

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

**SITE LOCATION**

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

**SCALE**

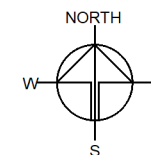
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MN	11.6.2025
<b>CHECKED BY</b>	<b>DATE</b>
<b>APPROVED BY</b>	<b>DATE</b>

**DWG. TITLE**

SWEEP PATH ANALYSIS

<b>DWG NO.</b>	<b>VER.</b>
PLAN 5	001

**FIRE SERVICES NOTES:****1. HOSE REEL SYSTEM**

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO AND VISUAL WARNING DEVICE TO BE LOCATED AT EACH HR POINT.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL SYSTEM.

**2. FIRE ALARM SYSTEM**

- 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2002 + A2: 2008 AND FSD CIRCULAR LETTER NO. 1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO AND VISUAL WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 2.2 AN FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F RECEPTION ROOM.

**3. MISCELLANEOUS F.S. INSTALLATION**

- 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:20216, BS EN 1838:2013 AND FSD CL 4/2021.
- 3.3 SUFFICIENT EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

Drawing No.	Ver.
APPENDIX I	02
Project	
TEMPORARY WHOLESALE CENTRE OF AUTO PARTS AND CAR SALES CENTRE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	
Drawing Title	
FSIs PROPOSAL (1/2)	
Scale of A4	
Drawn	Date
Keith Ng	3.11.2022
Revised	Date
Ver 2	

# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

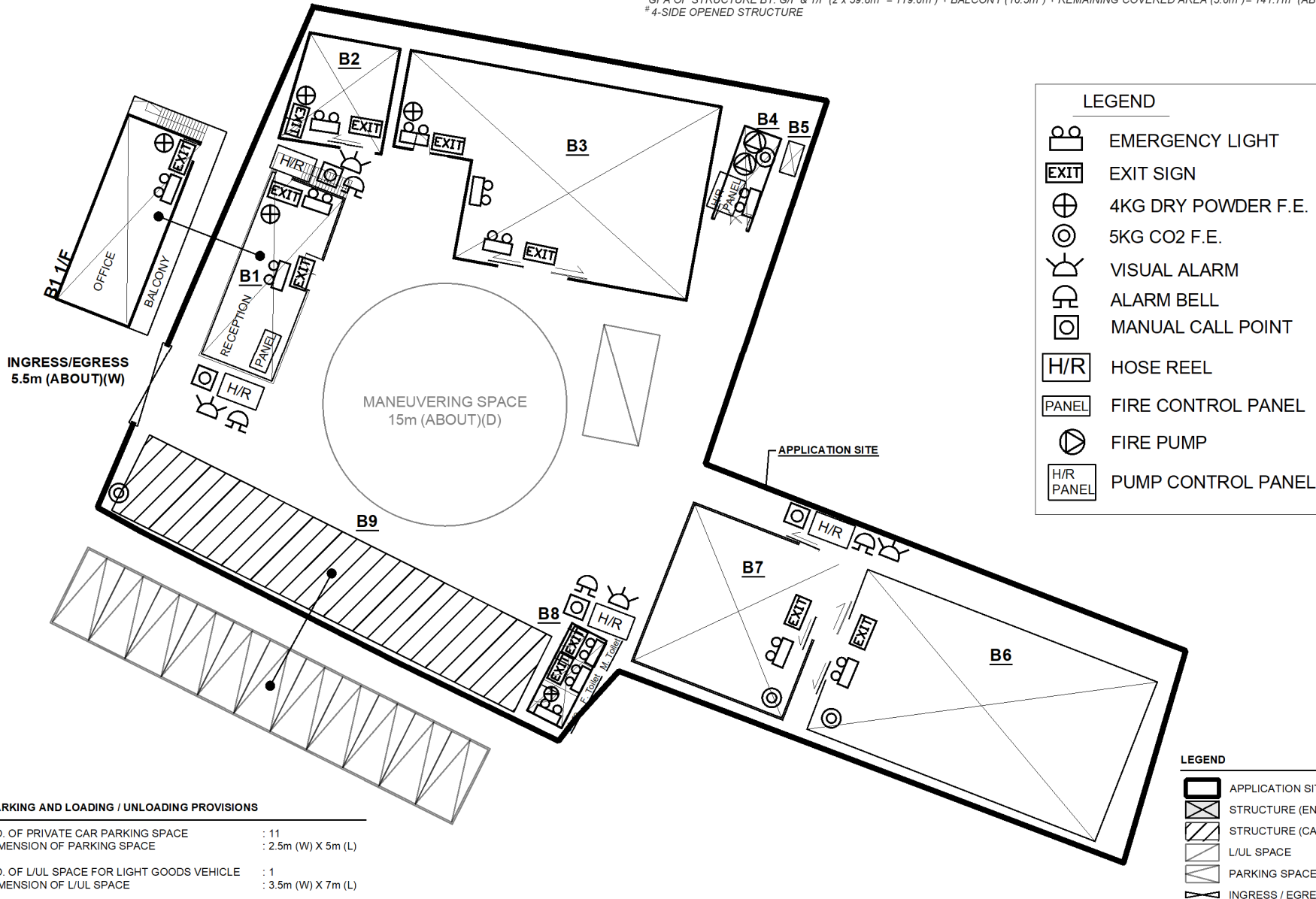
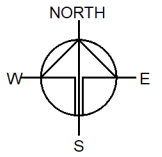
APPLICATION SITE AREA : 1,708m<sup>2</sup> (ABOUT)  
COVERED AREA : 829m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 879m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.5 (ABOUT)  
SITE COVERAGE : 49% (ABOUT)

NO. OF STRUCTURE : 9  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 889m<sup>2</sup> (ABOUT)  
BUILDING HEIGHT : 2.8m - 5.8m (ABOUT)  
NO. OF STOREY : 1 - 2

STRUCTURE	USE	NON-DOM. GFA	BUILDING HEIGHT	FIRE COMPARTMENT
B1*	SITE OFFICE & RECEPTION	*142m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(2-STOREY)	173.4m <sup>3</sup> (ABOUT)
B2	VEHICLE SHOW ROOM	41m <sup>2</sup> (ABOUT)	4.4m (ABOUT)(1-STOREY)	180.4m <sup>3</sup> (ABOUT)
B3	VEHICLE SHOW ROOM	208m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)	1206.4m <sup>3</sup> (ABOUT)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)	45m <sup>3</sup> (ABOUT)
B5	FIRE SERVICE WATER TANK	5m <sup>2</sup> (ABOUT)	2.5m (ABOUT)(1-STOREY)	N/A
B6	STORAGE OF VEHICLE	209m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)	1212.2m <sup>3</sup> (ABOUT)
B7	STORAGE OF AUTO PARTS	110m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)	638m <sup>3</sup> (ABOUT)
B8	TOILET	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)	45m <sup>3</sup> (ABOUT)
B9 <sup>#</sup>	COVERED PARKING SPACE <sup>#</sup>	144m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)	792m <sup>3</sup> (ABOUT)
TOTAL		829m <sup>2</sup> (ABOUT)	889m <sup>2</sup> (ABOUT)	

\*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m<sup>2</sup> = 119.6m<sup>2</sup>) + BALCONY (16.5m<sup>2</sup>) + REMAINING COVERED AREA (5.6m<sup>2</sup>) = 141.7m<sup>2</sup> (ABOUT)  
<sup>#</sup> 4-SIDE OPENED STRUCTURE



Drawing No.	Ver.
APPENDIX I	02
Project	
TEMPORARY WHOLESALE CENTRE OF AUTO PARTS AND CAR SALES CENTRE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	
Drawing Title	
FSIs PROPOSAL (2/2)	
Scale of A4	
1 : 350	
Drawn	Date
Keith Ng	3.11.2022
Revised	Date
Ver 2	

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9793829

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client :

顧客姓名

MING FUNG AUTO CAR LTD.

Name of Building :

樓宇名稱

Lots 1012 S.A RP, 1037(A)&amp;(B), 1038, 1039, 1040, 1041

and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項


In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F.E. 4 nos 5kg CO2 F.E. 5 nos 4kg Dry Powder F.E.	As above	Conforms with FSD requirements	13-Jun-2025	12-Jun-2026
11	Emergency Lighting 6 nos Zebra Z12 4 nos a&b TS-EL2053				
12	Exit Sign 8 nos a&b LED-B4 1 no a&b LED-L4S				

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	Emergency Lighting 2 nos a&b TS-EL2053 1 no a&b TS-EL2053R	As above	Replaced Replaced	Conforms with FSD requirements	13-Jun-2025
12	Exit Sign 1 no a&b LED-B4 1 no a&b LED-L4S		Replaced Replaced		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署

Name :  
姓名

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期

NG Siu Keung

RC 2/232, 3/181

Fan Ah Fire Engineering Co.

TEL: 2414 5811

13-Jun-2025

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9793830

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client :

顧客姓名

MING FUNG AUTO CAR LTD.

Lots 1012 S.A RP, 1037(A)&amp;(B), 1038,1039,1040, 1041

Name of Building :

樓宇名稱

and 1042 in D.D. 115, Au Tau, Yuen Long, New Territories

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
13	Fire Alarm System(MFA) c/w 4 nos Manual call point 4 nos Alarm bell 4 nos Visual alarm	As above	Conforms with FSD requirements	13-Jun-2025	12-Jun-2026
16	1 no 2 Zone Panel Hose Reel System 4 nos Hose Reel 2 nos Fixed Pump 1 no 2000 Lit Water Tank				

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
受權人簽署Name :  
姓名FSD/RC No. :  
消防處註冊號碼Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期

NG Suk Keung

RC 2/232 / 3/181

Fan Ah Fire Engineering Co.

TEL: 2414 5811

13-Jun-2025

For FSD  
use only:

Inspected

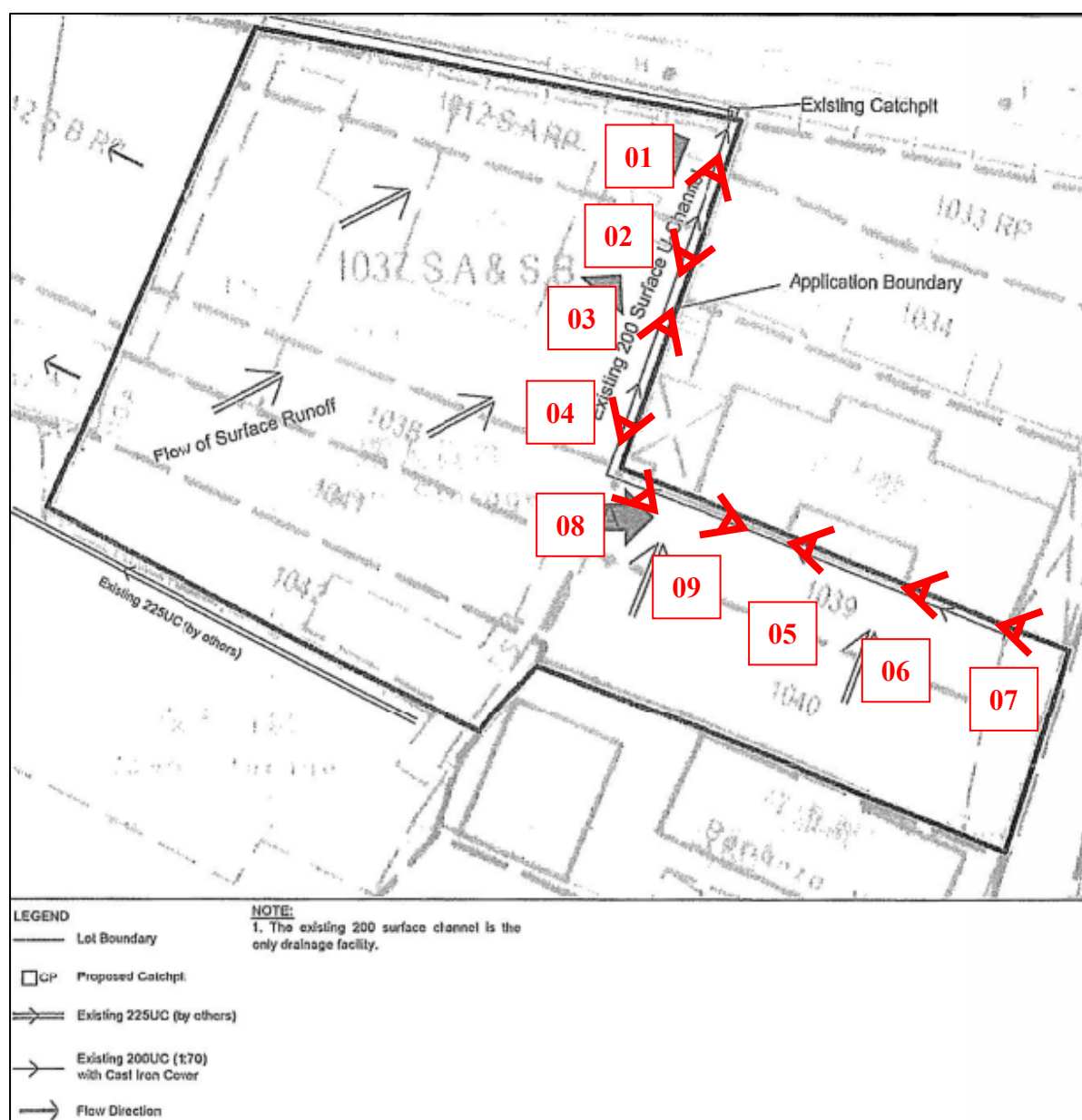
Key-in

Verified

**Temporary Shop and Services with Ancillary Facilities  
for a Period of 5 Years in "Residential (Group C)" Zone,  
Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories**

**Appendix III - Photographic Records of Existing Drainage Facilities within the Site**

- (a) Photographic records of the existing drainage facilities (taken on 13.06.2025) of the application site are as follows:







3



4



5



6



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884

(852)



(852) 2323 3662



dannyng@r-riches.com.hk

7



8



9



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

**Momo Hei Ching CHOW/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2025年07月28日星期一 12:45  
收件者: tpbpd/PLAND  
副本: Eva Ka Yan TAM/PLAND; Momo Hei Ching CHOW/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong  
主旨: [FI] S.16 Planning Application No. A/YL-TT/715 - Further Information  
附件: FI1 (EPD) for A\_YL-TT\_715 (20250728).pdf  
  
類別: Internet Email



Dear Sir,

We write to submit further information responding to departmental comments upon the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Danny NG** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

[REDACTED]

Our Ref. : DD112 Lot 1012 S.A RP & VL  
Your Ref. : TPB/A/YL-TT/715

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

**By Email**

28 July 2025

Dear Sir,

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

**Temporary Shop and Services with Ancillary Facilities  
for a Period of 5 Years in “Residential (Group C)” Zone,  
Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/715)**

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**)

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

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Danny NG**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Ms. Momo CHOW

email: mhcchow@pland.gov.hk)



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

**Temporary Shop and Services with Ancillary Facilities  
for a Period of 5 Years in “Residential (Group C)” Zone,  
Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories**

**(Application No. A/YL-TT/715)**

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

<b>Comments of the Director of Environmental Protection (DEP)</b> <b>Contact Person: Mr. FONG (Tel: 2835 2164)</b>		
(1)	Please confirm whether the toilet indicated in the layout plan is a portable toilet, if affirmative, whether licensed collectors will be recruited to collect and dispose the sewage and waste from the portable toilet. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person; and	The applicant confirms the toilet indicated within is a portable toilet and that, licensed collectors will be recruited to collect and dispose the sewage and waste from the portable toilet on a regular basis so as to lessen adverse impact made towards the application site (the Site) and surrounding areas.
(2)	Please confirm whether the proposed use will involve any workshop activities.	The applicant confirms there would be no workshop activities involved within the Site.

**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1	A/YL-TT/140	Temporary Showroom and Godown for Car Accessories and Parts with Ancillary Workshop for Installation Work for a Period of 3 Years	23.5.2003 [on review]
2	A/YL-TT/203	Temporary Wholesale Centre of Auto Parts and Storage for a Period of 3 Years	2.2.2007 [revoked on 2.11.2009]
3	A/YL-TT/260	Temporary Wholesale Centre of Auto Parts and Storage for a Period of 3 Years	23.4.2010
4	A/YL-TT/314	Temporary Wholesale Centre of Auto Parts and Storage for a Period of 3 Years	2.8.2013 [revoked on 2.7.2015]
5	A/YL-TT/374	Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years	18.3.2016
6	A/YL-TT/454	Renewal of Planning Approval for Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years	1.2.2019
7	A/YL-TT/534	Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years	28.1.2022 [lapsed on 28.1.2025]

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no known development proposal being approved nor under processing at the Site.
- Advisory comments as detailed in **Appendix V**.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantial environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

**4. Drainage**

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

- No objection to the application from a drainage point of view.
- No comment on the submitted drainage record photos. Apparently, the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TT/534.
- Should the application be approved, conditions should be included to request the applicant to maintain the drainage facilities implemented under application No. A/YL-TT/534.

## 5. **Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

## 6. **Building Matters**

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

- No objection to the application.
- As there is no record of approval granted by the Building Authority for the existing structures at the Site, BD is not in a position to offer comment on the suitability for the proposed use.
- Advisory comments as detailed in **Appendix IV**.

## 7. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- No adverse comment on the application from electricity supply safety aspect.
- Advisory comment as detailed in **Appendix IV**.

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

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

His office has not received any comment on the application from the village representatives in the vicinity of the Site.

## 9. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots 1012 S.A RP, 1037(A)&(B), 1038, 1039, 1040, 1041 and 1042 all in D.D.115 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) within the Site, the following private lots are covered by Short Term Waivers (STWs), details of which are listed below:

STW No.	Lot Nos. in D.D.115	Permitted Use	Permitted Built-over-area/ Height
STW 3449	1012 S.A RP, 1037 (A)&(B), 1038 and 1041	temporary wholesale centre of auto parts and car sale storage	389 m <sup>2</sup> / 5.8 m
STW 5546	1039, 1040, 1042		440 m <sup>2</sup> / 5.8 m

; and

- (iii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The 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 applied use is temporary in nature, only erection of temporary structures will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - (i) the local track and footpath leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath 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) HyD shall not be responsible for maintaining any access connecting the Site with Castle Peak Road – Yuen Long;
- (f) to note the comments of the Director of Environmental Protection that:
  - (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas; and
  - (ii) to arrange licensed collectors to collect and dispose the sewage and waste from the portable toilets regularly;
- (g) to note the comments of the Director of Fire Services that:
  - (i) with regard to the submitted fire service installations (FSIs) proposal, the separation distance between each structure shall be clearly indicated on plan;
  - (ii) in relation to (i) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230 m<sup>2</sup>;
  - (iii) modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;
  - (iv) the standards and specification of the proposed fire alarm system shall be revised to ‘BS 5839-1:2017 and the FSD Circular Letter No. 6/2021’; and
  - (v) the standards and specification of the proposed directional and exit signs shall be revised to ‘BS 5266-1:2016 and the FSD Circular Letter No. 5/2008’;
- (h) 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) if 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 approval of the Building Authority (BA), they are unauthorised building works (UBWs) under the Building Ordinance (BO) and should not be designated for any applied use under the captioned application;
  - (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs 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) nine structures are involved 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 BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comment of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

參考編號  
**Reference Number:** 250708-225923-15480

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 08/07/2025 22:59:23

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-TT/715

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Cheung Koon Shan

意見詳情  
**Details of the Comment :**

楊屋村路口十分窄小，不適宜有大量及重型車輛進出

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

參考編號

**Reference Number:**

250708-230419-05815

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

08/07/2025 23:04:19

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-TT/715

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. YEUNG SUM WA

意見詳情

**Details of the Comment :****楊屋村路口十分窄小，不適宜有大量及重型車輛進出**

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

參考編號

**Reference Number:**

250708-230558-79068

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

08/07/2025 23:05:58

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-TT/715

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Yeung Kwok Keung

意見詳情

**Details of the Comment :****楊屋村路口十分窄小，不適宜有大量及重型車輛進出**