

2025年9月9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 2025-09-09
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TYST/1335 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1335
	Date Received 收到日期	2025-09-09

- 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

CHAN Wah Tat (陳華達) (Mr. 先生)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 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)	Lot No. 1075 (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, 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	☒ Site area 地盤面積 680 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 520 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	122 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)1" ("R(B)1")
(f) Current use(s) 現時用途	Temporary Shop and Services (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)
(g) Additional Information (if applicable) 附加資料 (如適用)	

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

The applicant 申請人 –

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

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

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

- (a) According to the record(s) of the Land Registry as at 30/07/2025 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)"[#].
根據土地註冊處截至 30/07/2025 (日/月/年) 的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of 2 "current land owner(s)"[#].

已取得 2 名「現行土地擁有人」[#] 的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	Lot No. 1075 in D.D. 121	25/08/2025

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

- ☐ has notified "current land owner(s)"[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有），分別提供資料

6. Type(s) of Application 申請類別

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

(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 _____

☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	_____	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	_____	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	_____	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	_____	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)

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	_____
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)	_____

Proposed operating hours 擬議營運時間

(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

☐ 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))

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否

☐

(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 ☐ Please provide details 請提供詳情 No 否 ☐																																
(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 ☐	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 _____ m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 _____ m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 _____ m 米 ☐ About 約																															
(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 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☐	On traffic 對交通	Yes 會 ☐	No 不會 ☐	On water supply 對供水	Yes 會 ☐	No 不會 ☐	On drainage 對排水	Yes 會 ☐	No 不會 ☐	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
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	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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/YL-TYST /1186
(b) Date of approval 獲批給許可的日期	<u>11/11/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>11/11/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ Reason(s) for non-compliance: 仍未履行的原因： _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☒ year(s) 年 <u>3</u> ☐ month(s) 個月 _____

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。

Refer to Planning Statement at Appendix I

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 Signed with recognised e-signature ☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Signer: Tang Hui Ling

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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 No. 1075.(Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories		
Site area 地盤面積	680 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 122 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
Zoning 地帶	"Residential (Group B)1" ("R(B)1")		
Type of Application 申請類別	☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ 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 ☒ Year(s) 年 3 _____ ☐ Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services 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		☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
Non-domestic 非住用	520	☒ About 約 ☐ Not more than 不多於	☒ About 約 ☐ Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	3
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	7 m 米 ☒ (Not more than 不多於)
		2 Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	38.2 % ☒ 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 4 Private Car Parking Spaces 私家車車位 4 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) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis</u>	☐	☒
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領／理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	☒	☒

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。

Executive Summary

1. The application site (the Site) is on Lot No. 1075 (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 680 m², including about 122 m² of Government Land.
3. The application site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The application is for renewal of planning approval for ‘Temporary Shop and Services’ for a period of 3 years.
5. A total of 3 temporary structures are provided for shop and services, site office, guard room and toilet uses. The gross floor area is about 520 m².
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗唐人新村丈量約份第 121 約地段第 1075 號（部分）和毗連政府土地。
2. 申請地點的面積約 680 平方米，包括約 122 平方米的政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「住宅（乙類）1」地帶。
4. 規劃許可續期的申請用途為「臨時商店及服務行業的規劃許可續期」（為期 3 年）。
5. 申請地點提供 3 個臨時構築物作商店及服務行業、場地辦公室、保安室及廁所用途，總樓面面積約 520 平方米。
6. 營運時間為每日上午 9 時至晚上 7 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. CHAN Wah Tat (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Shop and Services’ for a period of 3 years (“the Development”) at Lot No. 1075 (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 1075 (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
3. The Site is accessible from Sha Tseng Road leading to the ingress to its east.
4. The site area is about 680 m², including about 122 m² of Government Land.
5. The Site is the subject of a previous application No. A/YL-TYST/1186 for the same applied use submitted by the same applicant and approved by the Rural and New Town Planning Committee (“the Committee”) in 2022 for a period of 3 years, of which all approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Planning Context

6. The Site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
7. The planning intention of the “R(B)” zone is primarily intended for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
8. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(B)” zone.

TPB Planning Guidelines

9. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.

10. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

Development Parameters

11. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	G/F	Guardroom with toilet	80	40	7	2
	1/F	Guardroom with toilet				
2	G/F	Car Manoeuvring Space	220	110	7	2
	1/F	Site Office				
3	G/F	Shop & Service (Sales of Private Cars)	220	110	7	2
	1/F	Site Office				
Total			<u>520</u>	<u>260</u>		
			Plot Ratio	Site Coverage		
			0.764	38.24%		

12. The Development serves to sell private cars to the nearby residents to meet the strong demand for private cars in the area as there is low density housing in the surrounding area.
13. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).
14. The Site is accessible by vehicles from Sha Tseng Road. 4 nos. of parking space for private cars are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).

Previous Application

15. The Site is the subject of a previous application No. A/YL-TYST/1186 for ‘Proposed Temporary Shop and Services for a Period of 3 Years’ submitted by the same applicant and is approved by the Committee on 11.11.2022 mainly on considerations that the development would not frustrate the long-term planning intention of the “R(B)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous approval.

Similar Applications

18. There are 11 similar applications for shop and services use approved by the Committee within the “R(B)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-TYST/1029	Proposed Temporary Shop and Services for a Period of 3 Years	10.7.2020
A/YL-TYST/1127	Proposed Temporary Shop and Services for a Period of 3 Years	14.1.2022
A/YL-TYST/1216	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	23.6.2023
A/YL-TYST/1248	Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years	12.1.2024
A/YL-TYST/1250	Temporary Shop and Services for a Period of 3 Years	16.2.2024
A/YL-TYST/1277	Proposed Temporary Shop and Services for a Period of 3 Years	20.9.2024
A/YL-TYST/1294	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	10.1.2025
A/YL-TYST/1296	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	14.2.2025
A/YL-TYST/1306	Temporary Shop and Services for a Period of 5 Years	28.3.2025
A/YL-TYST/1308	Temporary Shop and Services for a Period of 3 Years	23.5.2025
A/YL-TYST/1309	Proposed Temporary Shop and Services for a Period of 3 Years	23.5.2025

19. The similar applications were approved by the Committee between 2020 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “R(B)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
20. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

21. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouse and residential structures.
22. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

23. The trip attraction and generation rates are expected as follows:

	Attractions	Generations
09:00 – 10:00	1	0
10:00 – 11:00	1	1
11:00 – 12:00	0	1
12:00 – 13:00	1	0
13:00 – 14:00	0	1
14:00 – 15:00	0	0
15:00 – 16:00	1	1
16:00 – 17:00	2	0
17:00 – 18:00	0	1
18:00 – 19:00	0	1
Total Trips	<u>6</u>	<u>6</u>

24. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
25. The Site is accessible by vehicles from Sha Tseng Road. 4 no. of parking space for private car is provided at the Site for daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.

Environment

26. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
27. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. No workshop activity will be carried out within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

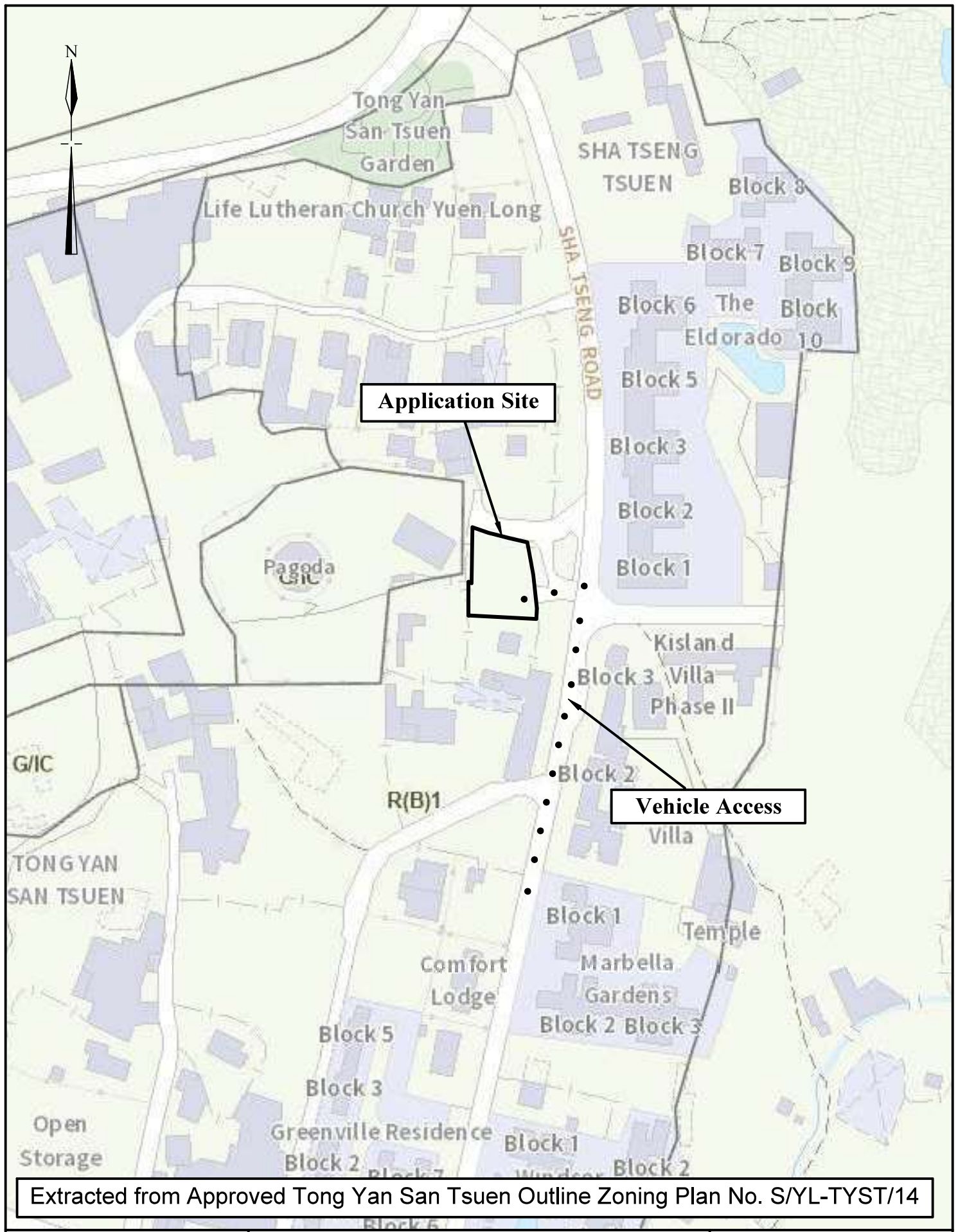
28. The drainage proposal was accepted by the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) under the previous application no. A/YL-TYST/1186. The drainage works were completed to the satisfaction of the CE/MN, DSD.

29. As mentioned in Sections 5 & 16 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1186.

Fire Safety

30. The fire service installations (FSI) proposal was accepted by the Director of Fire Services (D of FS) under the previous application no. A/YL-TYST/1186. The subsequent FSI implementation was accepted by D of FS.
31. The Applicant has requested relevant contractors for FSI inspection on site. Valid FS251 certificates will be submitted for the perusal of D of FS upon completion of the proper inspection.
32. As mentioned in Sections 5 & 16 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1186.

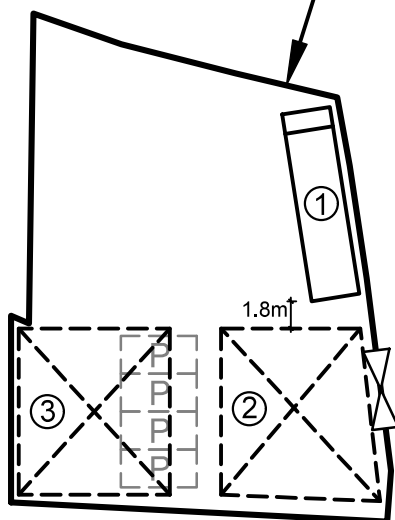
- End -



N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
August 2025	Lot 1075(part) in D.D. 121 and adjoining Government Land	Plan 1 (P 25053)



Application Site



Legend



Vehicular Ingress / Egress



**Parking space for private cars
(5m (L) x 2.5m (W))**

Site Area(about): 680m²

No.	Uses		Floor Area (about)	Covered Area (about)	Storeys	Height
1	G/F	Guard room with Toilet	80 m ²	40 m ²	2	7m
	1/F	Guard room with Toilet				
2	G/F	Car Maneuvering Space	220 m ²	110 m ²	2	7m
	1/F	Site Office				
3	G/F	Shop and Service (Sales of Private Cars)	220 m ²	110 m ²	2	7m
	1/F	Site Office				
Total			<u>520 m²</u>	<u>260 m²</u>		

1:500

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

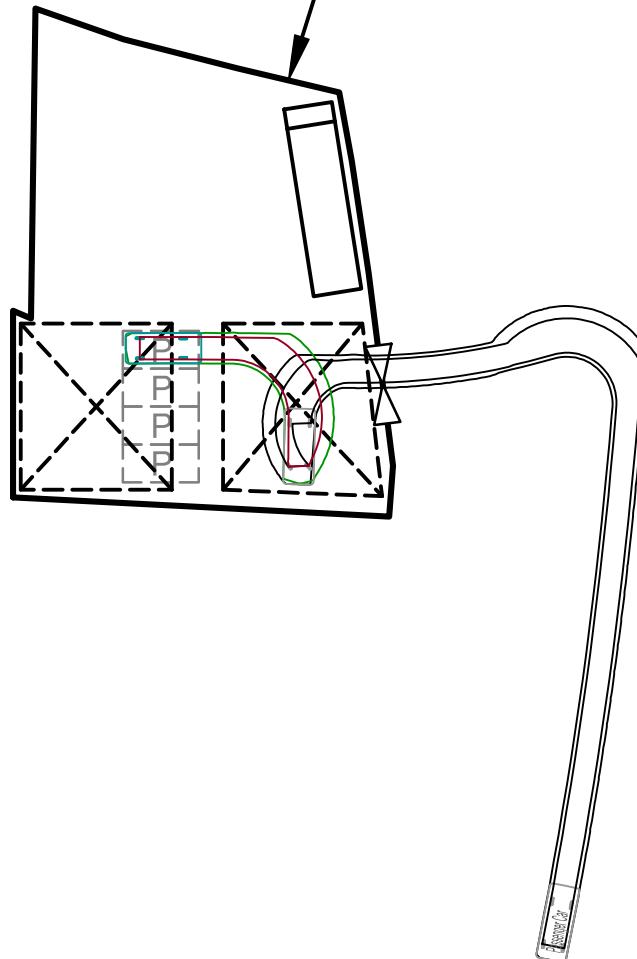
August 2025

**Lot 1075(part) in D.D. 121 and
adjoining Government Land**

**Plan 3
(P 25053)**



Application Site



Legend



Vehicular Ingress / Egress



**Parking space for private cars
(5m (L) x 2.5m (W))**



**Private cars
(5m (L) x 2m (W))**

1:500

Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

August 2025

**Lot 1075(part) in D.D. 121 and
adjoining Government Land**

**Plan 4
(P 25053)**

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1335

Our Ref.: P25053/TL25351

17 October 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years
in "Residential (Group B)1" Zone, Lot 1075 (Part) in D.D. 121 and Adjoining
Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
(Application No. A/YL-TYST/1335)**

We write to submit FI in response to departmental comment(s) for the captioned application. We would also like to submit a set of drainage photographs taken on 13.10.2025 with the approved drainage proposal showing the viewpoints of the photos (**Plan 5**) and the approved FSI proposal (**Plan 6**) with FS251 certificate for the captioned application. It serves to supersede our previous FI submission under our reference P25053/TL25346 dated 16.10.2025.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

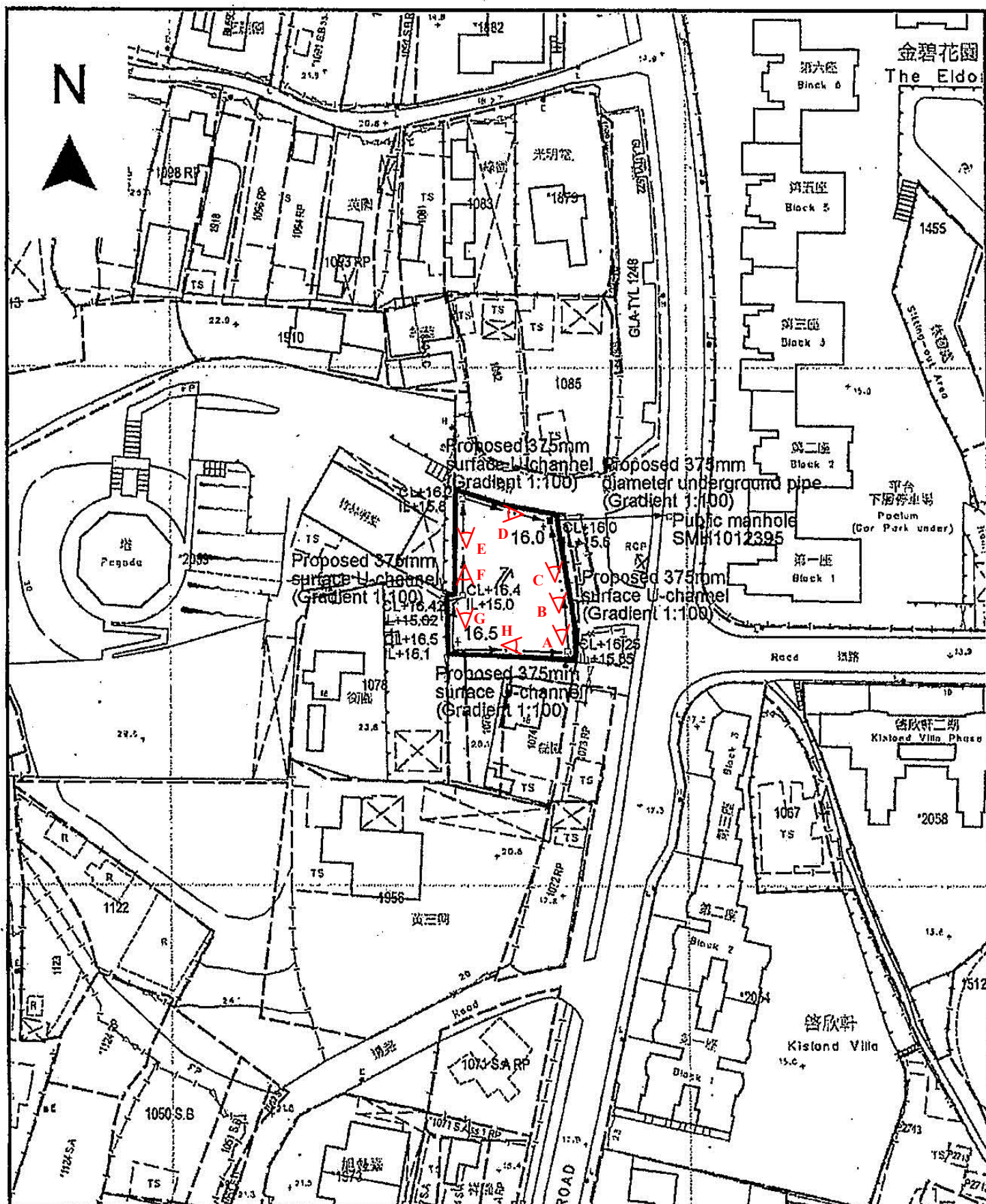
c.c.

DPO/TM&YLW, PlanD (Attn.: Mr. Edwin YEUNG) *By E-mail only*

Further Information for Planning Application No. A/YL-TYST/1335**Response-to-Comments****Comments from EPD**

I.	Comments	Responses
1.	Grateful if you could ask the applicant to confirm whether the proposed toilets are portable toilets, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. 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.	The toilets within the Site have been connected to the public sewer to dispose the sewage and waste.

- END -



Project 項目名稱:

Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years at Lot 1075 (Part) in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Approved Drainage Proposal
(Under A/YL-TYST/1186)
with Viewpoint of Drainage Photos

Drawing No. 圖號:

Plan 5

Remarks 備註:

- Proposed catchpit
- ⇐ Flow of surface runoff
+16.5 Level (in mPD)
- Catchpit with sand trap
- △ Viewpoint of drainage Photos

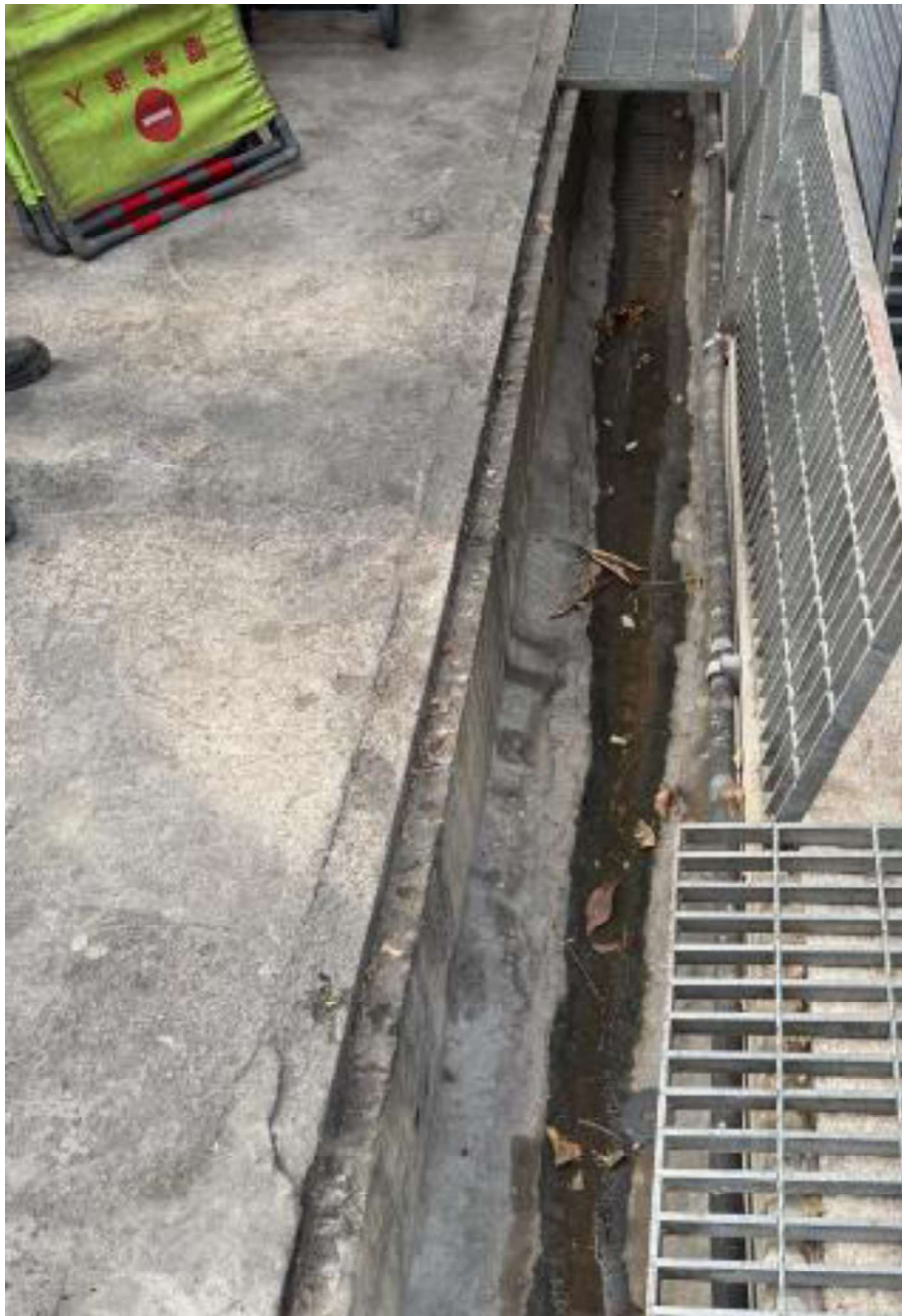
Scale 比例:

1:1000

Point A (photo taken on 13.10.2025)



Point B (photo taken on 13.10.2025)



Point C (photo taken on 13.10.2025)



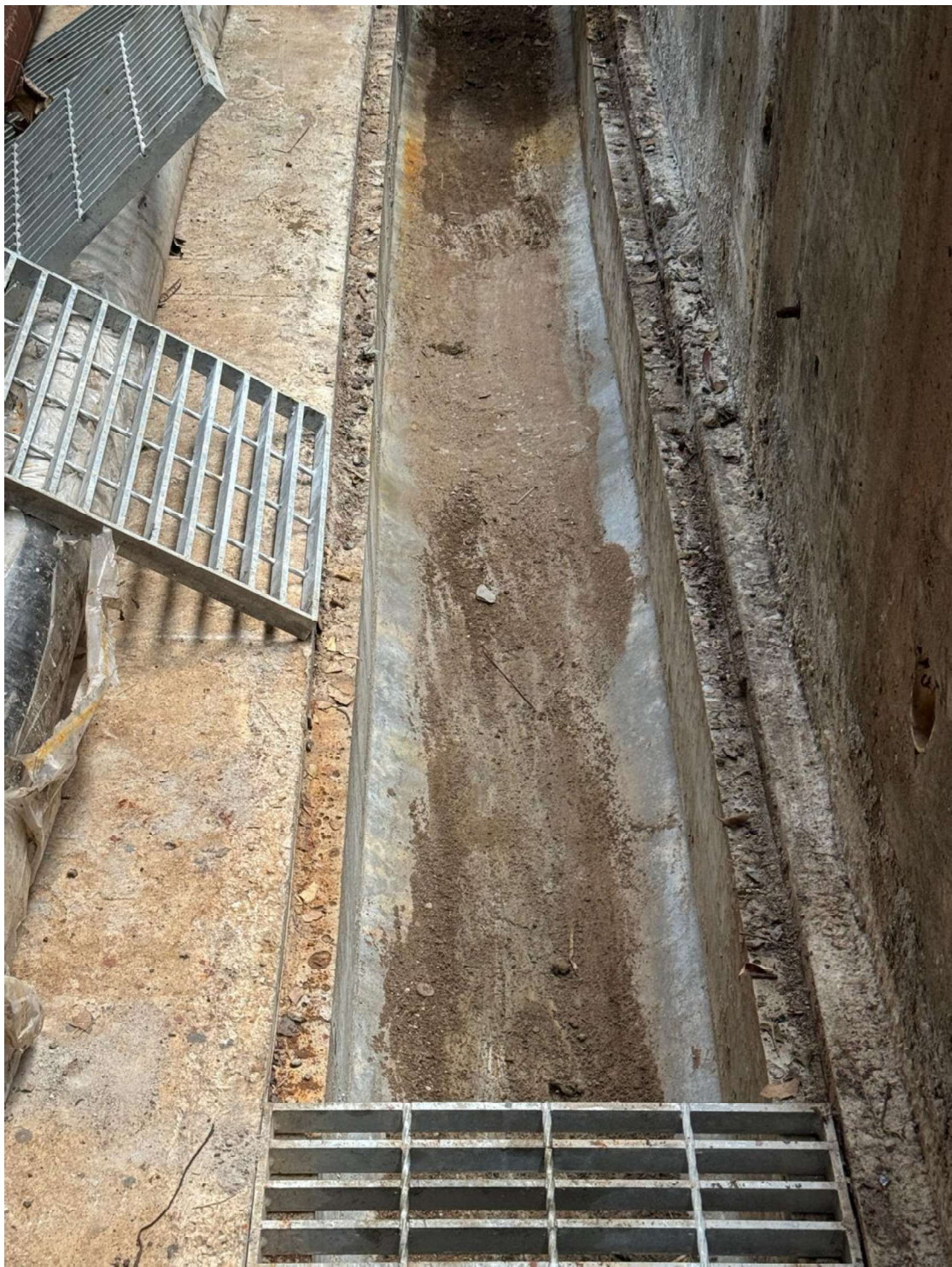
Point D (photo taken on 13.10.2025)



Point E (photo taken on 13.10.2025)



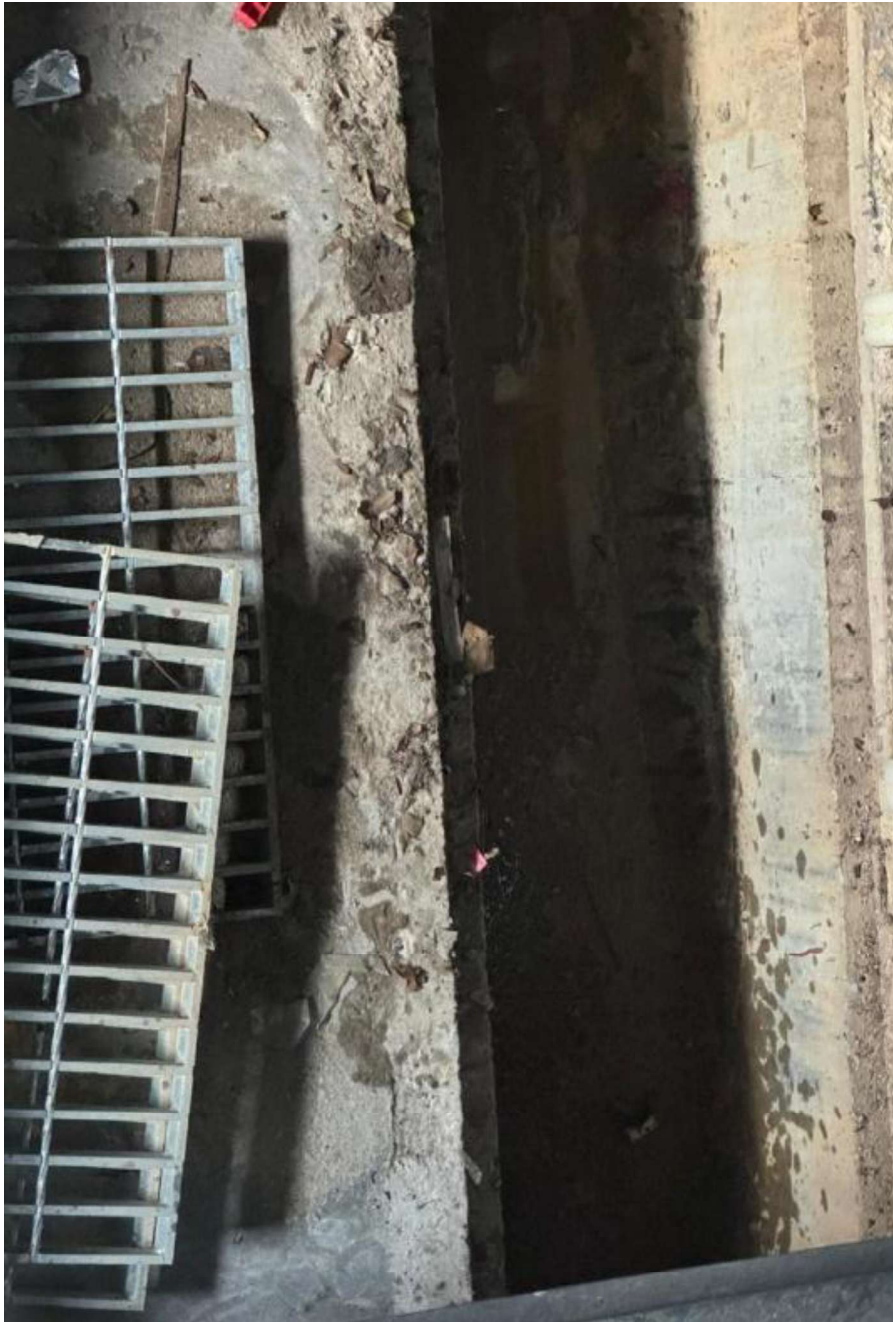
Point F (photo taken on 13.10.2025)



Point G (photo taken on 13.10.2025)



Point H (photo taken on 13.10.2025)

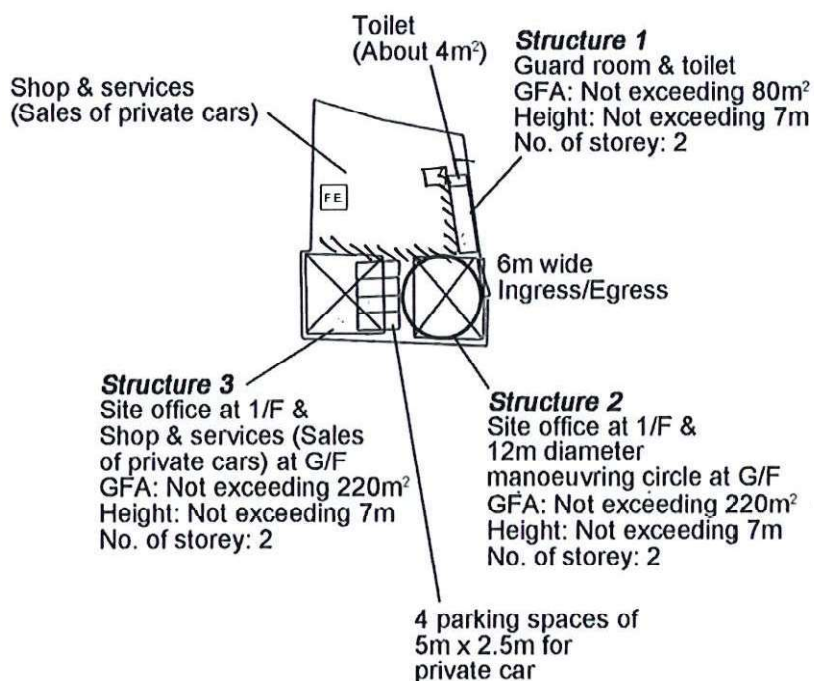




Structure 1
G/F



Structure 1/F



Structure 3
G/F



Structure 3
1/F



Structure 2
G/F



Structure 2
1/F

Project 項目名稱:

Temporary Shop and
Services (Sales of Private Cars) for a
Period of 3 Years at Lot 1075 (Part) in
D.D. 121 & Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

Approved FSI Proposal
(Under A/YL-TYST/1186)

Drawing No. 圖號:

Plan 6

Remarks 備註:

 5kg carbon dioxide
fire extinguisher

Scale 比例

1:1000

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

FSD Ref.: _____
消防處檔號

A 9723429

Name of Client :
顧客姓名

貿發工程有限公司

Name of Building :
樓宇名稱

Lot 1075 (Part) in D.D.121 & Adjoining Government Land

Street No./Town Lot :
門牌號數/市地段Street/Road/Estate Name :
街道/屋苑名稱

Tong Yan San Tsuen

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	7 x 5 kg. Co2 type F.E.		Conformed with FSD requirement	18-3-2025	17-3-2026

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

Wong Wai Keung
RC3/484
民興消防工程公司
18-3-2025

For FSD
use only:

Inspected

Key-in

Verified

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1186	Proposed Temporary Shop and Services for a Period of 3 Years	11.11.2022

**Similar Applications within/straddling the subject “R(B)1” Zone
on the Tong Yan San Tsuen OZP since 2020**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1029	Proposed Temporary Shop and Services for a Period of 3 Years	10.7.2020
2	A/YL-TYST/1095^	Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years	25.6.2021 [revoked on 25.11.2023]
3	A/YL-TYST/1120	Proposed Temporary Shop and Services for a Period of 3 Years	12.11.2021 [revoked on 12.8.2023]
4	A/YL-TYST/1127*	Proposed Temporary Shop and Services for a Period of 3 Years	14.1.2022
5	A/YL-TYST/1216	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	23.6.2023
6	A/YL-TYST/1248^	Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years	12.1.2024
7	A/YL-TYST/1294*	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	10.1.2025

Remarks:

* Straddling the adjacent “Residential (Group D)” zone.

^ Straddling the adjacent “Government, Institution or Community” zone.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot 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; and
- Lot 1075 in D.D. 121 is covered by Short Term Waiver No. 5699 whereas the GL is covered by Short Term Tenancy No. STTYL0284 for the purpose of “Temporary Shop and Services and Ancillary Use as may be approved by DLO”.

2. 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 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.

3. 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.

4. Drainage

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

- no in-principle objection to the development from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
- the condition records of the existing drainage facilities submitted by the applicant are considered acceptable.

5. **Fire Safety**

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

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

6. **Building Matters**

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

- no adverse comment on the application; and
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

7. **Long-Term Development**

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area zoned “Residential – Zone 5 (Existing Development Area)”; and
- the objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary use, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

8. **District Officer’s Comments**

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

His office did not receive any feedback from locals.

9. Other Department

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Engineering (DEMS); 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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department should not be responsible for the maintenance of any access connecting the Site and Sha Tseng Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas; and
 - (ii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the applied 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 his department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorised Person. If portable toilet will be used, licensed collectors should be arranged to collect and dispose the sewage and waste from the Site;
- (f) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations implemented on the Site should be maintained in efficient working order at all time;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the applicant should maintain all the drainage facilities on site in good condition and ensure that the development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (ii) the applicant is required to rectify the drainage system at his own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation; and
 - (iii) 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 seek comment from relevant departments and submit technical assessment(s) as necessary; and
- (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) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any applied use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.