

This document is received on 2025-10-08
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-TT/740 |
| | Date Received 收到日期 | 2025-10-08 |

- 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 | |
| (<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) | |
| Sze Kam Wah (余錦華) | |
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) | |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) | |
| Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司) | |
| 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 4055, 4056 (Part) and 4057 in D.D. 116 and Adjoining Government Land, Tai Kei Leng, Yuen Long, N.T. |
| (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 915 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 426 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) | 15 sq.m 平方米 <input checked="" 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 Outline Zoning Plan No. S/YL-TT/20 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Residential (Group D)" ("R(D)") |
| (f) Current use(s) 現時用途 | Vacant Land and Structures (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"^{#&} (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 (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 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) |
|---|--|--|
| | | |
| | | |
| | | |

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 | Proposed Temporary Shop and Services for a Period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 504sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 411sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 5 |
| Proposed domestic floor area 擬議住用樓面面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 426sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 426sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) | |
| Two 1-storey shop and services (Height: about 7m) | |
| One 2-storey guard room (G/F) and ancillary office (1/F) (Height: about 5m) | |
| One 1-storey rain shelter (Height: about 3m) | |
| One 1-storey cover for staff parking spaces (Height: about 2.5m) | |
| 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 | 5 (2.5m x 5m) |
| Motorcycle Parking Spaces 電單車車位 | NA |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | NA |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | NA |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | NA |
| Others (Please Specify) 其他 (請列明) | NA |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | NA |
| Coach Spaces 旅遊巴車位 | NA |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 (3.5m x 7m) |
| Medium Goods Vehicle Spaces 中型貨車車位 | NA |
| Heavy Goods Vehicle Spaces 重型貨車車位 | NA |
| Others (Please Specify) 其他 (請列明) | NA |

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|--|--|---|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間 8:00am - 9:00pm from Mondays to Sundays (including public holidays)..... | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <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)) <u>Tai Shu Ha Road East</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

| | |
|--|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途／發展 | |
| (e) Approval conditions 附帶條件 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

8. Declaration 聲明

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

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

Signature
簽署



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

Cannis Lee

Associate Director (Planning)

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
Others 其他 MPIA

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

4/9/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

| Gist of Application 申請摘要 | |
|---|--|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lots 4055, 4056 (Part) and 4057 in D.D. 116 and Adjoining Government Land, Tai Kei Leng, Yuen Long, N.T. |
| Site area 地盤面積 | 915 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 15 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 |
| Zoning 地帶 | "Residential (Group D)" ("R(D)") |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/development 申請用途/發展 | Proposed Temporary Shop and Services 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 | NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 426 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.47 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | NA | |
| | Non-domestic 非住用 | 5 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | NA <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| | Non-domestic 非住用 | 2.5 - 7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米 | |
| | | 1 - 2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| (iv) Site coverage 上蓋面積 | 45 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 5 |
| | Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ | | 5 (2.5m x 5m) NA NA NA NA NA |
| | 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) _____ _____ | | NA NA 1 (3.5m x 7m) NA NA NA |

| 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 | <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"/> |
| Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, Swept Path Analysis and Site Photos | | |
| <u>Reports 報告書</u> | | |
| 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。



Ref: LDS/PLAN/7176

Section 16 Planning Application

**Proposed Temporary Shop and Services for a Period of 3 Years at
Lots 4055, 4056(Part) and 4057 in D.D.116 and Adjoining Government Land,
Tai Kei Leng, Yuen Long, N.T.**

Planning Statement

Applicant
Sze Kam Wah (佘錦華)

Prepared by
Lawson David & Sung Surveyors Limited

September 2025

Executive Summary

This planning statement is prepared in support of a planning application for proposed temporary shop and services ("the proposed development") for a period of 3 years at Lots 4055, 4056(Part) and 4057 in D.D.116 and Adjoining Government Land, Tai Kei Leng, Yuen Long, N.T. (the "Application Site").

The Application Site, covering an area of about 915 sq.m. (including Government land of about 15 sq.m.), falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023. According to the Notes of the OZP, 'Shop and Services' is a Column 2 use of the "R(D)" zone, which requires planning permission from the Town Planning Board (the "Board").

The Application Site is currently vacant and surrounded by village houses/residential dwellings. To satisfy the local demand for grocery goods, the Applicant intends to use the Application Site for a grocery shop to serve the local villagers and residents.

The Applicant proposes to erect two 1-storey (height: about 7m) shop and services with a floor area of about 127 sq.m. and 229 sq.m. respectively at the eastern portion of the Application Site. The Applicant will reuse the existing 2-storey (height: about 5m) converted containers as guard room and ancillary office with a gross floor area of about 30 sq.m. Meanwhile, the existing 1-storey (height: about 3m) rain shelter and 1-storey (height: about 2.5m) cover for staff parking spaces onsite will be retained by the Applicant.

The Applicant will maintain the existing ingress/egress point and pedestrian access with about 7.5m and 3.4m in width respectively at the western boundary connecting Tai Shu Ha Road East. The proposed development will provide 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 5 private car parking spaces (2.5m x 5m) for staff/visitors. The proposed hours of operation at the Application Site are 8am to 9pm daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development will meet local demand for grocery goods;
2. The proposed development does not contravene the planning intention of "R(D)" zone;
3. There are similar approvals for shop and services use in the same "R(D)" zone;
4. The proposed development is considered not incompatible with the surrounding land uses;
5. The proposed development will promote optimization of valuable land resources; and
6. The proposed development will not generate adverse traffic, drainage and environmental impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界元朗大旗嶺丈量約份第 116 約地段第 4055 號，第 4056 號(部分)及第 4057 號及毗連政府土地(“申請地點”)，作為期三年的擬議臨時商店及服務行業(“擬議發展”)的規劃申請。

申請地點的面積約 915 平方米(包括政府土地約 15 平方米)，座落於在 2023 年 12 月 15 日刊憲的大棠分區計劃大綱核准圖 (圖則編號：S/YL-TT/20)上的「住宅(丁類)」地帶。根據該大綱圖的註釋，「商店及服務行業」屬「住宅(丁類)」地帶內的第二欄用途，需先向城市規劃委員會(“城規會”)提出申請。

申請地點現時為空置土地及四周被村屋/住用構築物包圍。為滿足該區對糧油食品的需求，申請人擬將申請地點用作雜貨店用途，以服務本地村民/居民。

申請人擬議於申請地點東邊興建兩座一層高(高度約 7 米，樓面面積各約 127 平方米及 229 平方米)的商店。申請人亦會重用現有兩層(高度約 5 米，總樓面面積約 30 平方米)的改裝貨櫃作保安室及附屬辦公室。同時，申請人將保留現有的一層高(高度約 3 米)的兩棚及一層高(高度約 2.5 米)的職員停車位上蓋。

申請人會沿用現時位於申請地點西面，連接大樹下東路的車輛出入口(約 7.5 米闊)以及行人通道(約 3.4 米闊)。申請地點亦設有 1 個輕型貨車上落貨位 (3.5 米 x 7 米)和 5 個供職員/訪客使用的私家車停車位 (2.5 米 x 5 米)。擬議發展的營運時間為星期一至日(包括公眾假期)上午 8 時至晚上 9 時。

本規劃申請的理據為：

1. 擬議發展將滿足該區對糧油食品的需求；
2. 擬議發展不會違背「住宅(丁類)」地帶的規劃意向；
3. 在同一「住宅(丁類)」地帶內有類近商店及服務行業用途申請獲得規劃許可；
4. 擬議發展與周邊土地用途兼容；
5. 擬議發展可有效利用寶貴的土地資源；及
6. 擬議發展不會對附近的交通、排水及環境構成不良的影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary shop and services (the “proposed development”) for a period of 3 years at Lots 4055, 4056(Part) and 4057 in D.D.116 and adjoining Government land, Tai Kei Leng, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 915 sq.m. (including Government land of about 15 sq.m.), falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023. According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use of the “R(D)” zone, which requires planning permission from the Board.

The Application Site is currently vacant and surrounded by village houses/residential dwellings. To satisfy the local demand for grocery goods, the Applicant intends to use the Application Site for a grocery shop selling commodities such as eggs, canned food, condiments, noodles, snacks, drinks, etc. to serve the local villagers and residents.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 915 sq.m. (including Government land of about 15 sq.m.), is located at Tai Kei Leng, Yuen Long, N.T. and abuts Tai Shu Ha Road East. The Application Site is a piece of flat land. It is currently vacant, formed, and partially fenced off (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding areas are predominantly rural residential in nature, which comprise of village houses/residential dwellings intermixed with open storage/storage yards and workshops. The Application Site is surrounded by temporary structures at its north and south. To the immediate south within the same “R(D)” zone is an approved shop and services (Application No. A/YL-TT/692) by the Board on 14.2.2025. To the further southeast along Tai Shu Ha Road East are other villages, Tong Tau Po Tsuen and Nga Yiu Tau. To the northeast is Kong Tau San Tsuen and Kong Tau Tsuen. To the west is Shung Ching San Tsuen and Shui Tsiu Lo Wai.

2.3 Accessibility

The Application Site is directly accessible from Tai Shu Ha Road East. The existing vehicular ingress/egress point and pedestrian access of about 7.5m and 3.4m wide respectively are located at the western boundary. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and are demised as agricultural use with lease term for 75 years, from 1.7.1898 and are renewable for a further term of 24 years.

The Applicant is the registered owner of the subject lots. The subject lots are currently subject to Short Term Wavier (STW) No. 2805 for agricultural structures. The Applicant will inform the Lands Department (LandsD) to revise the current STW for the proposed structures upon obtaining planning approval for this application.

Meanwhile, the Application Site includes a strip of Government land of about 15 sq.m., which is under Short Term Tenancy (STT) No. 1836. The Applicant will inform the LandsD to revise the existing STT for the proposed development upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023. The planning intention of “R(D)” zone is “primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.”

According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use of the “R(D)” zone, which requires planning permission from the Board.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Applications within the Same “R(D)” Zone

6 applications for similar shop and services use were approved by the Board within the last 3 years in the same “R(D)” zone. These approved applications are summarized as follows:

| Application No. | Applied Use | Site Area (m ²) | Floor Area (m ²) | Decision | Date of Approval |
|--------------------------|--|-----------------------------|------------------------------|--------------------------|------------------|
| A/YL-TT/586 ^A | Proposed Temporary Shop and Services for a Period of 3 Years | 1,000 | 380 | Approved with conditions | 3.3.2023 |
| A/YL-TT/598 | Proposed Temporary Shop and Services for a Period of 3 Years | 450 | 228 | Approved with conditions | 28.7.2023 |
| A/YL-TT/633 | Proposed Temporary Shop and Services for a Period of 3 Years | 660 | 620 | Approved with conditions | 10.5.2024 |
| A/YL-TT/653 ^B | Proposed Temporary Shop and Services for a Period of 3 Years | 260 | 154 | Approved with conditions | 2.8.2024 |
| A/YL-TT/680 ^A | Proposed Temporary Shop and Services for a Period of 3 Years | 1,000 | 380 | Approved with conditions | 10.1.2025 |
| A/YL-TT/692 ^B | Proposed Temporary Shop and Services for a Period of 3 Years | 260 | 221 | Approved with conditions | 14.2.2025 |

^{A, B} The applications involve the same site

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant proposes to use the Application Site for temporary shop and services (i.e. grocery shop) for a period of 3 years. The proposed development intends to serve the local villagers and residents and will help meet the local demand for grocery goods.

The Application Site has an area of about 915 sq.m. (including Government land of about 15 sq.m.). The Applicant proposes to erect two 1-storey (height: about 7m) shop and services with a floor area of about 127 sq.m. and 229 sq.m. respectively at the eastern portion of the Application Site. The Applicant will reuse the existing 2-storey (height: about 5m) converted containers as guard room and ancillary office with a gross floor area of about 30 sq.m. Meanwhile, the existing 1-storey (height: about 3m) rain shelter and 1-storey (height: about 2.5m) cover for staff parking spaces onsite will be retained by the Applicant (see Layout Plan at **Figure 4**).

The Applicant will retain the existing fencings (i.e. 2.5m high corrugated metal sheets, chain-link fence and retaining wall) along the site boundary while the remaining open boundary will not be fenced off to provide access for the residents of the nearby village houses.

The key development parameters of the application are shown below:-

| Applied Use | Proposed Temporary Shop and Services for a Period of 3 Years |
|---------------------------------|---|
| Site Area | About 915 sq.m. |
| Total Floor Area (Non-domestic) | About 426 sq.m. |
| No. of Structures | 5 <ul style="list-style-type: none"> - 2 proposed 1-storey shop and services - 1 proposed 2-storey guard room (G/F) and ancillary office (1/F) - 1 proposed 1-storey rain shelter - 1 proposed 1-storey cover for staff parking space |
| Height of Structures | About 2.5 – 7m (1-2 storeys) |
| No. of Parking Spaces | 5 nos. (2.5m x 5m) for private cars <ul style="list-style-type: none"> - 3 parking spaces for visitors - 2 parking spaces for staff |
| No. of Loading/Unloading Space | 1 no. for light goods vehicle (3.5m x 7m) |

4.2 Site Operations

The proposed hours of operation at the Application Site are 8am to 9pm daily from Mondays to Sundays (including public holidays). The proposed development will be a grocery shop selling commodities (such as eggs, canned food, condiments, noodles, snacks, drinks, etc.), which is a non-polluting commercial use in nature and will mainly serve the local villagers and residents. It is anticipated that customers of the proposed grocery shop would mainly visit the Application Site on foot.

4.3 Traffic Arrangement

The Applicant will maintain the existing vehicular ingress/egress point (about 7.5m wide) and pedestrian access (about 3.4m wide) located at the western boundary of the Application Site connecting to Tai Shu Ha Road East (see **Figure 3**). The Applicant will provide 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 5 private car parking spaces (2.5m x 5m) for staff/visitors. The existing pedestrian access will continue to be used as a right-of-way for the surrounding villagers / residents.

A swept path analysis (see **Figure 5**) has been prepared to demonstrate that satisfactory manoeuvring of light good vehicle entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient spaces for vehicle manoeuvring have been reserved within the Application Site such that no vehicle has to queue back to or reverse onto/from Tai Shu Ha Road East.

The Applicant will also implement the following traffic management measures to ensure no queuing of vehicles outside the Application Site and pedestrian safety:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the goods;
- (ii) All goods vehicles will leave the Application Site after loading/unloading activities;
- (iii) On-site staff will be deployed at the guard room to manage the in and out traffic flow during the operation hours. Vehicles entering the site would be directed to the loading/unloading or car parking spaces to avoid blocking of the ingress/egress; and
- (iv) The Applicant will maintain the existing pedestrian route / access to ensure pedestrian safety.

In addition, according to the Applicant, trip for transporting the grocery goods to the Application Site made by the light goods vehicles will not be more than 2 round trips daily at non-peak hours (between 10am – 4pm). Since most customers will be from the surrounding villages, they will head to the Application Site on foot or by public transports, the number of generated trips from the proposed development will not be more than 3 trips during peak hours, which could be absorbed by the existing road.

The estimated traffic arising from the proposed development is as follows:

| Time | No. of Trips (Light Goods Vehicles) | | No. of Trips (Private Vehicles) | | | |
|-----------------------|--|-----|---------------------------------|-----|------------|-----|
| | | | (Staff) | | (Visitors) | |
| | In | Out | In | Out | In | Out |
| 07:00-08:00 | 0 | 0 | 2 | 0 | 0 | 0 |
| 08:00-09:00 (AM Peak) | 0 | 0 | 0 | 0 | 3 | 3 |
| 09:00-10:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 10:00-11:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 11:00-12:00 | 1 | 1 | 0 | 0 | 3 | 3 |
| 12:00-13:00 | 1 | 1 | 0 | 0 | 3 | 3 |
| 13:00-14:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 14:00-15:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 15:00-16:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 16:00-17:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 17:00-18:00 (PM Peak) | 0 | 0 | 0 | 0 | 3 | 3 |
| 18:00-19:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 19:00-20:00 | 0 | 0 | 0 | 0 | 3 | 3 |
| 20:00-21:00 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21:00-22:00 | 0 | 0 | 0 | 2 | 0 | 0 |

4.4 Drainage Proposal

No drainage facilities can be found within the Application Site while public drains are located outside the western boundary. The Applicant will provide drainage facilities within the site to allow surface runoff to be collected and diverted from the Application Site to the existing public drains. The Applicant will submit a drainage proposal to demonstrate the drainage facilities arrangement upon approval of this application.

4.5 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department. The Applicant will submit a FSIs proposal upon approval of this application.

4.6 Landscape

The Application Site is currently formed with no trees found within the site. Meanwhile, several trees of various species are found outside the western boundary. These existing trees outside the site boundary will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development.

The Application Site is located within an area of rural residential character, comprising of mostly village houses / residential dwellings. Since the proposed development is intended to serve the local villagers / residents, the proposed development is not in conflict with the surrounding use. With similar building height and scale as the surrounding structures, the proposed development is therefore considered not incompatible to the landscape character of surrounding area.

4.7 Environmental Consideration

The nature of the proposed development will merely involve shop and service use and the Applicant will undertake the following mitigation measures:-

- (a) The operation hours will be restricted from 8am to 9pm on Mondays to Sundays;
- (b) Trips for transporting the grocery goods to the Application Site made by light goods vehicles will not be more than 2 round trips daily at non-peak hours (between 10am – 4pm);
- (c) No public announcement system and loud speaker will be used on the site;
- (d) The existing trees outside the Application Site will not be disturbed by the Applicant;
- (e) The existing fencings along site boundary will be maintained by the Applicant; and
- (f) Any waste generated by the proposed development will be treated and removed on a regular basis by contractor in order to avoid any hygienic nuisance to the surroundings.

5. Planning Justifications

5.1 Meeting Local Demand for Grocery Goods

With several local villages nearby, the proposed development is intended to meet the local demand for grocery goods. While several local shops are sparsely located in the area, majority of the local villagers and residents have to travel to Yuen Long city centre to purchase grocery goods. The proposed development is conveniently located at Tai Shu Ha Road East, in which local villagers / residents of the surrounding villages in the locality can easily head to purchase grocery goods. Therefore, the proposed development can meet the local demand for grocery goods.

5.2 Not Contravene the Planning Intention of “R(D)” Zone

The Application Site falls within an area zoned “R(D)” on the Tai Tong OZP No. S/YL-TT/20. There is no known long term residential development in the area. Meanwhile, the Applicant, who is the land owner of the subject lots, also has no intention to develop the Application Site for residential uses. As such, the Application Site is unlikely be developed for residential uses in the short to medium term. Since the proposed development is intended to serve the local villagers / residents, it will complement the surrounding village houses and residential dwellings and meet the local demand for grocery goods. Additionally, given the temporary nature of the proposed development, it would not jeopardize the long-term planning intention of “R(D)” zone.

5.3 Similar Approvals for Shop and Services Use in the same “R(D)” Zone

As mentioned in para. 3.3, the Board has previously approved 6 applications (Nos. A/YL-TT/586, 598, 633, 653, 680 and 692) for similar shop and services use within the same “R(D)” zone in the last three years. With similar applications approved in the vicinity, approval of this application is considered acceptable within the subject “R(D)” zone and in line with previous decisions of the Board.

5.4 Not Incompatible with the Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding areas comprise of mostly village houses/residential dwellings. Since the proposed development is intended to serve the local villagers / residents, the proposed development could co-exist well with the existing surrounding land uses without inflicting any environmental impacts. Given the approval of similar shop and services application (No. A/YL-TT/692) at the immediate south of the Application Site, the proposed development is considered not incompatible with other development/facilities in the adjacent areas in terms of nature and scale of use. Therefore, approval of this application would not result in any interface problems with the surrounding areas.

5.5 Optimization of Valuable Land Resources

The Application Site is currently vacant with no foreseeable future development. As the planning intention of “R(D)” zone is not contravened as mentioned above, the proposed development can offer an interim solution to optimize valuable land resources that can complement the surrounding uses and satisfy the local demand for grocery goods from the surrounding villages. Since the Applicant will upkeep the maintenance of the Application Site, it can encourage better management of the quality of the Application Site and avoid land degradation from lack of maintenance.

5.6 No Adverse Impacts on the Surrounding Areas

Owing to the nature and small scale of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

With reference to para. 4.3, since the majority of customers will head to the Application Site on foot, the proposed development will not attract high traffic influx in the area and can be absorbed by existing road. The frequency of delivery trips by light goods vehicles to and from the Application Site will be low (estimated to be not more than 2 round trips per day). Meanwhile, the design of the proposed development has also taken into account of vehicular circulation and manoeuvring with sufficient spaces reserved within the Application Site, as demonstrated in the swept path analysis (see **Figure 5**). There will be no queuing of vehicles outside the Application Site under any circumstances. As such, it is anticipated that the proposed development would not have significant traffic impact to the surrounding areas.

Drainage

There are no drainage facilities within the Application Site. The Applicant will submit a drainage proposal upon approval of this application to demonstrate the drainage facilities arrangement and mitigate any potential drainage impact to the surrounding area. In this regard, no adverse drainage impact is anticipated.

Environment

As the proposed development will only be used as grocery shop, it would not generate adverse noise, air pollution or visual intrusion. In addition, the Applicant will adopt and implement the mitigation measures mentioned in para. 4.7. to minimize any potential environmental nuisance. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

6. Conclusion

The Application Site falls within "R(D)" zone on the Tai Tong OZP No. S/YL-TT/20. The Application Site is currently vacant and the Applicant intends to use the Application Site for temporary shop and services (grocery shop) to serve local villagers and residents. In view of the site location, the existing site conditions and surrounding land uses, the proposed development is considered not incompatible with the surrounding land uses. Additionally, the Applicant, who is the land owner, has no intention to develop residential development at the Application Site with no planned long term residential development in the area. Given the temporary nature of the proposed development, it will therefore not contravene the long-term planning intentions of the "R(D)" zone.

Meanwhile, the proposed development will meet the local demand for grocery goods. Similar applications have also been approved by the Board in the same "R(D)" zone, indicating that the proposed use is both compatible and suitable in land use term, at least on a temporary basis of 3 years. It is also anticipated that the proposed development will not generate adverse impacts to the surrounding environment, and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions. The proposed development could therefore be considered an ideal interim solution to optimize valuable land resource.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
September 2025

Figures

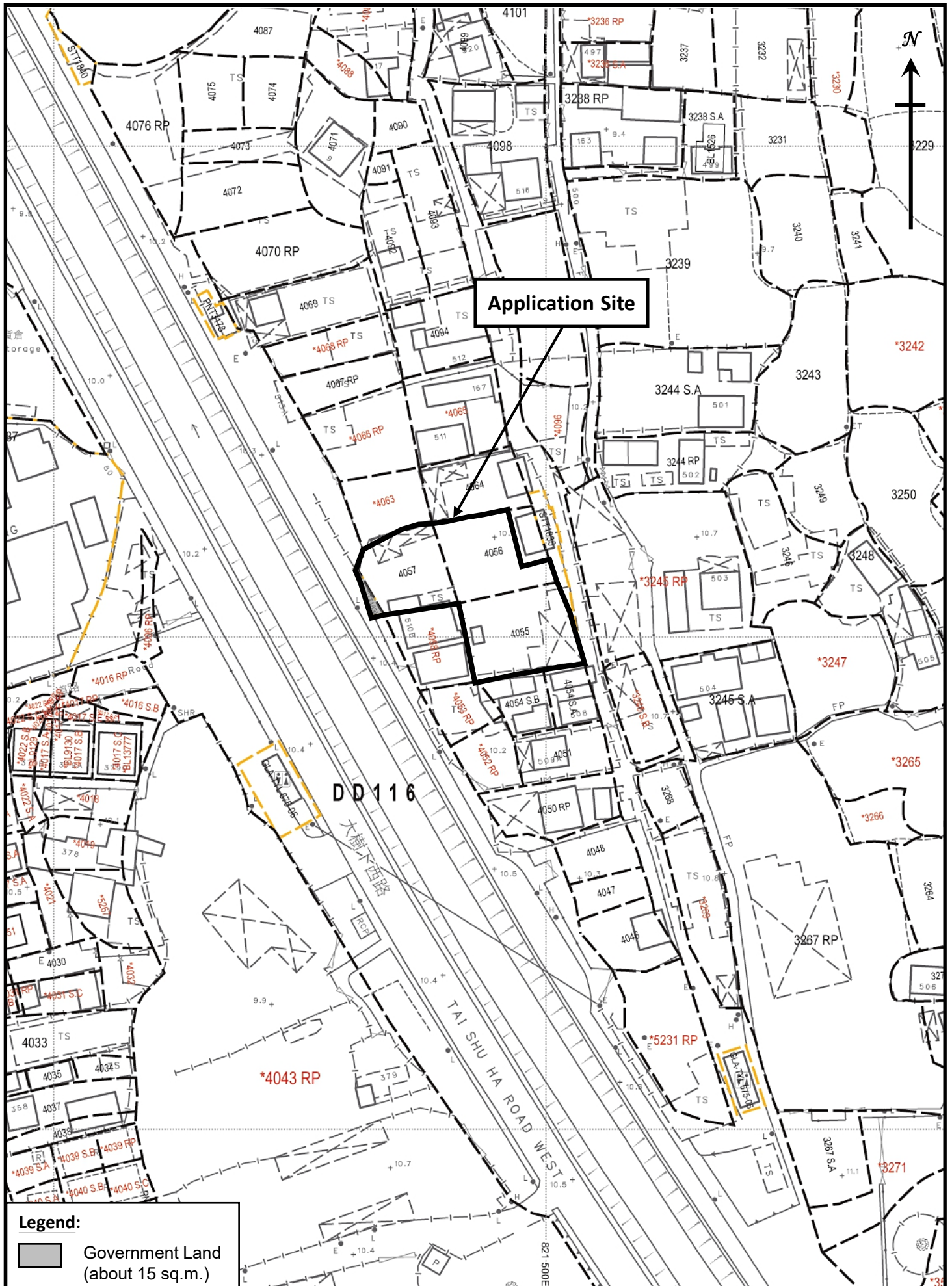
- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Swept Path Analysis – Light Goods Vehicle




1 : 7500

(Extract from Approved Tai Tong
Outline Zoning Plan No. S/YL-TT/20)





Legend:

 Government Land
(about 15 sq.m.)

Lot Index Plan

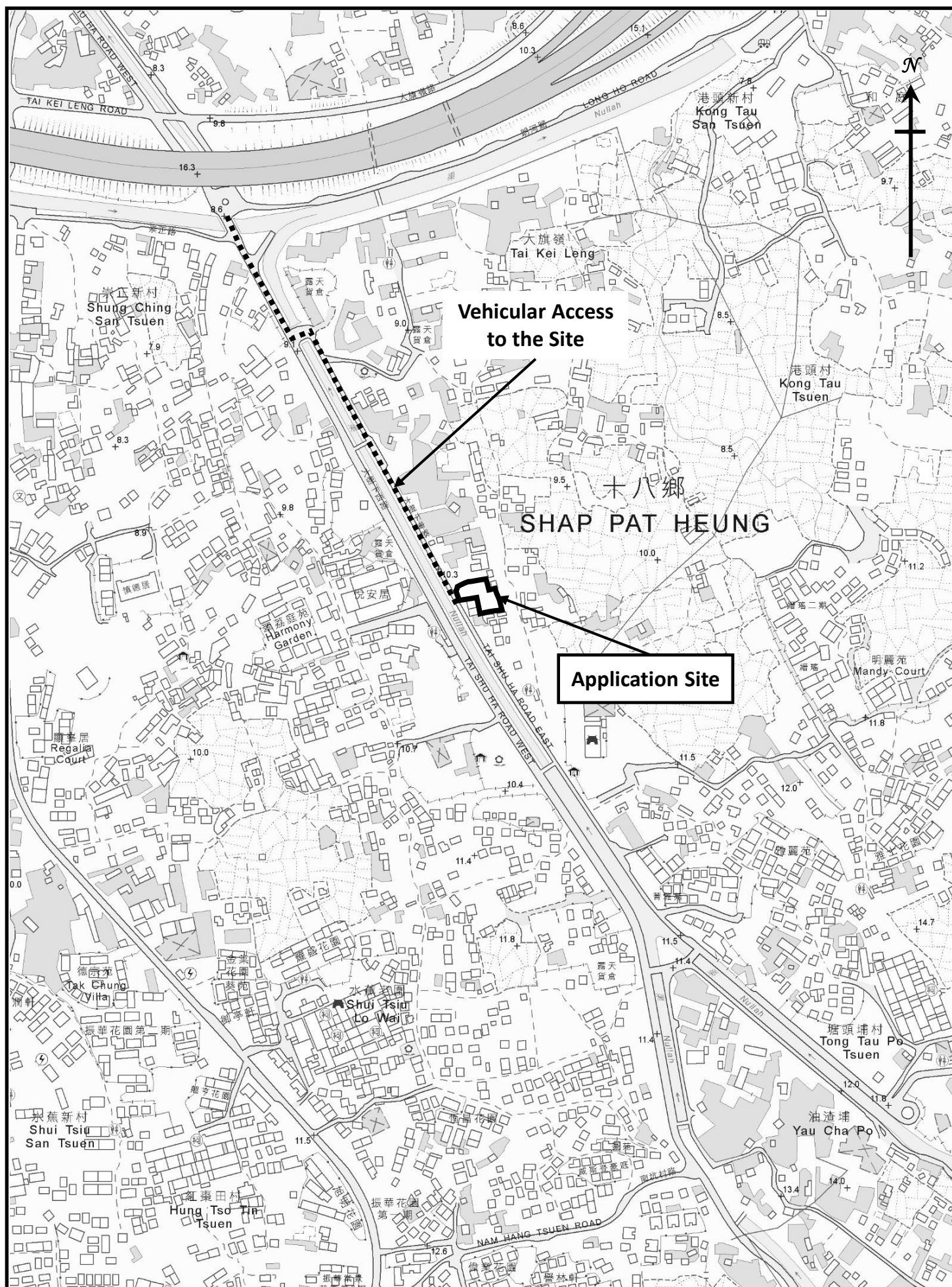
Figure 2

1 : 1000



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Vehicular Access to the Application Site

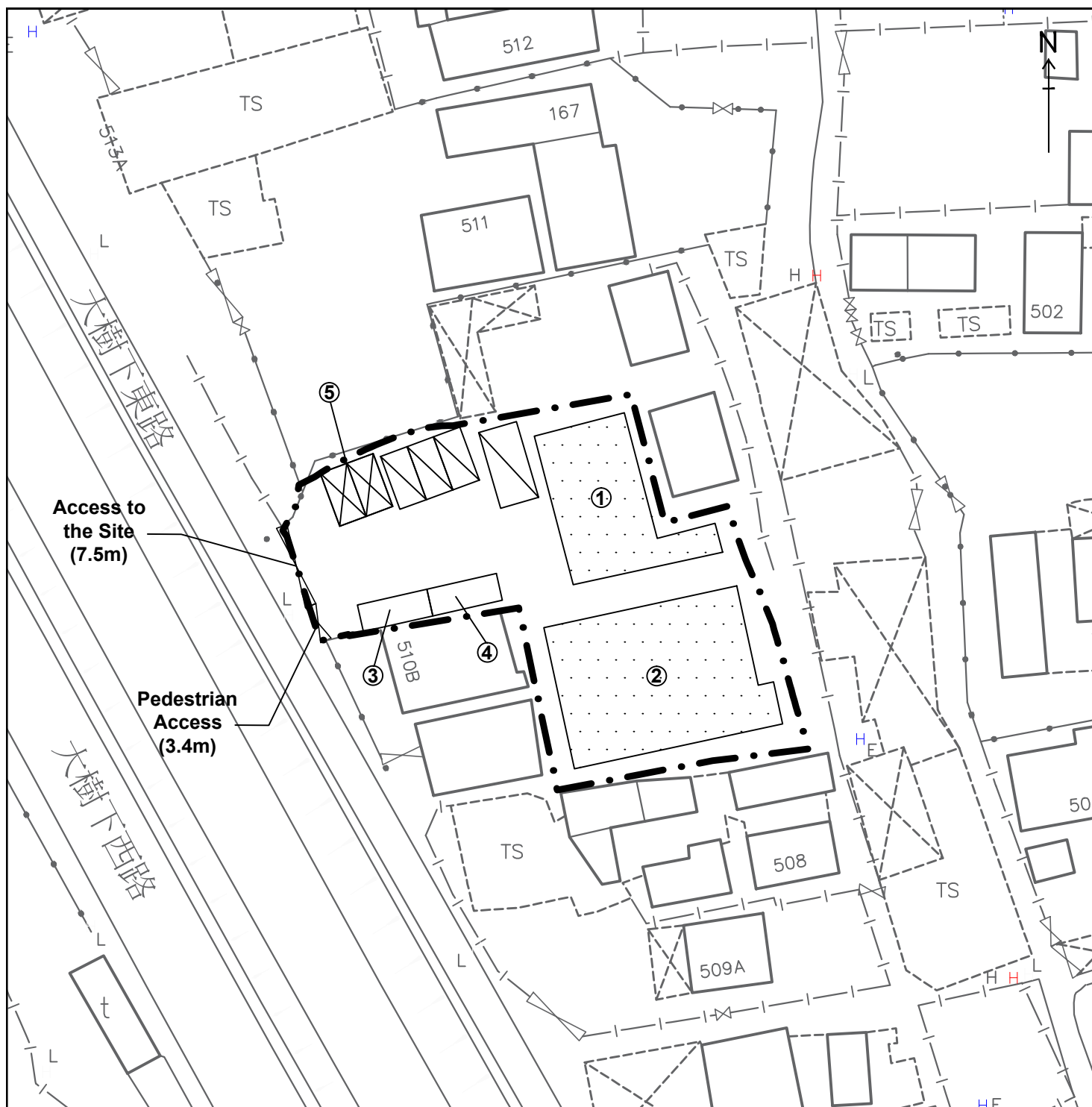
Figure 3

1 : 5000



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| Structure No. | Uses | No. of Storey | Floor Area (m ²) | Height (m) |
|---------------|---|---------------|------------------------------|------------|
| 1 | Shop and Services | 1 | 127 | 7.0 |
| 2 | Shop and Services | 1 | 229 | 7.0 |
| 3 | Guard Room (G/F) and Ancillary Office (1/F) | 2 | 30 | 5.0 |
| 4 | Rain Shelter | 1 | 15 | 3.0 |
| 5 | Covered Parking Spaces (2 nos.) for Staff | 1 | 25 | 2.5 |

Legend:

- Application Site (Area: about 915m²)
- Temporary Structures for Shop and Services Use
- Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m)
- Parking Spaces for Visitors (2.5m x 5m)
- Parking Spaces for Staff (2.5m x 5m)

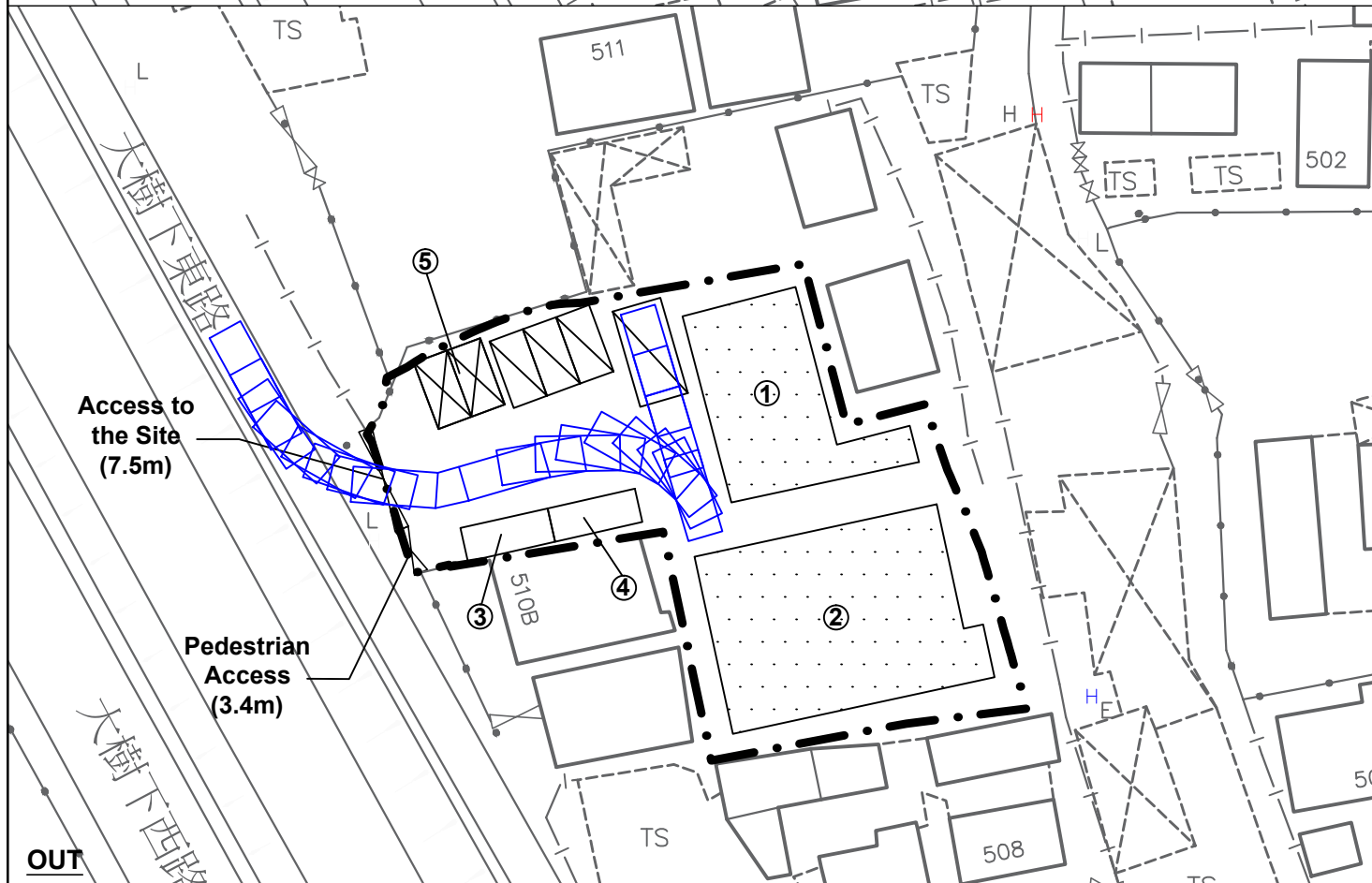
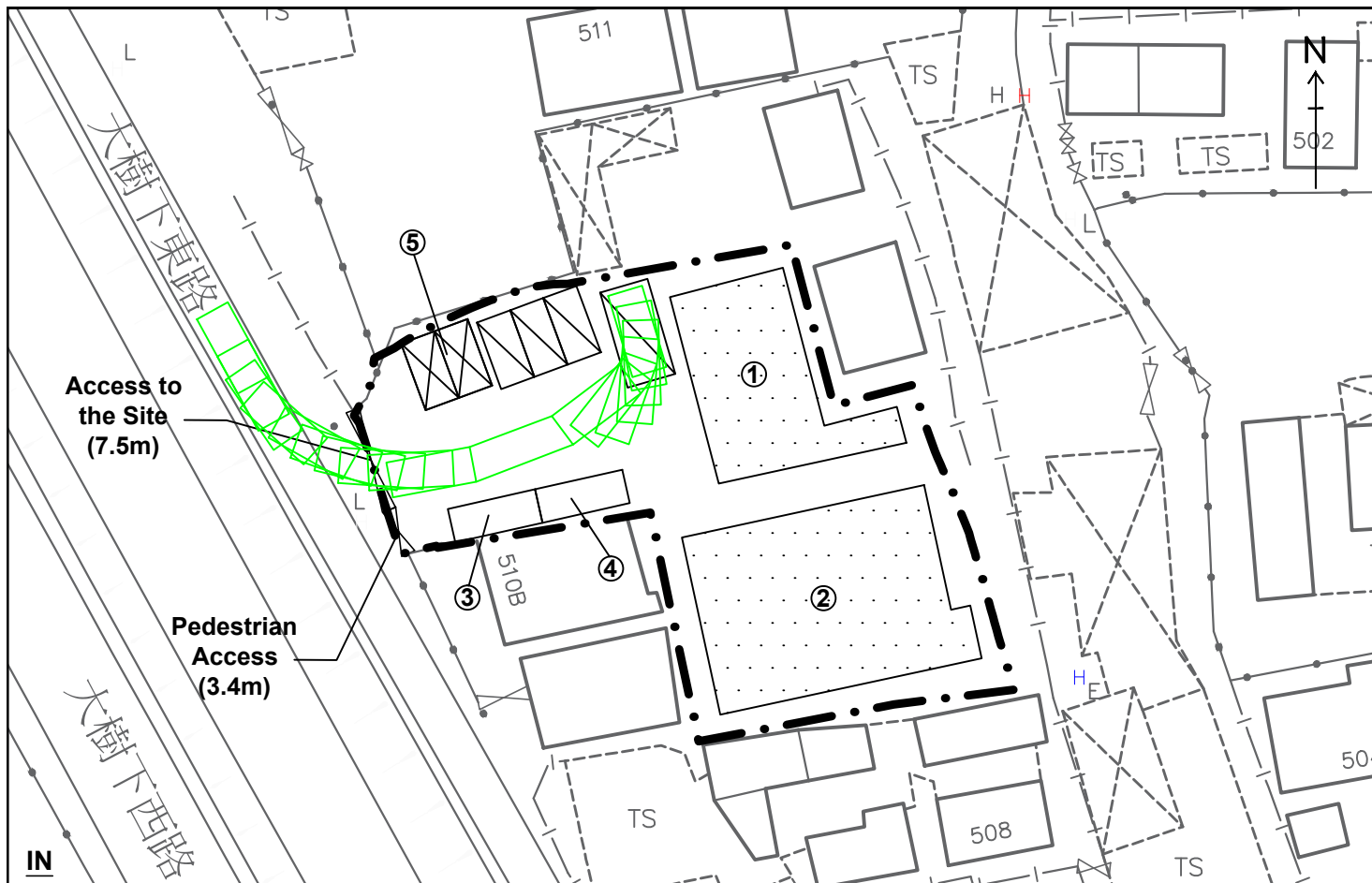
Indicative Layout Plan

Figure 4

Scale 1:500(A4)



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Swept Path Analysis - Light Goods Vehicle

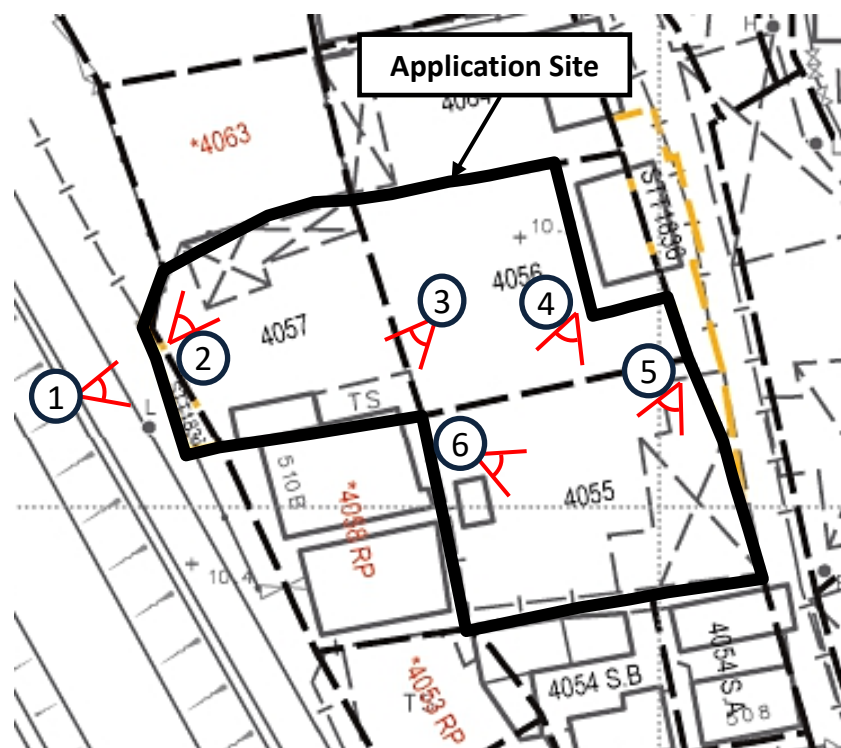
Figure 5

Scale 1:500(A4)



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Site Photos



Legend:



Viewpoint of the Photo



Photo No.

Existing Condition of the Application Site

Site Photos

**Similar s.16 Applications within the Same “Residential (Group D)” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC)</u> |
|---|-------------------------------|---|---|
| 1 | A/YL-TT/586 | Temporary Shop and Services for a Period of 3 Years | 3.3.2023 [revoked on 3.9.2024] |
| 2 | A/YL-TT/598 | Temporary Shop and Services for a Period of 3 Years | 28.7.2023 [revoked on 28.4.2024] |
| 3 | A/YL-TT/633 | Temporary Shop and Services for a Period of 3 Years | 10.5.2024 |
| 4 | A/YL-TT/653 | Temporary Shop and Services for a Period of 3 Years | 2.8.2024 [revoked on 2.2.2025] |
| 5 | A/YL-TT/680 | Temporary Shop and Services for a Period of 3 Years | 10.1.2025 |
| 6 | A/YL-TT/692 | Temporary Shop and Services for a Period of 3 Years | 14.2.2025 |

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 lease modification or land exchange approved or under processing for the application site (the Site).
- Advisory comments as detailed in **Appendix IV**.

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 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 in-principle objection to the application from the public drainage point of view.
- For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary.

- Should the application be approved, conditions should be stipulated to request the applicant to submit, implement and maintain a drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

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 at 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 comments on their suitability for the use proposed in the application.
- Advisory comments as detailed in **Appendix IV**.

7. Electricity Safety

- No objection to the application.
- Advisory comments 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 comments 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) any unauthorized development on the application site (the Site) would be subject to planning enforcement action;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) within the Site, the following private lot(s) is/are covered by Short Term Waiver (STW) and (Short Term Tenancy) (STT), details of which are listed below; and

| STW/STT No(s). | Lot Nos/GL in D.D. 116 | Permitted Use | Permitted built-over-area/Height | Tenancy Area |
|-----------------------|-------------------------------|-----------------------------------|---|---------------------|
| STW2805 | 4055 | Storage of construction materials | 105m ² /5m | N.A. |
| | #4056 | | 40m ² /5m | |
| | 4057 | | 40m ² /5m | |
| STT1836 | #GL | | 40m ² | 85m ² |

#There are existing structure(s) on the lot/GL not covered by the planning application.

- (iii) the STW and STT holder(s) will need to apply to LandsD 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 such application(s) 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 LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comment of the Commissioner for Transport that:

sufficient manoeuvring space should 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) HyD should not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road East;
 - (ii) the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing

adjacent pavement; and

- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection:
 - (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 implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
- (f) to note the comments of the Director of Fire Services that:
 - (i) the relevant layout plans should be incorporated with the proposed fire service installations (FSIs) to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed 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 UBWs on the Site under the BO;
 - (v) five structures are proposed in the application. Before any new building works

(including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBWs 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 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

(h) to note the comments 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, organising 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 concerned 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.

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tpbpd/PLAND

寄件者: [REDACTED]
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主旨: A/YL-TT/740 DD 116 Tai Kei Leng
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A/YL-TT/740

Lots 4055, 4056 (Part) and 4057 in D.D. 116 and Adjoining Government Land, Tai Kei Leng, Yuen Long

Site area: About 915sq.m Includes Government Land of about 15sq.m

Zoning: "Res (Group D)"

Applied use: Shop and Services / 6 Vehicle Parking

Dear TPB Members,

According to the Applicant "The proposed development will meet local demand for grocery goods". However less than 40% of the site to be occupied by buildings. Then there is the container style guardhouse.

A reasonable assumption is that this is at most an outlet for trade in construction materials, with some of them stored outside. This to get around the failure of a previous application whereby warehouse was rejected.

Members have a duty to look into matters from an objective angle instead of rubber stamping the recommendations of PlanD.

Mary Mulvihill