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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 1750
	Date Received 收到日期	2025-11-11

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Concut Engineering Limited

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

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

ching yeung (hk) Development Consultant Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 936 in DP 118 No. 66 Nam Hang Tsuen, Tai Tong Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 265.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 189.1 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)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong OZP no. S/TL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" "V"
(f) Current use(s) 現時用途	Vacant temporary structures for shop & services (let food retail shop) (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)

(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	Temporary shop and services (Pet food retail shop) (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 <u>Three</u> <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	..... <u>76.1</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <u>189.1</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... <u>9</u>
Proposed domestic floor area 擬議住用樓面面積	..... <u>NIL</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <u>189.1</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <u>189.1</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
<u>One storey in height used for temporary shop and services (Pet food retail shop) with ancillary office, storage and toilet.</u>	
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	..... <u>One</u>
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)	..... <u>One</u>
<u>Light Goods Vehicle (Van)</u>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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。

Please refer to paragraph 12 in the planning
Statement.

8. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

Chan Kit Ching
.....
Name in Block Letters
姓名（請以正楷填寫）

Director
.....
Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- Member 會員 / Fellow of 資深會員
 HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會
 RPP 註冊專業規劃師
 Others 其他



on behalf of
代表

Ching Yeung (HK) Development Consultant Limited
.....

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

Date 日期

19/09/2025

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 936 in DD 118 No. 66 Nam Hang Tsuen, Yuen Long, N.T.
Site area 地盤面積	265.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 MLC sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong OZP NO. S/YL-TT
Zoning 地帶	"Village Type Development" "V"
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 3 <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	Temporary shop and services (pet food retail shop) for a period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	189.1m ² <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.71 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NIL	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NIL m 米 <input type="checkbox"/> (Not more than 不多於)	
		NIL Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Ranged from 2.9m to max 4.03 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		One Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	71	%	<input 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		One
	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)		One
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		One
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>Light Goods Vehicle / Van</u>		One

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"/>
<i>Location Plan, Lot Index Plan</i>		
<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"/>
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。

PLANNING STATEMENT

Summary of Application

- Applicant:** Concut Engineering Limited
- Applied Use:** Proposed temporary shop and services (Pet food retail shop) for a period of 3 years
- Existing Use:** Temporary vacated structures (previously for storage of construction equipments, note: the storage of construction equipment is being vacated for termination of operation to comply with the enforcement notices issued by Lands Department and Planning Department)
- Location:** Lot 936 in D.D.118, No. 66 Nam Hang Tsuen, Yuen Long, N.T.
- Site Area:** 265.2 m² (about)
- Lease:** Block Government Lease (demised for agriculture use)
- Statutory Plan:** Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning:** Village Type Development (V)
(Restricted to a maximum building height of 3 storeys (8.23 m))

1. Background information

- 1.1 On 3.11.2022, the applicant, Concut Engineering Limited represented by Conrad Tang & Associates Limited sought planning permission for temporary warehouse for storage of construction equipments for a period of 3 years. The application site falls within "Village Type Development" ("V") on the draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19.
- 1.2. On 23.12.2022, the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board ("the Board") decided to reject the application (Application No. A/YL-TT/578) on the grounds : a) the applied use was not in line with the planning intention of "V" zone for Small Houses development by indigenous villagers; and b). the applied use was not compatible with the surrounding residential character.
- 1.3. On 2.2.2023, the applicant applied, under a Section 17(1) of the Ordinance for a review of RNTPC's decision of rejection by submission of further information, justifications and responses to departmental comments in support of the review application.
- 1.4. On 15.9.2023, the "Board" decided to reject the application for review on the grounds that no major change in the planning circumstances since the decision by RNTPC on 23.12.2022 and the reasons of rejection by RNTPC should be maintained.

2. Introduction of application for change of the temporary use

- 2.1 This planning statement is prepared by Ching Yeung (HK) Development Consultant Limited on behalf of Concut Engineering Limited (the "Applicant"). The applicant is the registered landowner of Lot No. 936 in D.D. 118 to seek planning approval from the Town Planning Board (the TPB) for the temporary use of Lot 936 in D.D.118 (the "Application Site") for a Pet Food retail shop. **Annex 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown at **Annex 2**.
- 2.2 The Application Site, with an area of about 265.2 sq.m, falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. According to the Notes of the OZP, temporary use of "Shop and Services" in "(V)" zone is within the uses of Column 2, requires planning permission from the Town Planning Board (the "Board").
- 2.3 The Application Site is a plot of private land of 265.2 sq. m. (about) for agriculture purpose in the Block Government Lease.

In order to facilitate the Board's consideration of this application, the following sections describe the Application Site and its surroundings, providing details of the proposed use and justifications to support the application.

3 SITE CONTEXT

The application site and its existing surrounding developments

- 3.1 The Application Site is situated at 66 Nam Hang Tsuen, Yuen Long, and the site is accessible from Tai Shu Ha Road West to its east via a local village track. **Annex 1** (Copy of Plan 1 of Job No. YL/CT/153 by Conrad Tang & Associates LTD.) shows the Application Site in its regional context.
- 3.2 The surrounding land uses & developments of the application site. **Annex 2** (Copy of Plan 2 of Job No. YL/CT/153 by Conrad Tang & Associates Ltd.) refers.
- 3.3 The surrounding areas are predominantly village houses and residential structures with scattered parking of vehicles, open storage/storage yard and unused vacant land and structures.

4. LAND STATUS

- 4.1 The area and registered owner of the subject lot is at Table 1 below:

Table 1: The Registered Owner of the Subject Lot

Lot No.	Lot Area (about)	Registered Owner
Lot 936 in DD 118	265.2 sq. m.	Concut Engineering Limited

- 4.2 The subject lot is held under Block Government Lease for agriculture use.

5. PLANNING CONTEXT

Statutory Plan

- 5.1 According to the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 5 December 2023, the Application Site falls within an area zoned "Village Type Development" ("V"). The planning intention of the "V" zone is primarily for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. (Extract of the OZP No. S/YL-TT/20 at **Annex 3** refers.)

6. DEVELOPMENT PROPOSAL

Proposed Use

- 6.1 The Applicant seeks the Board's permission for the temporary use of the Application Site for shop and services (pet food retail shop).

7. Site Layout and Design

- 7.1. The Layout Plan in **Annex 4** illustrates the proposed site configuration.

The development parameters of the Application are summarized as follows:
Storage of pet food pouches, ancillary offices and toilets are beneath canopies

Site Area	265.2 sq. m. (about)
Total Floor Area	189.1 sq. m. (about)
No. of Storeys	1 storey
Building Height	ranged from 2.9- 4.03 m (1 stores)
Site coverage	71.3%
No. of parking space	1 (for private car) 5m x 2.5 m
No. of loading/unloading space	1 (for light van/goods vehicle) 5m x 2.5m Frequency: once/twice weekly in operation hrs.
Operation hours	9:00 a.m. to 7:00 p.m. daily (no operations on Public holidays)

8. Landscape Proposal

While the application site is fully hard paved with 4 fruit trees to be retained at its four corners (Drawing 1 at **Annex 5** refers) and for temporary use, significant visual impact arising from the proposed temporary development/use is not envisaged.

9. Drainage Proposal

A new drainage system in competency with the adjoining drainage will be constructed to collect surface runoff from the Application Site including periphery U-channels and catch pits, which will then be diverted to the existing drains. The drainage facilities will be designed and implemented in accordance with criteria set out by the Drainage Services Department as an approval condition if the application is approved by the Board.

10. Environmental Consideration

In view there are no government sewerage systems in the close vicinity of the application site, drainage connection would not be feasible in terms of the topographical features & the land ownership adjoining the application site. However, the application site is free from mandatory clearance of any river, stream course, or catchment area and water gathering ground (WGG), a septic tank and soakaway system of an acceptable means for collection, treatment and disposal of the sewerage would be provided in accordance with the requirements of the Practice Note (ProPECC) PN 5/93.

Provision of on-site for recycle pouches drop-off point for waste disposal of used pet food pouches to minimise any possible impact on the surrounding environment arising from the proposed temporary development/use.

11. Geotechnical Consideration

The application site does not involve slope work for geotechnical assessment report.

12. JUSTIFICATIONS

These justifications are structured to address the planning principles and potential concerns of the RNTPC of the Town Planning Board.

- a) Alignment with the spirit of the "V" zone and local needs
Supporting the existing community:
The primary intention of the "V" zone is to provide land for development of Small Houses for indigenous villagers and to preserve the existing rural character. A pet food retail service directly supports the modern lifestyle of the villagers/residents living nearby the application site in the village where many households keep dogs for security, as companions, or have cats.
- b) Meeting an unmet local demand in rural villages :
It is in lack of convenient, local retail options for pet food supplies. Residents currently might have to travel long distances to Tuen Mun, Yuen Long town centre, or even order on line, which is inconvenient and does not support the local economy. The proposed temporary pet food shop fills a clear "retail gap" in the immediate vicinity.
- c) The proposed temporary pet food shop is a low-impact, clean retail service. It does not involve: onsite grooming or veterinary services; the boarding of animals; and any form of manufacturing or processing.
- d). No permanent alteration to the existing structures or environment.
- e). Economic and Social Benefits
Enhancing village convenience and vitality:
The proposed shop will serve as a convenient amenity, enhancing the quality of life for villagers and making the area self-contained and attractive place to live.

f). Mitigation of Potential Planning Concerns by Proactive Measures:

Traffic and parking: the operation of business will not generate significant additional traffic. Customers are expected to be local residents arriving on foot or by bicycle. Deliveries will be scheduled for off-peak hours by small to medium sized vehicles that can easily manoeuvre village roads.

Hours of operation: limited and community-friendly operating hours 9:00 a.m. to 7:00 p.m. to avoid late night disturbance.

Hygiene and

Waste Management: All pet food will be stored in sealed containers or original packaging within the shop. Waste will be securely bagged and disposed via regular licensed waste collection service to prevent odours or pests. No commercial waste will be left outside the shop premises.

g). The shop business only involves sale and packaged goods. There will be no noise from animals, machinery, or crowds.



Location Plan

Job No.: YL/CT/153

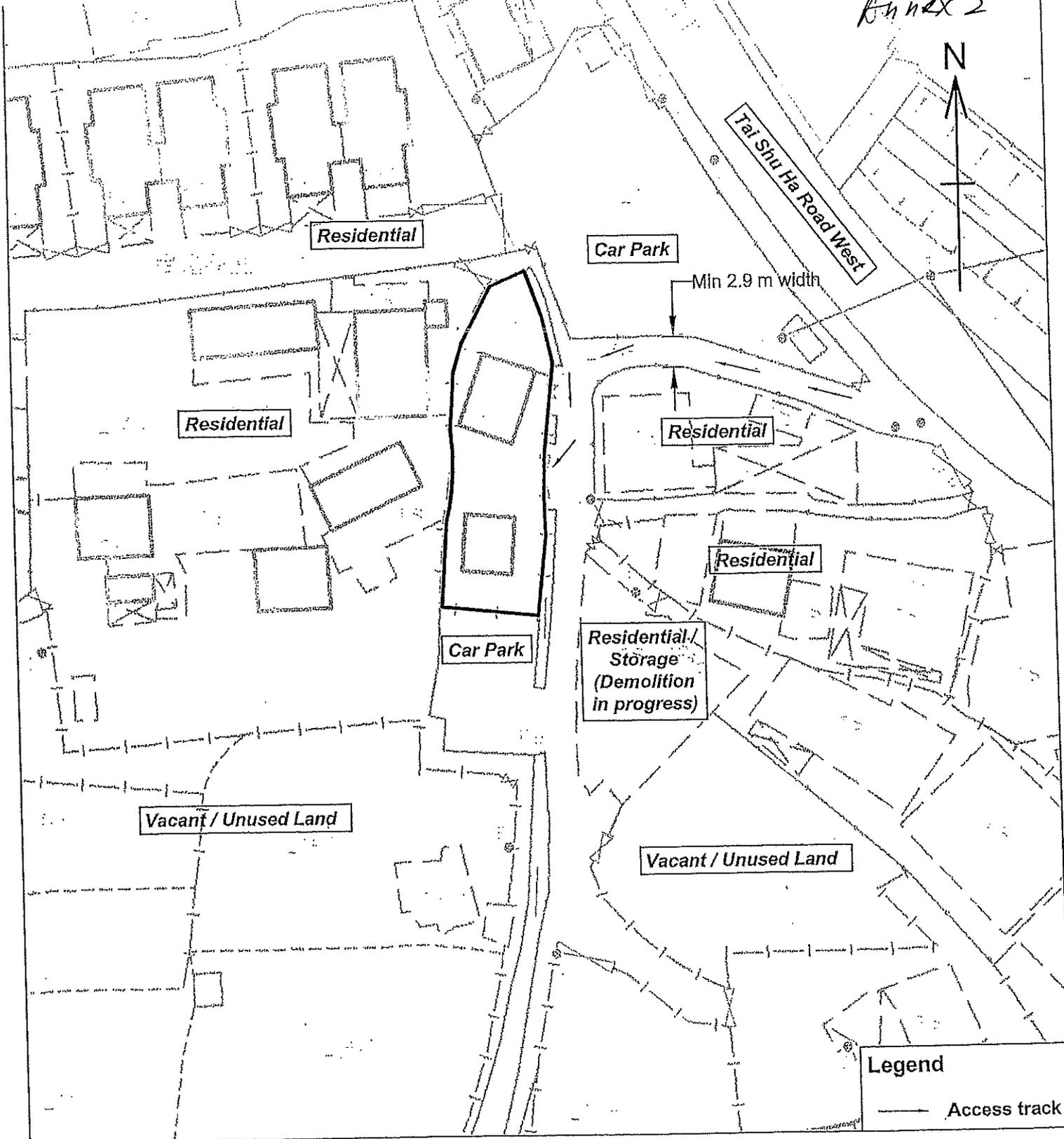
Reference No. : SYL-TT/18

Survey Sheet Nos. : T6-NW-20C & T6-NW-20D revised on 03 August 2022

Scale: 1:2500



CONRAD TANG & ASSOCIATES LIMITED



Surrounding Land Use of the application site

Job No.: YL/CT/153

Reference Plan No. : IB1000 Nos. T6-NW-20C & T6-NW-20D revised on 03 August 2022

Scale: 1:500

Remarks: Site inspection conducted on 15 September 2022


CONRAD TANG & ASSOCIATES LIMITED

Plan 2

5:21

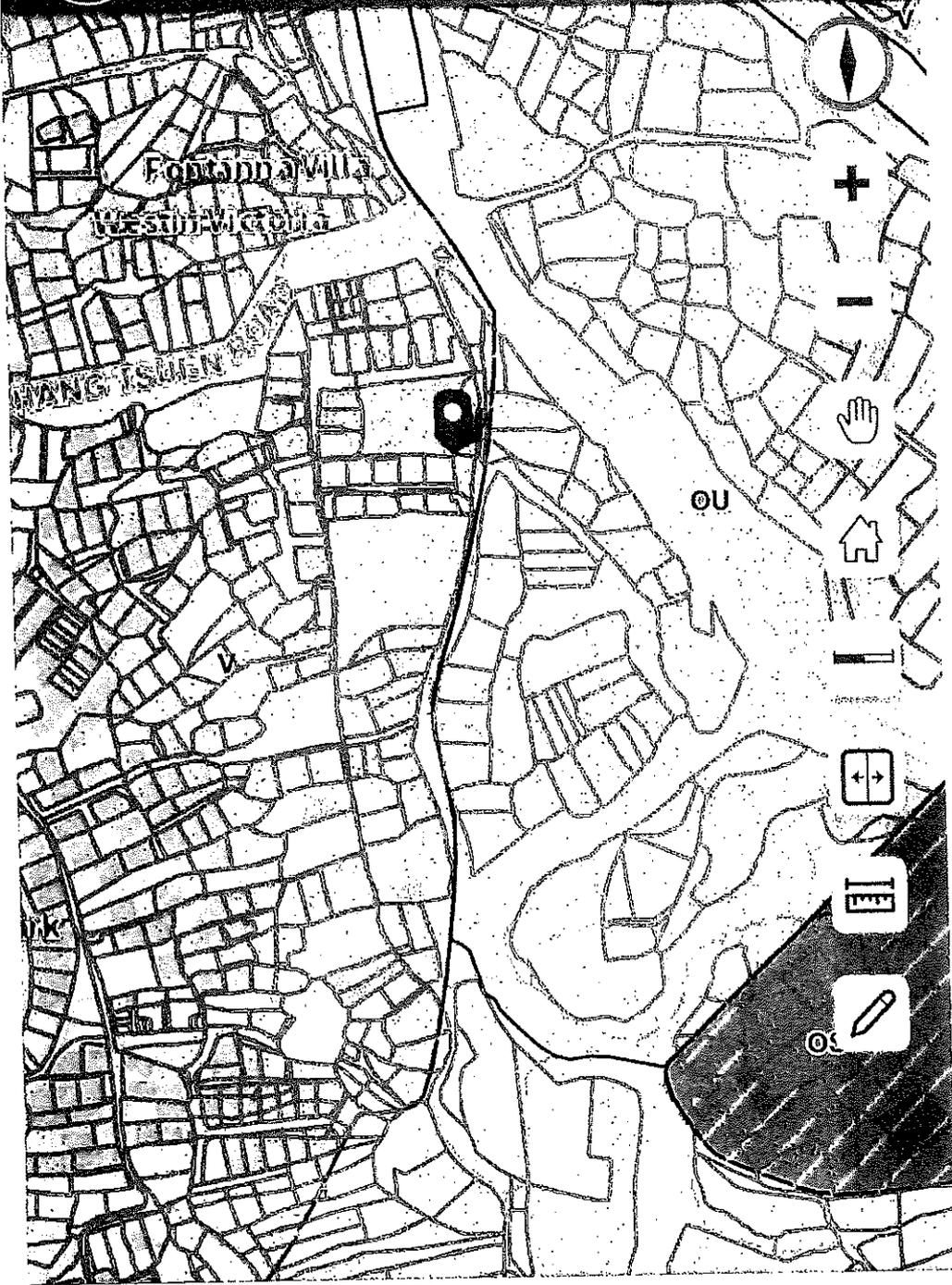
66



Town Planning Board
Statutory Planning P



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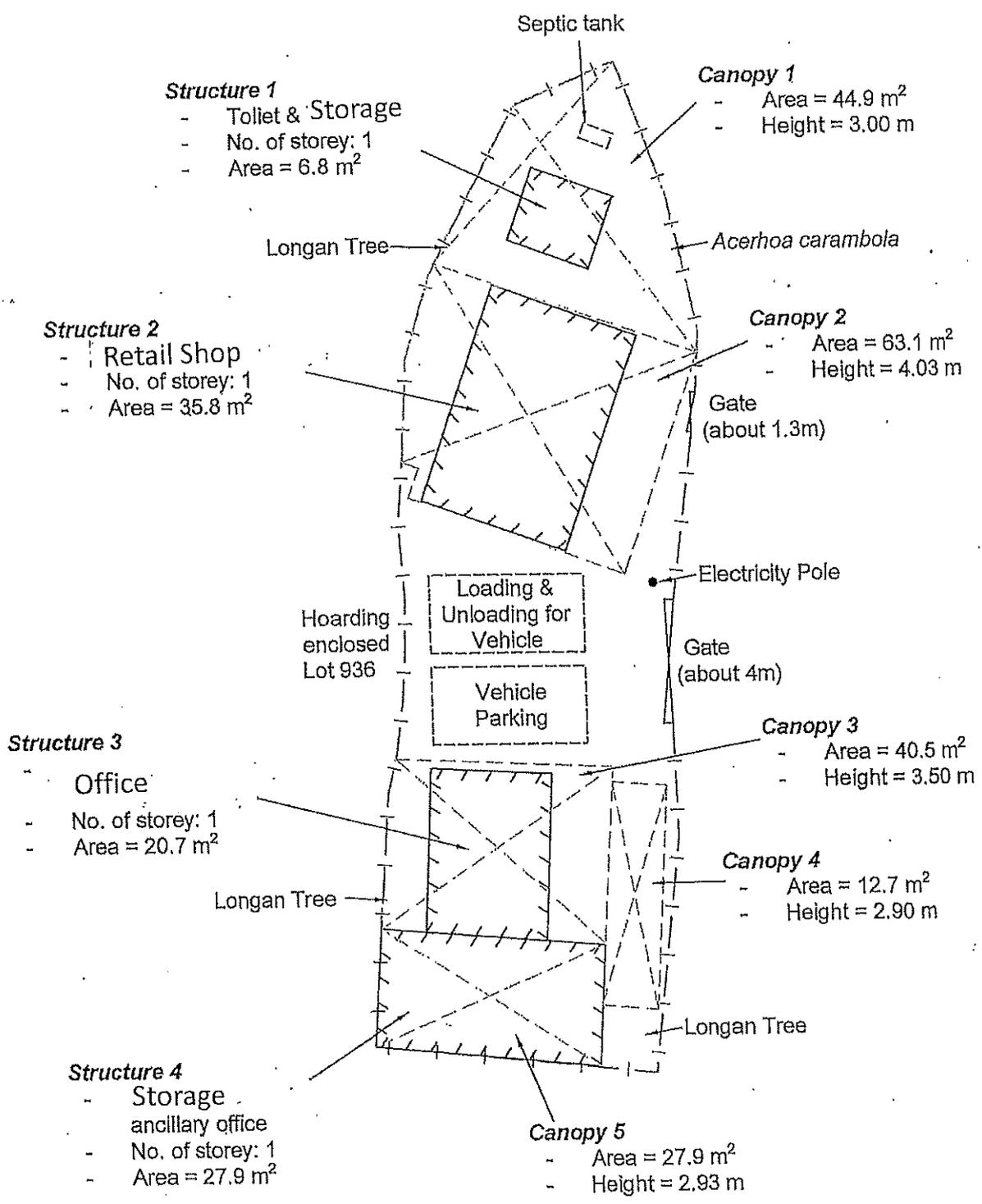


W3C WAI-AA
WCAG 2.1



ozp.tpb.gov.hk





Layout Plan

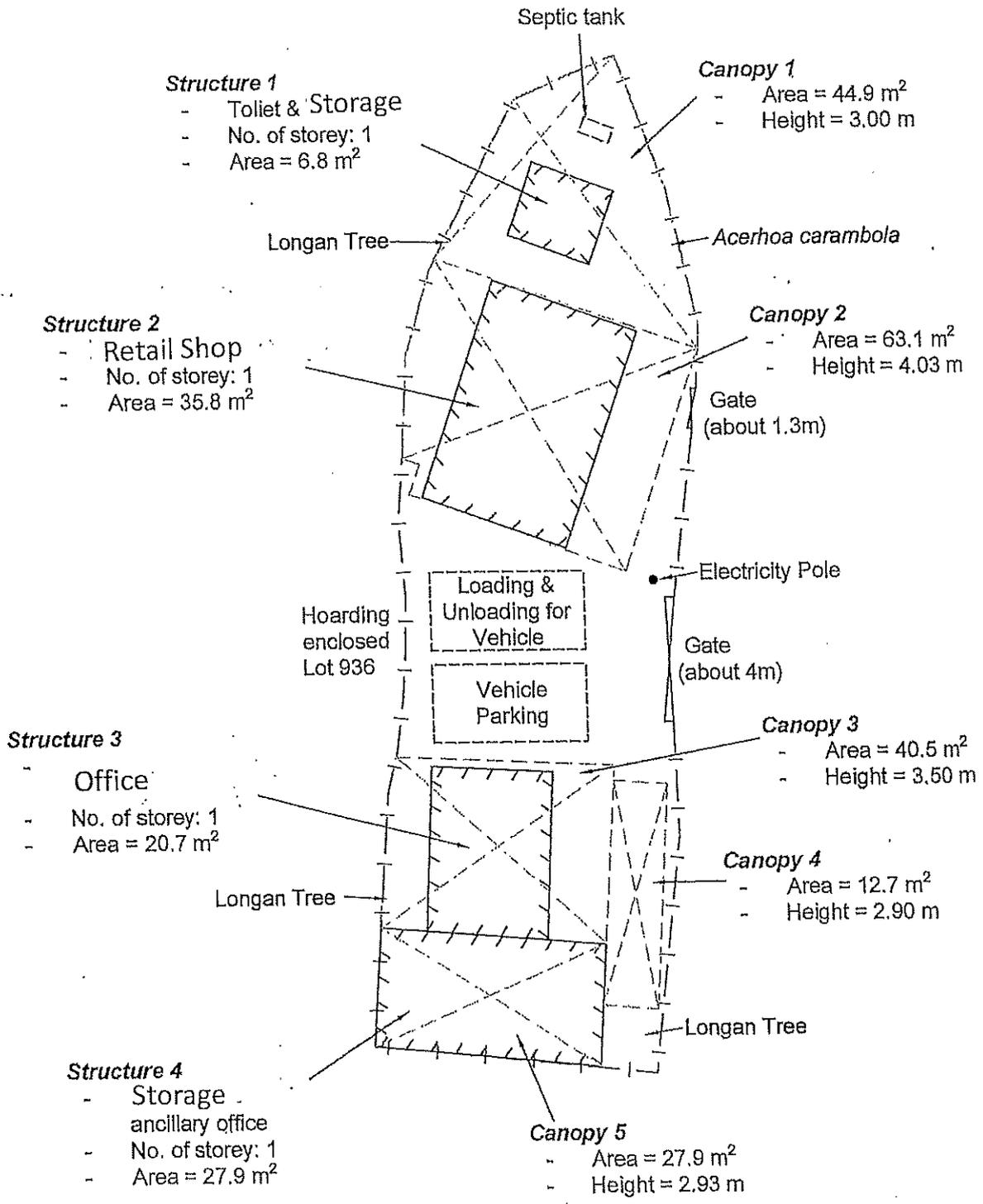
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Drawing 1

Annex 5



Layout Plan

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 Reference No. : -
 Scale: -



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Drawing 1