

寄件者: Wong Uncle [REDACTED]
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收件者: tpbpd/PLAND
主旨: 規劃申請編號: A /YL/TT 791 提交補充資料
附件: TT791 申請第5頁更新.pdf; TT791 申請文件P.6 更新.pdf; TT791 第8頁 申請理由更新.pdf;
TT791 New Layout.pdf; TT791 New Fire Services Plan.pdf; TT791 New Paved area.pdf

類別: Internet Email

申請人 Tam Man Shing 就申請編號 : A/YL/TT791
提交補充資料

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

臨時商店及服務行業及相關填土工程(為期三年)

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

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

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

770 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

700 sq.m ☒ About 約

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

4

Proposed domestic floor area 擬議住用樓面面積

/ sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

700 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

700 sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

建築物①：臨時商店及服務行業(汽水飲料零售)面積約200m²高度約6m-一層高

建築物②：臨時商店及服務行業(日用品零售)面積約220m²高度約6m-一層高

建築物③：臨時商店及服務行業(糧油食品零售)面積約140m²高度約6m-一層高

建築物④：儲物室：面積約140m²高度約6m-一層高

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

2

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

3

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

期一至星期六 早上九時至下午七時
星期日及公眾假期休息

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤/
有關建築物?

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

由僑興路轉入小路可達

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

No 否

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building?
擬議發展計劃是否包括現有建築物的改動?

Yes 是

☐ Please provide details 請提供詳情

No 否

☒

(ii) Does the development proposal involve the operation on the right?
擬議發展是否涉及右列的工程?

Yes 是

☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)

(請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 m 米 ☐ About 約

☒ Filling of land 填土

Area of filling 填土面積 11.5K sq.m 平方米 ☒ About 約

Depth of filling 填土厚度 0.2 m 米 ☒ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 m 米 ☐ About 約

No 否

☐

(iii) Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

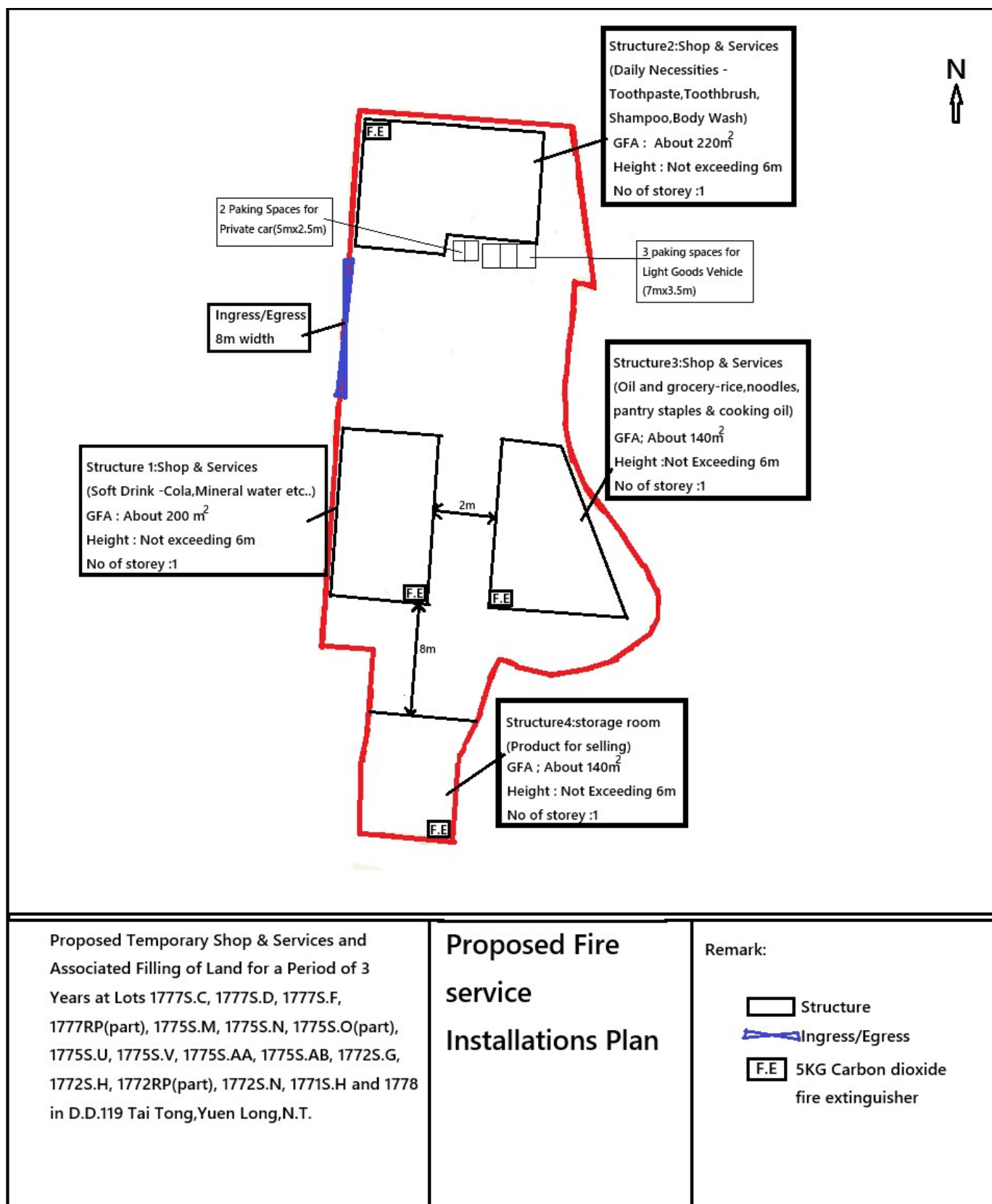
Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒

7. Justifications 理由

- 1) The application site is on Lots 1777S.C, 1777S.D, 1777S.F, 1777RP(part), 1775S.M, 1775S.N, 1775S.O(part), 1775S.U, 1775S.V, 1775S.AA, 1775S.AB, 1772S.G, 1772S.H, 1772RP(part), 1772S.N, 1771S,H and 1778 in D.D.119,Yuen Long,N.T.
- 2) The Site area is about 1410m².
- 3) The application site falls within an area zoned"AGR + V " on the Approved Tai Tong Outline Zoning Plan(OZP)No. S/YL-TT/20
- 4) A total of 4 temporary structures are provided for shop and storage uses.The gross floor area about 700m²
- 5) Operation Hours are from 9:00a.m to 7:00p.m(excluding Sundays and Public Holidays)
- 6) Potential adverse impacts on drainade,traffic ,fire safety and enviroment to the surrounding area arising from the applied use are not anticipated.
- 7) The applicant is a resident of this village.The purpose of the application is to serve the residents of this village. It will not affect traffic.
- 8) There are 3 similar application for Shop and Services use approved by the "Rural and New Town Planning Committee with the "AGR"Zone on the OZP in the pass 3 years such as (A/YL-TT522, A/YL-TT643, A/YL-TT678)
- 9) The similiar applications were approved by the Committee between 2021 -2024 on considerations that temporary approved would not frustrate the long-team planning intention of the AGR Zone not incompatible with surrounding land uses and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
- 10) Given that the planning context of the adjacent areas has not been significantly altered,it is considered that the planning circumstances of the current application are relevant to the similar approved applications.
- 11) The applicant is a resident of this village.They currently have to travel to Yuen Long town centre to buy daily necessities,which is time-consuming and inconvenient.This application perfectly meets the residents needs.There are currently no similar shops nearby.

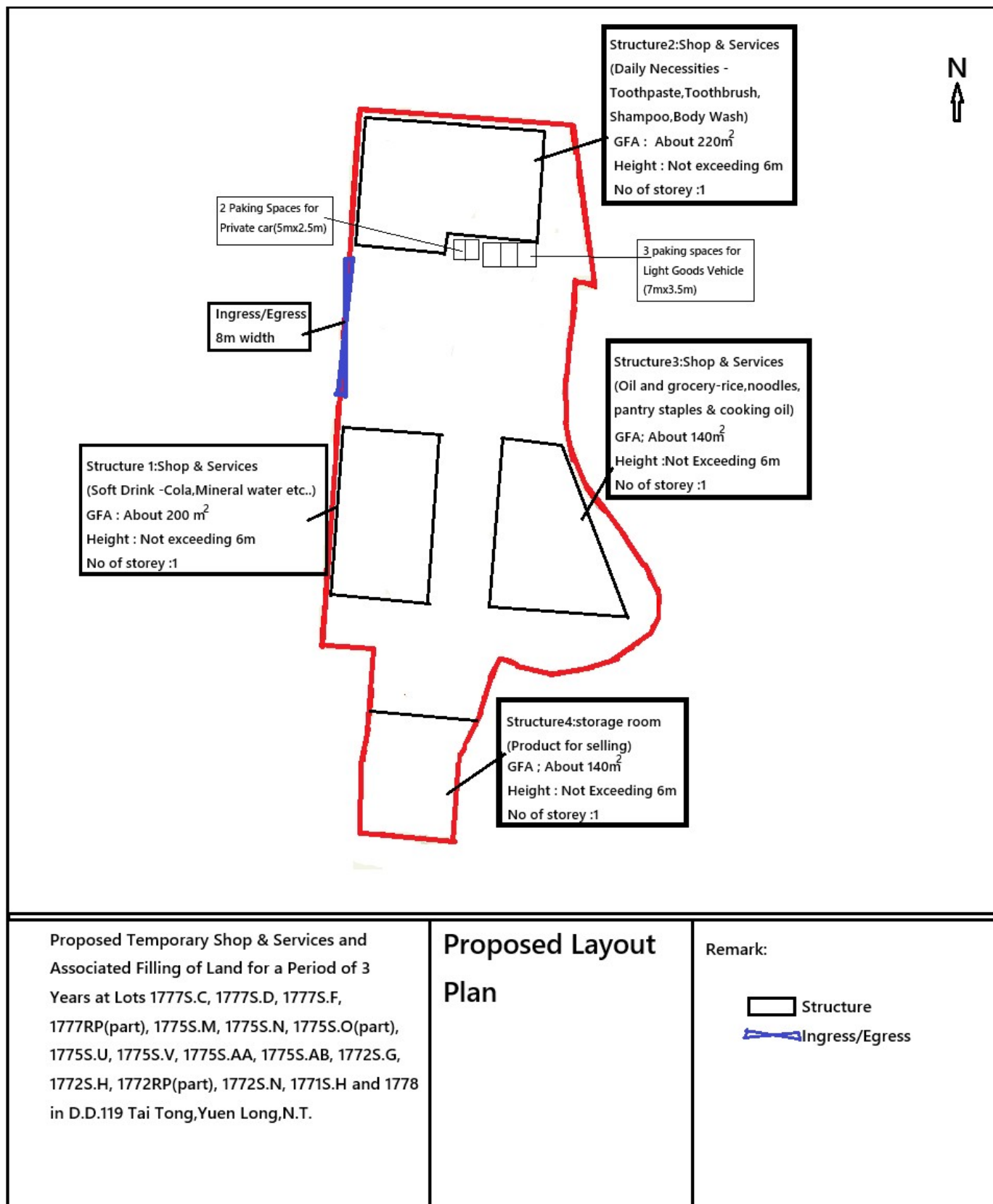


Proposed Temporary Shop & Services and Associated Filling of Land for a Period of 3 Years at Lots 1777S.C, 1777S.D, 1777S.F, 1777RP(part), 1775S.M, 1775S.N, 1775S.O(part), 1775S.U, 1775S.V, 1775S.AA, 1775S.AB, 1772S.G, 1772S.H, 1772RP(part), 1772S.N, 1771S.H and 1778 in D.D.119 Tai Tong, Yuen Long, N.T.

Proposed Fire service Installations Plan

Remark:

- Structure
- Ingress/Egress
- F.E 5KG Carbon dioxide fire extinguisher



Paved Area plan



Application site

The Site will paved with concrete at a depth about of 0.2 m to provide a suitable level and waterproof surface for erection of structures

Remark:

 Paved area (Proposed filling of land In AGR Zone)

 Paved Area(Filling of land in 'V' zone)

Site Area : About 1410m²