

This document is received on 7 OCT 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

A/HSK/416

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

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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	A1 HSK/1416
	Date Received 收到日期	- 7 OCT 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

LEE Kwong Ho 李光浩

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

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

R-riches Property Consultants 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 2049 RP in D.D. 124, Tin Sam Tsuen, Hung Shui Kiu, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,110 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 916 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A ..... sq.m 平方米 <input 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 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Shop and services  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
16/08/2022 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/08/2022 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.  
註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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

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

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

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

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

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

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

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

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

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

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	916	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.83		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	58	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	10		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2	storeys 層	
	<input type="checkbox"/> include 包括 .....storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 .....storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	3-7	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3-7	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

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

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

☒ Non-domestic part 非住用部分

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

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

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

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

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

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR PARKING SPACE	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2	SHOP AND SERVICES WITH OFFICE (REAL ESTATE AGENCY)	98 m <sup>2</sup> (ABOUT)	192 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B3	SHOP AND SERVICES WITH OFFICE (CONVENIENCE STORE)	102 m <sup>2</sup> (ABOUT)	204 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B4	STORAGE OF GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B5	RAIN SHELTER	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B6	STORAGE OF GOODS	19 m <sup>2</sup> (ABOUT)	19 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B7	SHOP AND SERVICES WITH OFFICE (VEHICLE SHOWROOM)	57 m <sup>2</sup> (ABOUT)	57 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B8	SHOP AND SERVICES WITH OFFICE (VEHICLE SHOWROOM)	75 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B9	RAIN SHELTER FOR DISPLAYING SPACE	45 m <sup>2</sup> (ABOUT)	45 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B10	VEHICLE SHOWROOM	150 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
TOTAL		643 m <sup>2</sup> (ABOUT)	916 m <sup>2</sup> (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
.....	.....	B1	RAIN SHELTER FOR PARKING SPACE	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
.....	.....	B2	SHOP AND SERVICES WITH OFFICE (REAL ESTATE AGENCY)	98 m <sup>2</sup> (ABOUT)	192 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
.....	.....	B3	SHOP AND SERVICES WITH OFFICE (CONVENIENCE STORE)	102 m <sup>2</sup> (ABOUT)	204 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
.....	.....	B4	STORAGE OF GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
.....	.....	B5	RAIN SHELTER	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
.....	.....	B6	STORAGE OF GOODS	19 m <sup>2</sup> (ABOUT)	19 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
.....	.....	B7	SHOP AND SERVICES WITH OFFICE (VEHICLE SHOWROOM)	57 m <sup>2</sup> (ABOUT)	57 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
.....	.....	B8	SHOP AND SERVICES WITH OFFICE (VEHICLE SHOWROOM)	75 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
.....	.....	B9	RAIN SHELTER FOR DISPLAYING SPACE	45 m <sup>2</sup> (ABOUT)	45 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
.....	.....	B10	VEHICLE SHOWROOM	150 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
.....	.....	TOTAL		643 m <sup>2</sup> (ABOUT)	916 m <sup>2</sup> (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途  
Parking, loading/unloading space and circulation area

.....

.....

.....

.....

.....

.....



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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

.....

.....

.....

.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Tin Ha Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">5</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">1</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<p><input checked="" type="checkbox"/></p> <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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

**10. Justifications 理由**

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

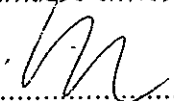
Please refer to the attached supplementary statement.

**11. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

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

R-Riches Property Consultants Limited

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

Date 日期

14/09/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 2049 RP in D.D. 124, Tin Sam Tsuen, Hung Shui Kiu, Yuen Long, New Territories		
Site area 地盤面積	1,110	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/	sq. m. 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Shop and Services with Ancillary Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	916 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.83 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	10	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3 - 7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	58 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	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 (PC) / / / / /
	Total no. of vehicle loading/unloading bays/lays 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)	/ / 1(LGV) / / /

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Zoning plan, Plan showing the land status of the Site,</u> <u>Swept path analysis</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
<u>Trip Generation and attraction</u>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks the Town Planning Board's (the Board) permission to continue to use the application site (the Site) for various 'shop and services' uses (convenience store, vehicle showroom and real estate agency with offices) to serve the nearby locals, i.e. residents of Tin Sam Tsuen and San Lee Uk Tsuen etc.. (Plan 1).
- 1.2 The Site has been operating as 'shop and services' use before the key date of the first Ping Shan DPA plan (No. DPA/YL-PS/1), hence, an existing use. The current application involves of conversion of existing structures and erection of proposed structures to provide more indoor space to support the operation of the Site.

#### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2 (Plan 2). According to the Notes of the OZP, 'Shop and Services' is column two use within the "V" zone, which requires permission from the Town Planning Board (the Board).
- 2.2 As the applied use intends to support the daily lives of nearby residents and the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "V" zone. The building height of the structures are also similar to the nearby New Territories Exempted Houses, hence, it is considered not incompatible with the surrounding environment.

#### **3) Development Proposal**

- 3.1 The Site occupied an area of 1,110 sq.m (about) of private land (Plan 3). 10 structures are proposed at the Site for shop and services with office, storage of goods and rain shelters with total GFA of 916 sq.m (about)(Plan 4). The operation hours of the Site are from 09:00 to 21:00 daily (including public holiday). The estimated number of visitors per day are 30. The estimated number of staff working at the Site are 8. Details of the operation of individual 'shop and services' are provided at Appendix I.
- 3.2 The Site is accessible from Tin Ha Road (Plan 1). 5 private car parking spaces are provided for staff and visitor to commute to the Site. 1 loading/unloading space for light goods vehicle is provided for transportation of goods to support the daily operation of the Site (Plan 4).

Sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 5 and 6**). No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. As trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix II**).

- 3.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

4) *Conclusion*

- 4.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Shop and Services for a Period of 5 Years'.

## Appendix I – Operation Mode of the Proposed Development

(i) Operation details of 'shop and services' are as follows:

Use	Structures	Covered Area	Non-Domestic GFA	Building Height	No. of Storey	Operation Hours
Real Estate Agency with Office	B2	96 m <sup>2</sup> (about)	192 m <sup>2</sup> (about)	7 m (about)	1	09:00 to 21:00 daily  (including public holiday)
Convenience Store with Office	B1, B3 to B6	214 m <sup>2</sup> (about)	316 m <sup>2</sup> (about)	3 m to 7 m (about)	1 to 2	
Vehicle Showroom with Office	B7 to B10	333 m <sup>2</sup> (about)	408 m <sup>2</sup> (about)	3 m to 7 m (about)	1 to 2	
<b>Total</b>	<b>B1 to B10</b>	<b>643 m<sup>2</sup> (about)</b>	<b>916 m<sup>2</sup> (about)</b>	<b>3 m to 7 m (about)</b>	<b>1 to 2</b>	

(ii) Operation of the Real Estate Agency with Office

- The real estate agency is proposed to serve nearby locals, i.e. residents/potential residents of Tin Sam Tsuen and San Lee Uk Tsuen. Indoor working space is provided for estate agencies, administrative and accounting staff to support the daily operation of the Site.

(iii) Operation of the Convenience Store with Office

- The convenience store is proposed to support the daily lives of nearby locals (i.e. residents of Tin Sam Tsuen and San Lee Uk Tsuen) by providing groceries and daily necessities for purchase. Ancillary indoor space is provided for storage of goods for sale and office (for administrative and accounting staff) to support the daily operation of the convenience store.

(iv) Operation of the Vehicle Showroom with Office

- New and used vehicles for sale are displayed at the structures B7 and B10. It is estimated that structures B7 and B10 would be able to accommodate approximately 7 vehicles for sale. Vehicles without valid license are displayed at the Site and towing of vehicle would not be required as they are driven to the Site with trade license by staff (Plan 6).
- The ancillary office is to provide indoor working space (i.e. manager room, meeting

room, storage of documents etc.) for administrative and accounting staff to support the operation of the vehicle showroom, such as submission of vehicle licensing application for customers etc..

- Please be confirmed that no dismantling, repairing, cleansing, paint-spraying or other workshop activities would be carried out at the Site at any time during the planning approval period.

(v) Parking and Loading/Unloading Spaces Provided at the Site

- A total of 5 private car parking spaces and 1 loading/unloading space for light goods vehicle are provided at the Site for staff and visitor. Parking spaces provided at the Site are to support the operation of the 'shop and services'. No parking and L/UL space is rented for the general public, hence, the proposed development does not involve of 'public vehicle park' use.

## Appendix II - Estimated Trip Generation and Attraction of the Proposed Development

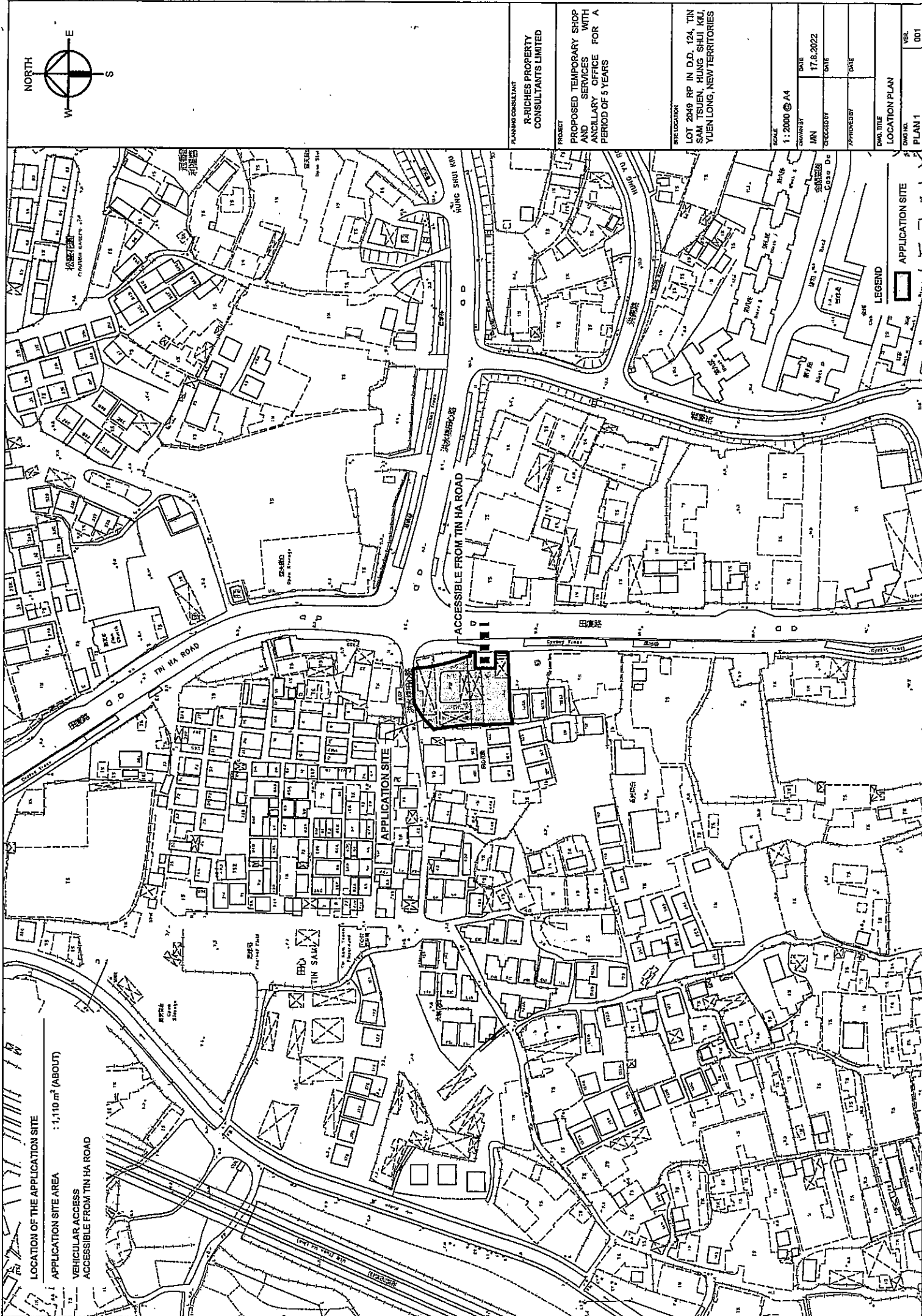
- (i) The application site (the Site) is accessible from Tin Ha Road via a local access. A total of 5 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private car parking space for staff - 2.5m (W) x 5m (L)	2
Private car parking space for visitors - 2.5m (W) x 5m (L)	3
Loading/unloading space for LGV - 3.5m (W) x 7m (L)	1

- (ii) The operation hours of the proposed development are 09:00 to 21:00 daily, including public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	3	1	1	8
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	3	3	1	1	8
Traffic trip per hour (average)	3	3	1	1	8

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



**LOCATION OF THE APPLICATION SITE**

**APPLICATION SITE AREA : 1,110 m<sup>2</sup> (ABOUT)**

**VEHICULAR ACCESS ACCESSIBLE FROM TIN HA ROAD**

**ACCESSIBLE FROM TIN HA ROAD**

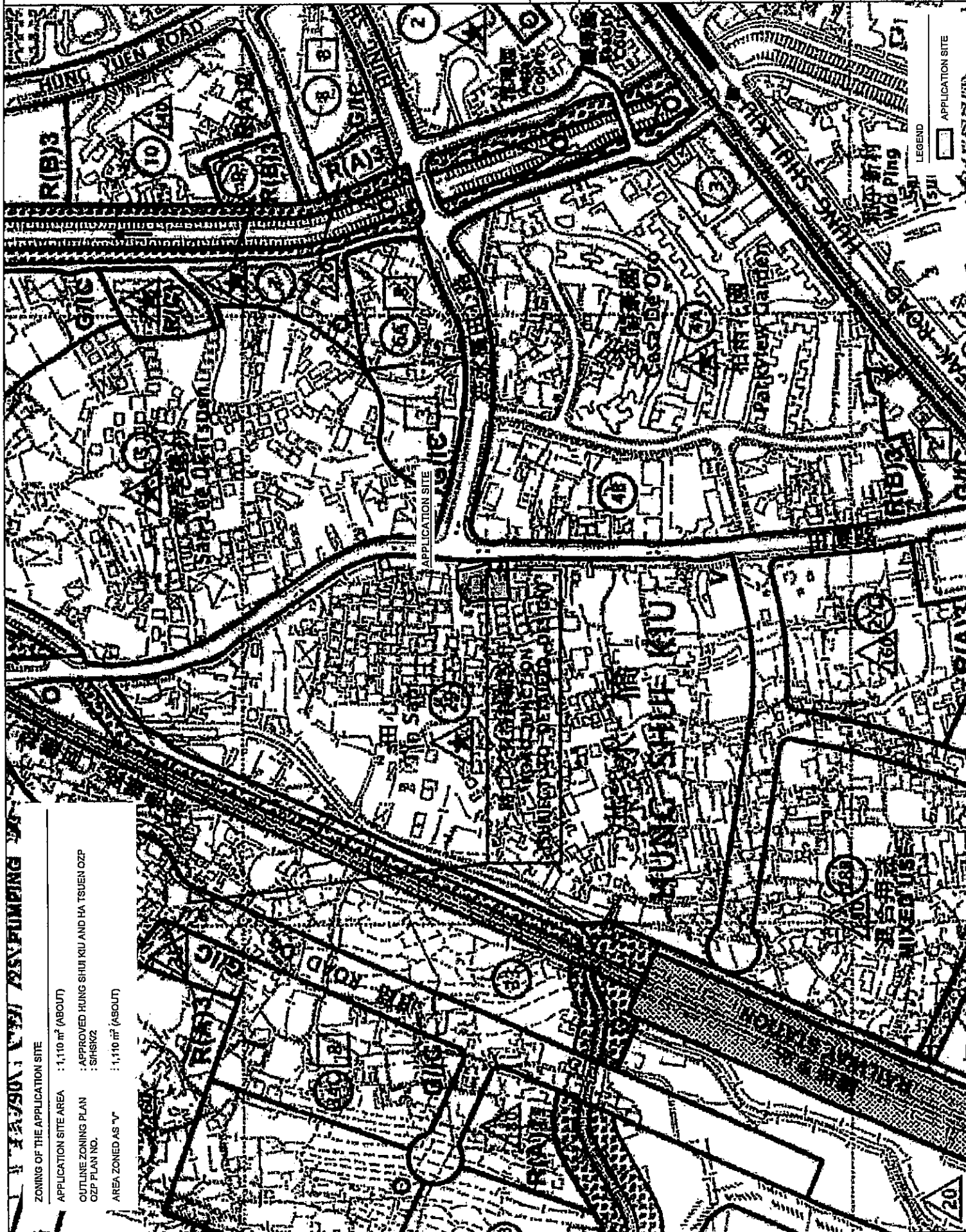
**HUNG SHUI KIU**

**TIN HA ROAD**

**LEGEND**

**APPLICATION SITE**

PLANNING CONSULTANT <b>R-RICHES PROPERTY CONSULTANTS LIMITED</b>	PROJECT <b>PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS</b>	SITE LOCATION <b>LOT 2049 RP IN D.D. 124, TIN SAM TSUEN, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES</b>	SCALE <b>1:2000 @ A4</b>	DRAWN BY <b>MN</b>	CHECKED BY <b>[Signature]</b>	DATE <b>17.8.2022</b>	DATE <b>[Blank]</b>	DATE <b>[Blank]</b>	DWG TITLE <b>LOCATION PLAN</b>	DWG NO. <b>[Blank]</b>	VER. <b>001</b>
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PROPOSED TEMPORARY SHOP AND SERVICES WITH AN ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS

**SITE LOCATION**

1:4000 @ A4

DRAWN BY	DATE
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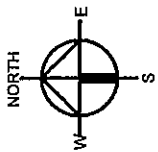
MN 17.8.2022

CHECKED BY	DATE
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OWO TITLE	OWO NUMBER	OWO DATE	OWO TIME	OWO LOCATION	OWO STATUS	OWO COMMENTS

**ZONING OF THE SITE**

OWD NO.	VER.
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PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES WITH  
ANCILLARY OFFICE FOR A  
PERIOD OF 5 YEARS

SITE LOCATION  
LOT 2049 RP IN D.D. 124, TIN  
SAM, TSUEN, HUNG SHUI KUI,  
YUEN LONG, NEW TERRITORIES

SCALE	1:800 @ A4
DRAWN BY	DATE
MM	17.8.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWA TITLE	LAND STATUS OF THE SITE
DWG NO.	PLAN 3
VER.	001

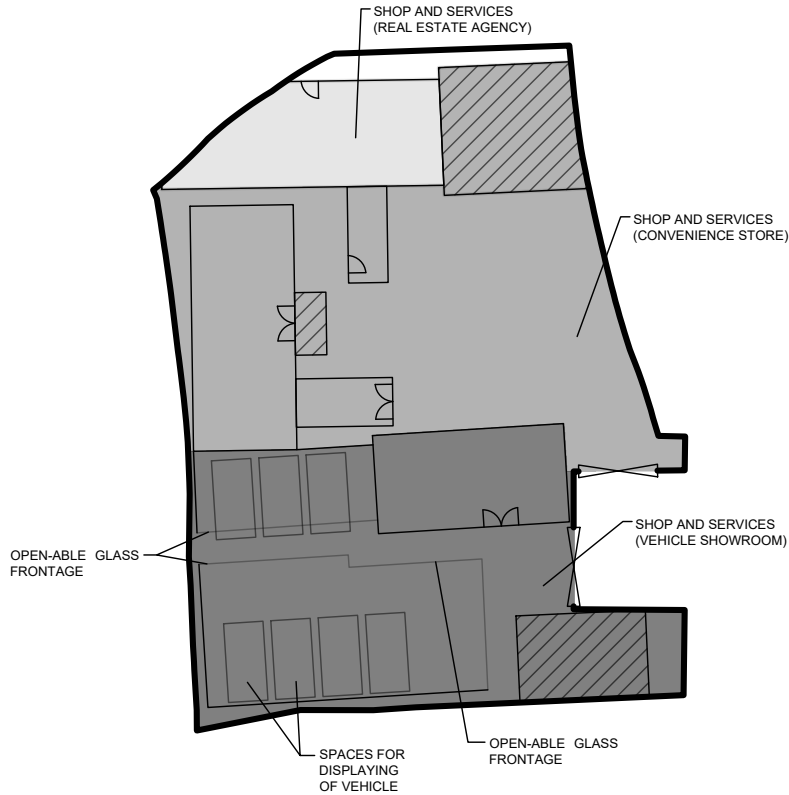
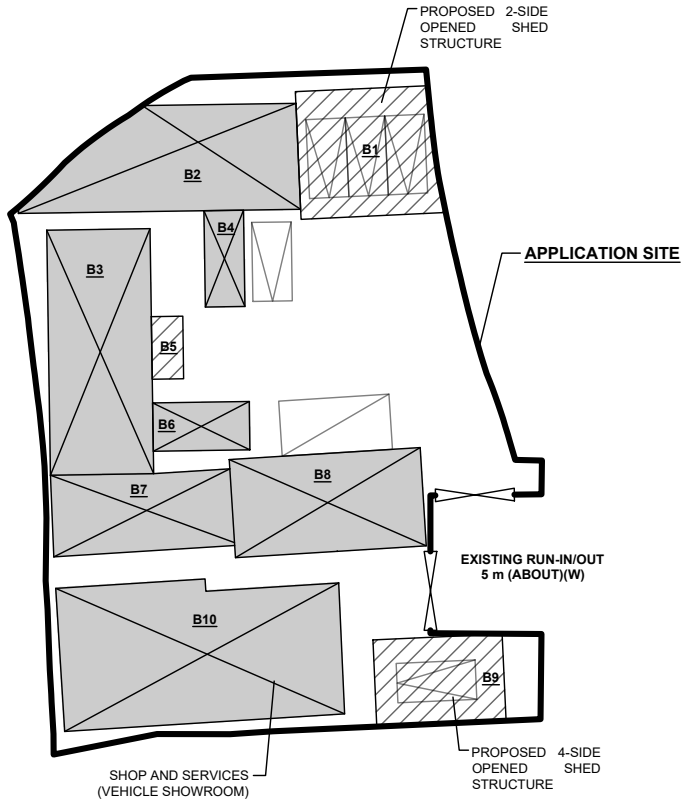
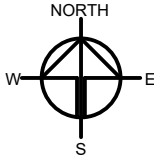




DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,110 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 643 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 467 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.83	(ABOUT)
SITE COVERAGE	: 58 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 916 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 916 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR PARKING SPACE	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES WITH OFFICE (REAL ESTATE AGENCY)	96 m <sup>2</sup> (ABOUT)	192 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES WITH OFFICE (CONVENIENCE STORE)	102 m <sup>2</sup> (ABOUT)	204 m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
B4	STORAGE OF GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	STORAGE OF GOODS	19 m <sup>2</sup> (ABOUT)	19 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SHOP AND SERVICES WITH OFFICE (VEHICLE SHOWROOM)	57 m <sup>2</sup> (ABOUT)	57 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	SHOP AND SERVICES WITH OFFICE (VEHICLE SHOWROOM)	75 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B9	RAIN SHELTER FOR PARKING SPACE	45 m <sup>2</sup> (ABOUT)	45 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	VEHICLE SHOWROOM	156 m <sup>2</sup> (ABOUT)	156 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		643 m <sup>2</sup> (ABOUT)	916 m <sup>2</sup> (ABOUT)	



INDICATIVELY ONLY

PARKING AND LOADING/UNLOADING PROVISIONS

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

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	SPACE FOR DISPLAYING OF VEHICLE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT

R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOT 2049 RP IN D.D. 124, TIN  
SAM TSUEN, HUNG SHUI KIU,  
YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

8.9.2022

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

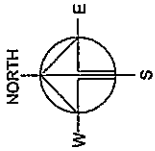
LAYOUT PLAN

DWG NO.

PLAN 4

VER.

002



PLANNING CONSULTANT  
RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES WITH  
ANCILLARY OFFICE FOR A  
PERIOD OF 5 YEARS

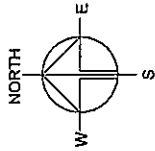
SITE LOCATION  
LOT 2049 RP IN D.D. 124, TIN  
SAM TSUEN, HUNG SHUI KUI,  
YUEN LONG, NEW TERRORIES

SCALE  
1:500 @ A4

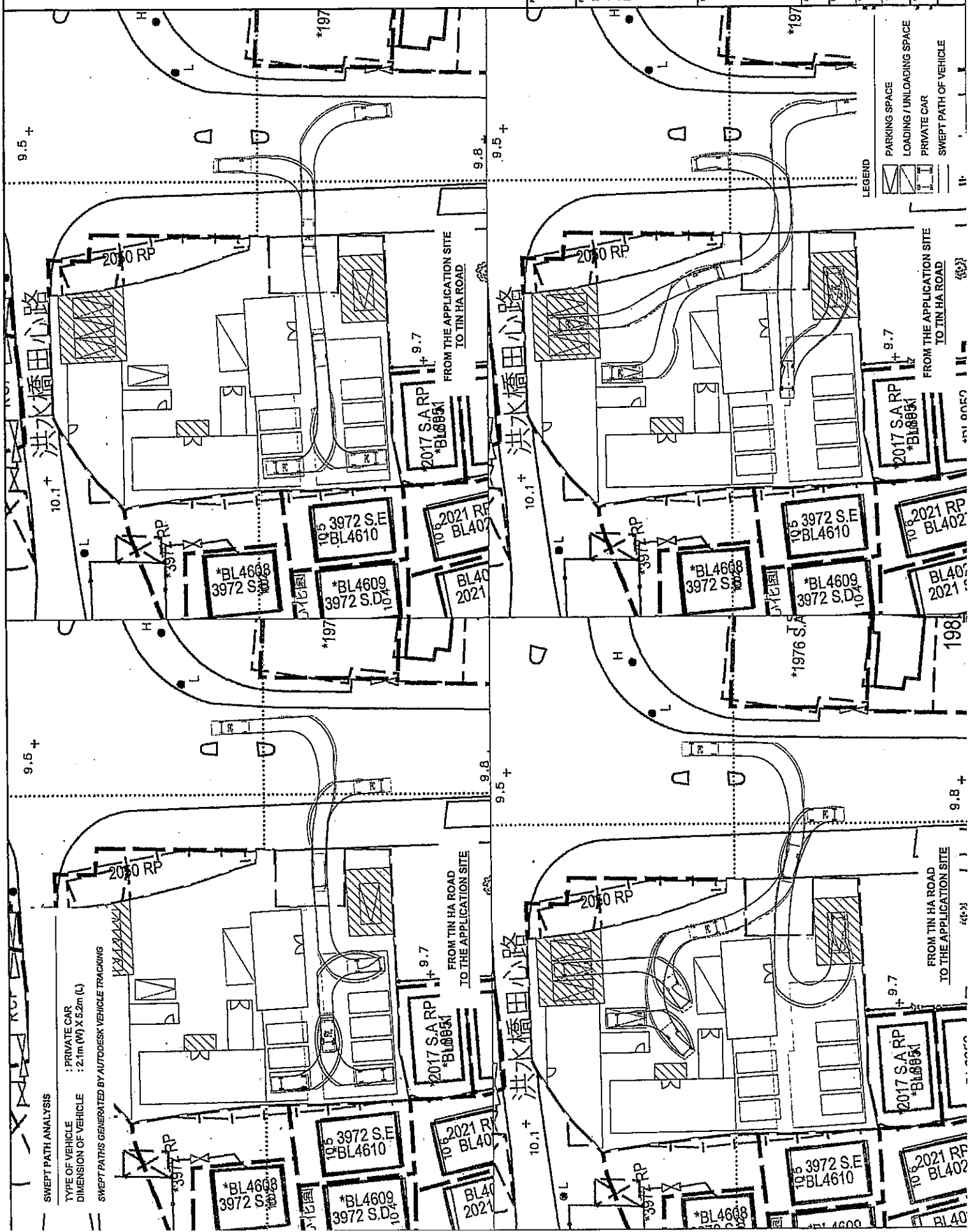
DATE  
8.9.2022  
DRAWN BY  
MN  
CHECKED BY  
DATE  
APPROVED BY  
DATE

DWG. TITLE  
SWEEP PATH ANALYSIS (LGV)  
DWG. NO.  
PLAN 5  
VEL  
001





PLANNING CONSULTANT BARICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS	SITE LOCATION LOT 2049 RP IN D.D. 124, TIN SAM TSUEN, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES	SCALE 1: 600 @ A4	DATE 8.9.2022	DATE	DATE	DWG. TITLE SWEEP PATH ANALYSIS (PC)	DWG. NO. PLAN 6	VER. 001
			DRAWN BY MN	CHECKED BY	APPROVED BY				



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)  
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

LEGEND
PARKING SPACE
LOADING / UNLOADING SPACE
PRIVATE CAR
SWEEP PATH OF VEHICLE



Our Ref. : DD124 Lot 2049  
Your Ref. : TPB/A/HSK/416

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

By Email

13 October 2022

Dear Sir,

**Supplementary Information**

**Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years  
in "Village Type Development" Zone, Lot 2049 in D.D. 124,  
Tin Sam Tsuen, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/416)**

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- (i) Replacement pages of the application form and revised layout plan (**Appendix I and Plan 1**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

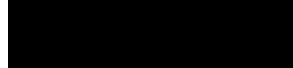
For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. Andrew CHOW

email: ackchow@pland.gov.hk)



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

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

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

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

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

2023

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Tin Ha Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>5</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>          </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>          </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>          </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><u>          </u> <u>          </u></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u>          </u></p> <p>Coach Spaces 旅遊巴車位 <u>          </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u>          </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><u>          </u> <u>          </u></p> <p><input type="checkbox"/></p>

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks the Town Planning Board's (the Board) permission to continue to use the application site (the Site) for various 'shop and services' uses (convenience store, vehicle showroom and real estate agency with offices) to serve the nearby locals, i.e. residents of Tin Sam Tsuen and San Lee Uk Tsuen etc.. (**Plan 1**).
- 1.2 The current application involves of conversion of existing structures and erection of proposed structures to provide more indoor space to support the operation of the Site.

#### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services' is column two use within the "V" zone, which requires permission from the Town Planning Board (the Board).
- 2.2 As the applied use intends to support the daily lives of nearby residents and the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "V" zone. The building height of the structures are also similar to the nearby New Territories Exempted Houses, hence, it is considered not incompatible with the surrounding environment.

#### **3) Development Proposal**

- 3.1 The Site occupied an area of 1,110 sq.m (about) of private land (**Plan 3**). 10 structures are proposed at the Site for shop and services with office, storage of goods and rain shelters with total GFA of 916 sq.m (about)(**Plan 4**). The operation hours of the Site are from 09:00 to 21:00 daily (including public holiday). The estimated number of visitors per day are 30. The estimated number of staff working at the Site are 8. Details of the operation of individual 'shop and services' are provided at **Appendix I**.
- 3.2 The Site is accessible from Tin Ha Road (**Plan 1**). 5 private car parking spaces are provided for staff and visitor to commute to the Site. 1 loading/unloading space for light goods vehicle is provided for transportation of goods to support the daily operation of the Site (**Plan 4**). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 5 and 6**).

## Appendix I – Operation Mode of the Proposed Development

(i) Operation details of 'shop and services' are as follows:

Use	Structures	Covered Area	Non-Domestic GFA	Building Height	No. of Storey	Operation Hours
Real Estate Agency with Office	B2	96 m <sup>2</sup> (about)	192 m <sup>2</sup> (about)	7 m (about)	2	09:00 to 21:00 daily (including public holiday)
Convenience Store with Office	B3 to B6	144 m <sup>2</sup> (about)	246 m <sup>2</sup> (about)	3 m to 7 m (about)	1 to 2	
Vehicle Showroom / Ancillary Office	B7 and B10 / B8	213 m <sup>2</sup> (about) / 75 m <sup>2</sup> (about)	213 m <sup>2</sup> (about) / 150 m <sup>2</sup> (about)	3 m to 7 m (about)	1 to 2	
Rain Shelter for Parking Space	B1 and B9	115 m <sup>2</sup> (about)	115 m <sup>2</sup> (about)	3 m to 3.5 m (about)	1	
<b>Total</b>	<b>B1 to B10</b>	<b>643 m<sup>2</sup> (about)</b>	<b>916 m<sup>2</sup> (about)</b>	<b>3 m to 7 m (about)</b>	<b>1 to 2</b>	

(ii) Operation of the Real Estate Agency with Office

- The real estate agency is proposed to serve nearby locals, i.e. residents/potential residents of Tin Sam Tsuen and San Lee Uk Tsuen. Indoor working space is provided for estate agencies, administrative and accounting staff to support the daily operation of the Site.

(iii) Operation of the Convenience Store with Office

- The convenience store is proposed to support the daily lives of nearby locals (i.e. residents of Tin Sam Tsuen and San Lee Uk Tsuen) by providing groceries and daily necessities for purchase. Ancillary indoor space is provided for storage of goods for sale and office (for administrative and accounting staff) to support the daily operation of the convenience store.

(iv) Operation of the Vehicle Showroom with Office

- New and used vehicles for sale are displayed at the structures B7 and B10. It is estimated that structures B7 and B10 would be able to accommodate approximately 7 vehicles for sale. Vehicles without valid license are displayed at the Site and towing of vehicle would not be required as they are driven to the Site with trade license by staff

**(Plan 6).**

- The ancillary office (structure B8) is to provide indoor working space (i.e. manager room, meeting room, storage of documents etc.) for administrative and accounting staff to support the operation of the vehicle showroom, such as submission of vehicle licensing application for customers etc..
- Please be confirmed that no dismantling, repairing, car washing, cleansing, paint-spraying or other workshop activities would be carried out at the Site at any time during the planning approval period.

**(v) Parking and Loading/Unloading Spaces Provided at the Site**

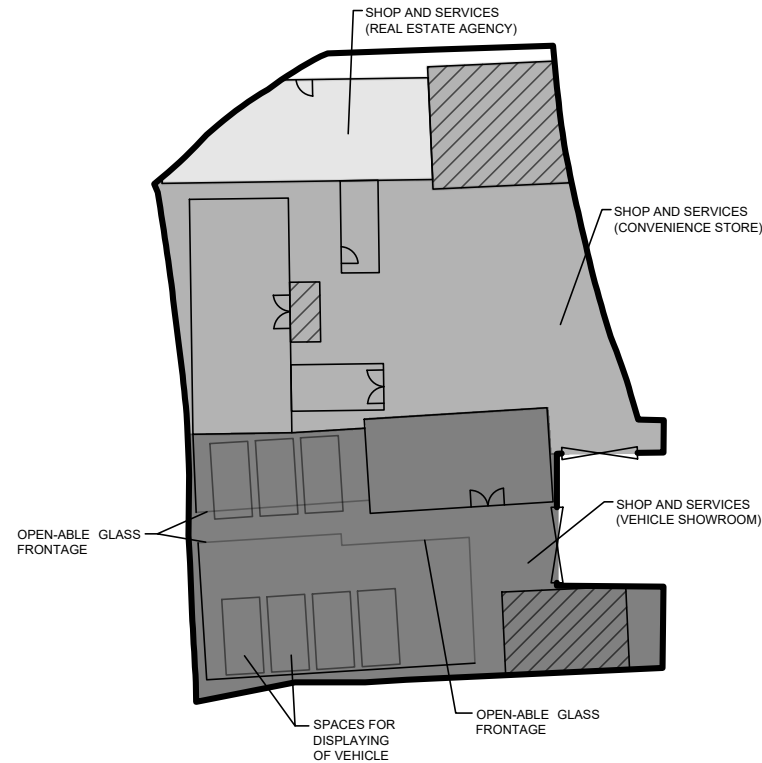
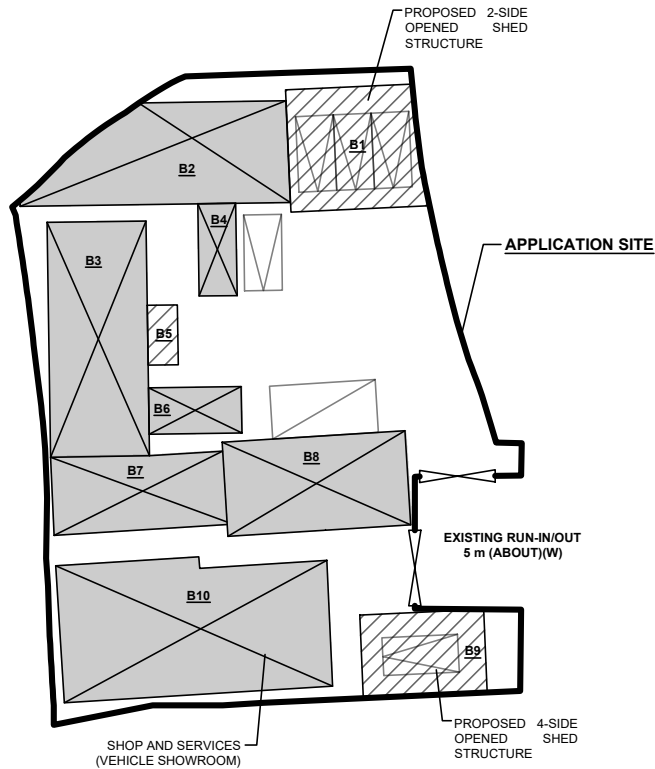
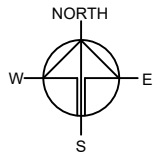
- A total of 5 private car parking spaces and 1 loading/unloading space for light goods vehicle are provided at the Site for staff and visitor. Parking spaces provided at the Site are to support the operation of the ‘shop and services’. No parking and L/UL space is rented for the general public, hence, the proposed development does not involve of ‘public vehicle park’ use.



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,110 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 643 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 467 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.83	(ABOUT)
SITE COVERAGE	: 58 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 916 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 916 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR PARKING SPACE	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES WITH OFFICE (REAL ESTATE AGENCY)	96 m <sup>2</sup> (ABOUT)	192 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES WITH OFFICE (CONVENIENCE STORE)	102 m <sup>2</sup> (ABOUT)	204 m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
B4	STORAGE OF GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	STORAGE OF GOODS	19 m <sup>2</sup> (ABOUT)	19 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SHOP AND SERVICES WITH OFFICE (VEHICLE SHOWROOM)	57 m <sup>2</sup> (ABOUT)	57 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	ANCILLARY OFFICE	75 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B9	RAIN SHELTER FOR PARKING SPACE	45 m <sup>2</sup> (ABOUT)	45 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	VEHICLE SHOWROOM	156 m <sup>2</sup> (ABOUT)	156 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		643 m <sup>2</sup> (ABOUT)	916 m <sup>2</sup> (ABOUT)	



INDICATIVELY ONLY

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	SPACE FOR DISPLAYING OF VEHICLE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

## PARKING AND LOADING/UNLOADING PROVISIONS

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

PLANNING CONSULTANT

**R-RICHES PROPERTY CONSULTANTS LIMITED**

PROJECT

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

SITE LOCATION

LOT 2049 RP IN D.D. 124, TIN SAM TSUEN, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

8.9.2022

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

002

**Similar S.16 Application in the vicinity of the Site and  
within the same “Village Type Development” Zone  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/376	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years	24.6.2022

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- currently no Small House application approved/under processing at the Site.

**2. Traffic**

(a) Comments of the Commissioner for Transport (C for T):

No adverse comment on the application.

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

No adverse comment on the application.

**3. Drainage**

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

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

**4. Fire Safety**

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

No in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department.

**5. Building Matters**

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

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

**6. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

No objection to the application.

**7. District Officer's Comments**

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

Her office has not received any comment from the locals on the application.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots (OSALs). The OSALs are 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;
  - the private land of Lot No. 2049RP in D.D. 124 is covered by a Short Term Waiver (STW) No. 2262 to permit structures for the purpose of “Storage of Timber”;
  - according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing; and
  - the STW holder(s) should apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the access road connecting the Site with Tin Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tin Ha Road;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly

marked on the layout plans; and

- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') in order to minimise the possible environmental impacts on the surrounding area;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
  - if the Site abuts on a specified street (Tin Ha Road) of not less than 4.5 m wide, its permitted development intensity shall be determined under First Schedule of the B(P)R at the building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains will be affected as shown in **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed development;
  - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown in **Plan A-2**; and
- Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

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

參考編號

Reference Number:

221020-160642-74644

提交限期

Deadline for submission:

04/11/2022

提交日期及時間

Date and time of submission:

20/10/2022 16:06:42

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/416

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。