

2023年 6月 1 3日

此文件在收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

13 JUN 2023

Form No. S16-III  
表格第 S16-III 號

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

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

HSK

230 1625  
9/6

by hand

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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及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.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

2301625 9/6 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/469
	Date Received 收到日期	13 JUN 2023

- 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)

Smart Happiness Limited 駿熹有限公司

### 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)

Ever United Planning and Development Limited 恒滙規劃發展有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,054 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 178 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)	9 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 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V") 鄉村式發展
(f) Current use(s) 現時用途	Temporary Shop and Services (Real Estate Agency) 臨時商店及服務行業(地產代理)用途  (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)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 9/6/2023 (DD/MM/YYYY)<sup>&</sup>  
於 9/6/2023 (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  
9/6/2023 (DD/MM/YYYY)<sup>&</sup>  
於 9/6/2023 (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 \_\_\_\_\_ (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）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input 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)	
..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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

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

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
位於鄉郊地區臨時用途/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/ <u>HSK</u> / <u>244</u>
(b) Date of approval 獲批給許可的日期	<u>4/9/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>4/9/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> ..... <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）。

As per supplementary 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

CYRUS TANG

Manager

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

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

專業資格

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

Others 其他 .....



on behalf of

代表

Ever United Planning and Development Limited 恒滙規劃發展有限公司

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

Date 日期

9/6/2023

(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	Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	1,054 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2
Zoning 地帶	'Village Type Development' ("V") 鄉村式發展
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years 臨時商店及服務行業(地產代理)用途

(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	178 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.17 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	9.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____		4
	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) _____ _____		4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____  Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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"/>
(i) Site Plan, (ii) Extract from OZP No. S/HSK/2 with indication of Vehicular Access,		
(iii) As-planted Landscape & Tree Preservation Plan and (iv) As-built Drainage Plan		
<b>Reports 報告書</b>		
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。

**Executive Summary**  
**Planning Application under S. 16 of the Town Planning Ordinance**  
**Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency)**  
**for a Period of 3 Years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part)**  
**in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

The application site is subject to the latest planning permission No. A/HSK/244 for temporary shop and services (real estate agency) for a period of 3 years. Since the latest permission will be expired on 4.9.2023, the applicant submits the current application to renew the planning permission for another period of 3 years.

The size of the application site is about 1,054m<sup>2</sup>. It is currently zoned 'Village Type Development' ("V") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2.

The proposed development meets the planning intention of the "V" zone which is to serve the daily need of the residents.

The proposed development is temporary in nature and it would not jeopardize the building of New Territories Exempted House in the long run.

The operation hour of the proposed development is 9:00 a.m. to 8:00 p.m. daily (including Sundays and public holidays) to match the surrounding environment.

The nature, form and layout of the proposed development are compatible with the surrounding environment. It would not affect the character of the indigenous village. Even so, the applicant has provided some mitigation measures to further minimize any potential impact to the nearby residents. In view of the proposed development is compatible with the surrounding environment and no significant impacts will be generated, preferential treatment should be given to the current planning application.

Town Planning Board has approved a good number of similar real estate agencies at "V" zone all over rural Yuen Long and Tuen Mun. Similar preferential treatment should be granted to this application.

The applicant had complied with all the planning conditions imposed to the latest planning permissions No. A/HSK/244. It shows that the applicant is sincere to comply with town planning regulations.

The Board is hereby respectfully requested to approve the application site for temporary shop and services (real estate agency) for a period of 3 years on sympathetic grounds.



## 行政摘要

根據城市規劃條例第 16 條作出規劃許可申請  
在新界元朗廈村丈量約份第 125 約地段第 1119 號(部份)、  
第 1120 號(部份)、第 1121 號餘段(部份)及毗連政府土地  
作臨時商店及服務行業(地產代理)用途的規劃許可續期三年

申請地點涉及現行的規劃許可編號 A/HSK/244 批准作為期三年的臨時商店及服務行業(地產代理)用途。由於現行的規劃許可將於 2023 年 9 月 4 日屆滿，申請人提文本申請以延續為期三年的規劃許可。

申請地點的面積約為 1,054 平方米。根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「鄉村式發展」地帶。

本擬議發展切合村民的日常需要，因此符合「鄉村式發展」地帶的規劃意向。

本擬議發展為臨時性質，因此不會影響申請地點長遠作新界豁免管制屋宇的發展。

為配合周邊的環境，申請用途的營業時間為每日上午九時至晚上八時(包括星期日及公眾假期)。

本擬議發展的性質、形式及佈局與周邊的環境協調，因此不會影響原居民鄉村的風貌。即使如此，申請人提供一些緩解措施，以進一步減少對附近居民的任何潛在影響。由於本申請用途與四周環境協調及不會產生明顯影響，所以本申請理應獲得城市規劃委員會從優考慮。

城市規劃委員會近年多次批准元朗及屯門鄉郊的「鄉村式發展」地帶作地產代理的規劃申請，因此申請人希望城市規劃委員會對本申請作出相同的對待。

申請人已為先前的規劃許可編號 A/HSK/244 履行所有附帶的規劃條件。這顯示申請人是真誠地遵守城市規劃規定。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准申請地點作為期三年的臨時商店及服務行業(地產代理)用途。

**Supplementary Planning Statement for Renewal of Planning Approval for  
Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at  
Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and  
Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

**Section 1 – Background of the Application Site**

**1.1 Introduction**

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Smart Happiness Limited (駿熹有限公司) who is the occupier of Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and adjoining government lands, Ha Tsuen, Yuen Long, N.T. (Figure 1).
- 1.1.2 The application site is subject to a previous planning permission No. A/HSK/244 for the same use [i.e. temporary shop and services (real estate agency)] for a period of 3 years in 2020. All planning approval conditions of the previous permission have been complied. Since the planning permission No. A/HSK/244 will be expired on 4.9.2023, the applicant submits the current application to renew the planning permission for another period of 3 years.
- 1.1.3 Due to the soaring of property market in the last few years, both the price and transaction of residential unit increased significantly. The booming of real estate agency is the result of increasing property transaction. In order to serve the need of the villagers, the applicant intends to occupy the application site for real estate agency.
- 1.1.4 By way of this S.16 planning application, the applicant intends to demonstrate to the Board that the proposed development is compatible with the surrounding environment and it would not generate undesirable impact to the vicinity. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

**1.2 Site Particulars**

- 1.2.1 The application site possesses an area of approximately 1,054m<sup>2</sup>. The surface of the application site is hard paved.
- 1.2.2 The application site is accessible via a vehicular track leading from San Sik Road (Figure 2).
- 1.2.3 The application site is zoned for 'Village Type Development'. Some village houses were found to the north, east and west of the application site. A nullah is found to the north of the application site (Figure 1).

### **1.3 Proposed Use of the Application Site**

- 1.3.1 The application site is applied for temporary shop and services (real estate agency) for a period of 3 years. Due to the close proximity to the Sik Kong Tsuen, Sik Kong Wai and Tseung Kong Wai, it targets to serve the nearby residents and villagers.
- 1.3.2 The operation hours of the proposed development is 9:00a.m. to 8:00p.m. at all days including Sundays and public holidays to match the surrounding environment.

### **1.4 Lease Conditions**

- 1.4.1 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.4.2 The applicant approached to the Lands Department after the approval of previous planning permission No. A/HSK/244. Short Term Waivers are granted to regularize the temporary structures at the application site.

### **1.5 Planning Context and Previous Planning Permission**

- 1.5.1 The application site is zoned 'Village Type Development' ("V") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (Figure 2). Referring to the OZP, the "V" zone is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 1.5.2 The applied use is belonged to column 2 of the "V" zone and temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use.
- 1.5.3 Actually, the application site is subject to two previous planning permissions for the same use in 2017 (TPB Ref.: A/HSK/13) and in 2020 (TPB Ref.: A/HSK/226). The proposed development is not a new development. The applicant would like to

continue the same use at the site by submitting the current planning application which has the same nature to the previous planning permissions.

## **Section 2 – Development Proposal**

### **2.1 Site Planning and Vehicular Access Arrangement**

- 2.1.1 The application site occupies an area of about 1,054m<sup>2</sup>. The entire site boundary has been erected with site fencing to differentiate the site from adjacent land lots.
- 2.1.2 The site ingress/egress is located at the northern part of the site. The application site is served by a vehicular track leading from San Sik Road (**Figure 2**).
- 2.1.3 4 parking spaces for private car are proposed for the staffs and clients of the proposed development, while sufficient manoeuvring space is provided within the site boundary to allow off-road turning. As shown in the estimated traffic flow for the applied use at Section 3.6, it is remarkably that the proposed development would generate an insignificant increase in traffic flow even in peak hours. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.
- 2.1.4 A 2-storey structure for real estate agency uses is proposed to serve the proposed development. 2 electricity meter rooms are retained as well. The layout of the proposed development and the details of the structures are shown in the proposed layout plan (**Figure 3**).
- 2.1.5 The application site is generally surrounded by New Territories Exempted Houses at all directions except to the south which is vacant. Given the nature and the layout of the proposed development, the proposed development is in general considered compatible to the surrounding development.
- 2.1.6 Thirty-four trees were found within the site visit. All trees were in good condition and will be preserved. The applicant will provide and maintain the trees at his own expense. The as-planted landscape & tree preservation plan is shown in **Figure 4**.

## **Section 3 – Planning Justifications**

### **3.1 The Current Application is for Renewal of the Existing Planning Permission**

- 3.1.1 The application site related to two previous planning permissions No. A/HSK/13 and No. A/HSK/244 which were applied by the same applicant. The application site was occupied for temporary shop and services (real estate agency) use since 2017.
- 3.1.2 The applied use is exactly same as the previous planning permissions. The operation of the proposed temporary development since 2017 has demonstrated that it has no

adverse impact to the surrounding environment. In addition, the applicant had complied with all the planning conditions imposed to the latest planning permission No. A/HSK/244. Therefore, the applicant solicits the Town Planning Board's sympathetic consideration to approve the planning permission so that the applicant could operate for another period of 3 years.

**3.2 The Proposed Development is in Line with the Planning Intention of the 'Village Type Development' ("V") Zone**

3.2.1 The application site is zoned 'Village Type Development' ("V") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2. According to the Explanatory Statement of the OZP, the "V" zone is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

3.2.2 The application site is not approved for any Small House use and temporary use could be therefore considered in the interim. The proposed development which is temporary in nature would not jeopardize the planning intention of the "V" zone in the long run.

3.2.3 The proposed development, which is primarily to serve the villagers, is definitely a commercial use serving villager's demand. The nature and the size of the proposed development would not affect the character of the village. All in all, the proposed development conforms with the planning intention of the "V" zone.

**3.3 Shop and Services is a Column Two Use in "V" Zone and Always Permitted at the Ground Floor of a New Territories Exempted House**

3.3.1 In accordance with the notes of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2, the application site falls within 'Village Type Development' ("V") zone. Shop and services is a Column Two use in the "V" zone where the subject site falls within.

3.3.2 It is also noted that shop and services are always permitted on the ground floor of a New Territories Exempted House. It shows that shop and services is compatible with the nearby village houses and residential units at second and third floor.

3.3.3 In view of that the nature of the proposed development is temporary, clean, tidy and free from nuisance, Town Planning Board is therefore requested to give favourable



consideration to the current application.

### **3.4 The Proposed Development is Compatible with the Surrounding Environment**

3.4.1 The application site is zoned “V” according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2. In view of that the application site is surrounded by a good number of small houses and easily accessible, the proposed location is an ideal location for shops and services to attract business.

3.4.2 The proposed development, which is treated as a shop and service, is clean, tidy and a non-polluting use. It would not generate significant impact to its surrounding. Considering the scale, nature, layout and form of the proposed development, they are compatible with the surrounding environment and would not affect the character of the village.

### **3.5 Similar Real Estate Agencies in ‘Village Type Development’ Zone have been Approved by Town Planning Board**

3.5.1 The current planning application is not the first of its kind. It is noted that similar real estate agencies in ‘Village Type Development’ Zone are normally approved by Town Planning Board in the vicinity. The details are as follow:

- (i) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 1149 (Part) in D.D. 125, Tseung Kong Wai, Ha Tsuen, Yuen Long, N.T. approved on 9.10.2020 (TPB Ref.: A/HSK/248);
- (ii) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 1046RP (Part) in D.D. 125, Sik Kong Wai, Ha Tsuen, Yuen Long, N.T. approved on 12.3.2021 (TPB Ref.: A/HSK/290);
- (iii) Temporary Shop and Services (Convenient Store and Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 1046RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T. approved on 12.3.2021 (TPB Ref.: A/HSK/292);
- (iv) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 650RP (Part) in D.D. 125 and Adjoining Government Land, Sik Kong Tsuen, Ha Tsuen, Yuen Long, N.T. approved on 14.1.2022 (TPB Ref.: A/HSK/343);
- (v) Temporary Shop and Services (Convenience Store) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 650RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. approved on 28.1.2022 (TPB Ref.: A/HSK/349);
- (vi) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in

‘Village Type Development’ zone at Lots 650RP (Part) and 977RP (Part) in D.D. 125, Sik Kong Tsuen, Ha Tsuen, Yuen Long, N.T. approved on 28.1.2022 (TPB Ref.: A/HSK/350);

- (vii) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 977RP (Part) in D.D. 125, Sik Kong Tsuen, Ha Tsuen, Yuen Long, N.T. approved on 1.6.2022 (TPB Ref.: A/HSK/364); and
- (viii) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lots 1028 S.A ss.1 (Part) and 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T. approved on 17.3.2023 (TPB Ref.: A/HSK/431).

3.5.2 Though the applicant aware and also supports the Board’s viewpoint that the Board would assess the individual merits of each application, the operation of this development since 2017 has demonstrated that it would generate no significant adverse impact to the surroundings. Town Planning Board is therefore sincerely requested to deliver similar treatment to the current application.

### 3.6 No Adverse Traffic Impact

3.6.1 The application site is accessible via a vehicular track leading from San Sik Road. The proposed car parking spaces are intended for the use by staffs and clients of real estate agency only so that no significant traffic generation will be involved. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)
Private car	0.33	0.33	2	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 8:00 p.m. at all days including Sundays and public holidays.

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m.to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to7:00p.m.

3.6.2 As shown in above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of San Sik Road.

- 3.6.3 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of San Sik Road nor generate adverse traffic impact.

### **3.7 No Adverse Environmental Impact**

- 3.7.1 Being a shop to provide real estate agency service to the nearby residents, the proposed development is a compatible use with the surrounding environment including the village houses in the proximity. The applied use would generate neither significant environment nor noise disturbance to both the environment and residents in the area.

- 3.7.2 The proposed use would not generate excessive noise because the proposed development is a static use.

- 3.7.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:

- (i) The surface of the application site is hard paved to avoid any fugitive dust impact due to vehicle movements;
- (ii) No operation will be held between 8:00p.m. to 9:00a.m.;
- (iii) No repairing, dismantling, assembling or other workshop activity is proposed;
- (iv) Only private cars are permitted to access the site. No heavy goods vehicle, container trailer and tractor will be allowed to access the site.

- 3.7.4 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). The applicant is sincerity and conscientious in maintaining the surrounding environmental condition and would like to seek the consent from relevant Departments.

### **3.8 Insignificant Drainage Impact**

- 3.8.1 The drainage proposal and facilities were provided by the applicant and accepted by the Drainage Services Department for the compliance with planning approval condition (c) and (d) of the previous planning permission No. A/HSK/13. After that, the applicant has due diligence in maintaining the condition of existing drainage facilities in order to comply with the planning approval conditions (d) and (e) in the latest planning permission No. A/HSK/244 as well.

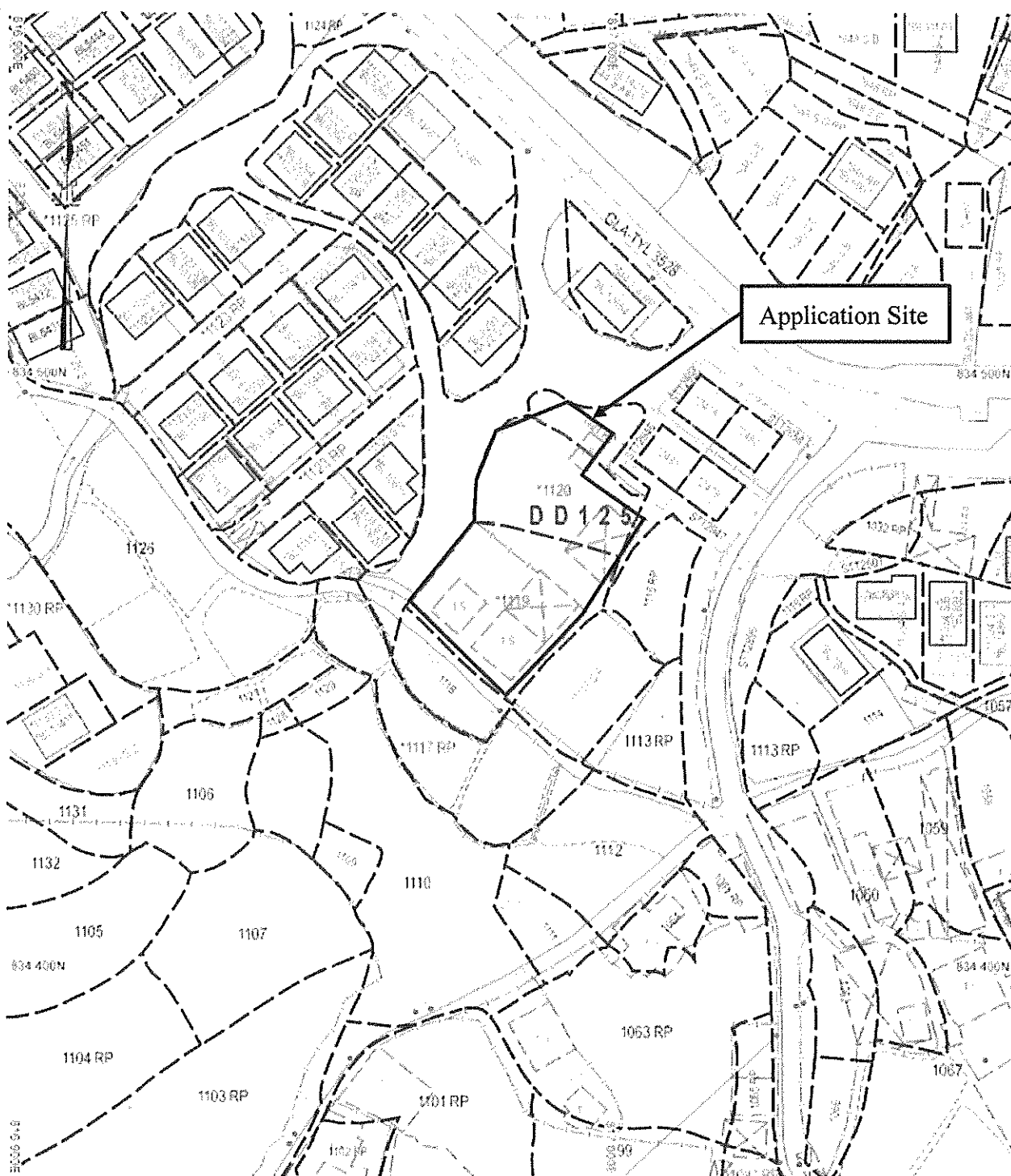
- 3.8.2 The as-built drainage plan showing the existing drainage facilities is shown in **Figure 5**. All the accrued runoff would be intercepted by the existing 375mm

surface U-channel along the inner site periphery. Surface runoff collected at the application site will be discharged to the public drain to the northeast of the application site via an existing 375mm surface channel.

- 3.8.3 All the implemented drainage facilities will be maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

#### **Section 4 – Conclusion**

- 4.1 The application site is subject to the latest planning permission No. A/HSK/244 for the same use. Since the planning permission will be expired on 4.9.2023, the applicant hereby submits the current application to renew the planning permission for another period of 3 years.
- 4.2 The application site is currently zoned 'Village Type Development' ("V"). It is a Column 2 use in the "V" zone as well as an as-of-right use at the ground floor of the New Territories Exempted House which is in line with the planning intention to serve the need of the residents without affecting the character of the village.
- 4.3 The proposed development is the same as the approved use of the latest planning permission at the application site. The planning circumstances pertaining to the application site remain unchanged since the approval of the latest planning permission.
- 4.4 The applicant had complied with all the approval conditions imposed to the latest planning permission No. A/HSK/244. It shows that the applicant is sincere to comply with town planning regulations.
- 4.5 The proposed development is compatible with the surrounding environment. Even so, the applicant has proposed some measures to further minimize any potential impact to the nearby residents.
- 4.6 A number of similar real estate agencies in "V" zone in the vicinity have been approved on temporary basis by Town Planning Board to meet resident's demand. The applicant sincerely requests the Town Planning Board to deliver similar treatment to his application.
- 4.7 Town Planning Board is hereby respectfully requested to approve the renewal of planning permission for the use of temporary shop and services (real estate agency) for a period of 3 years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and adjoining government land, Ha Tsuen, Yuen Long, N.T. on sympathetic grounds.

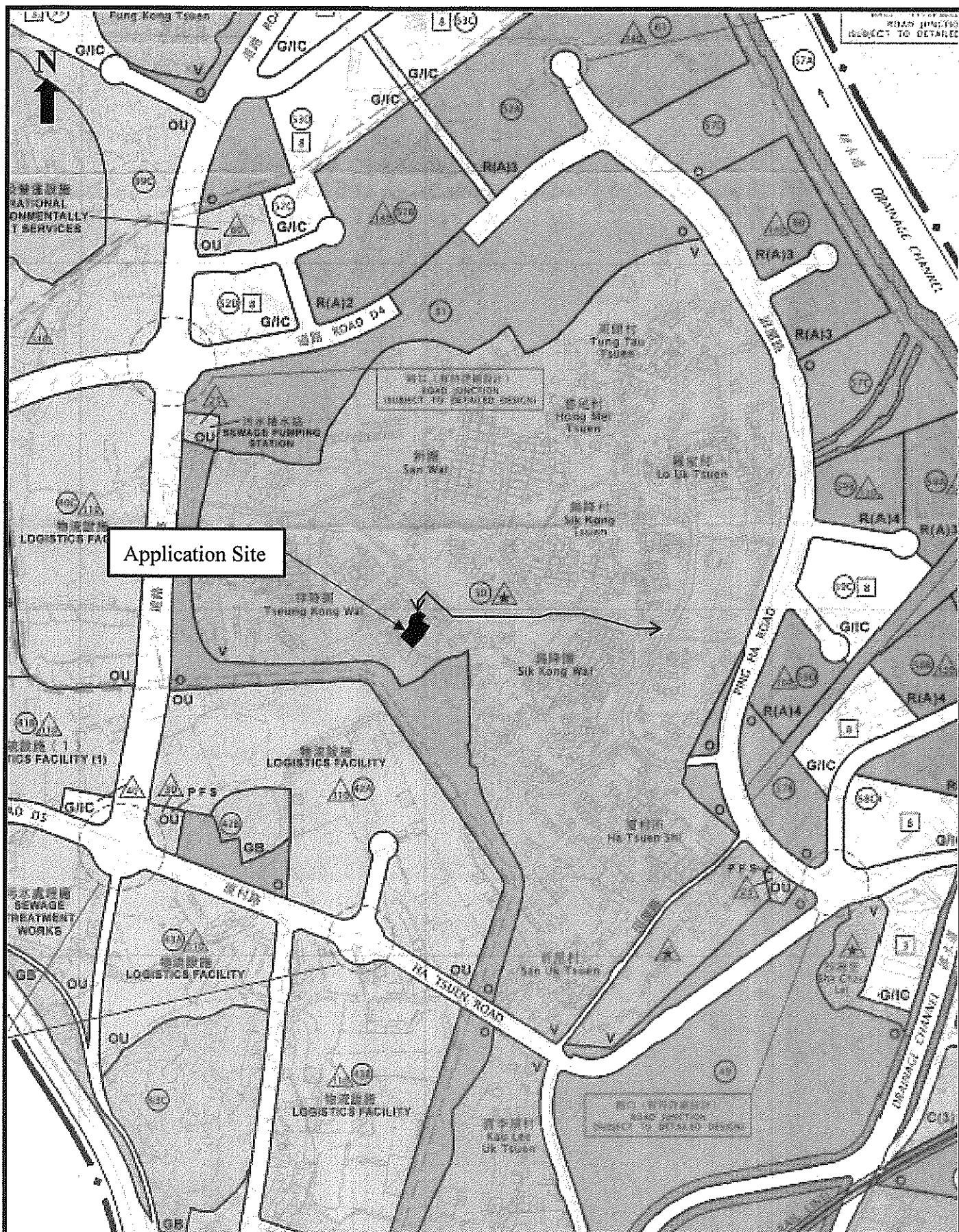


**Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

**1:1000**

Remarks:





Proposed Development:

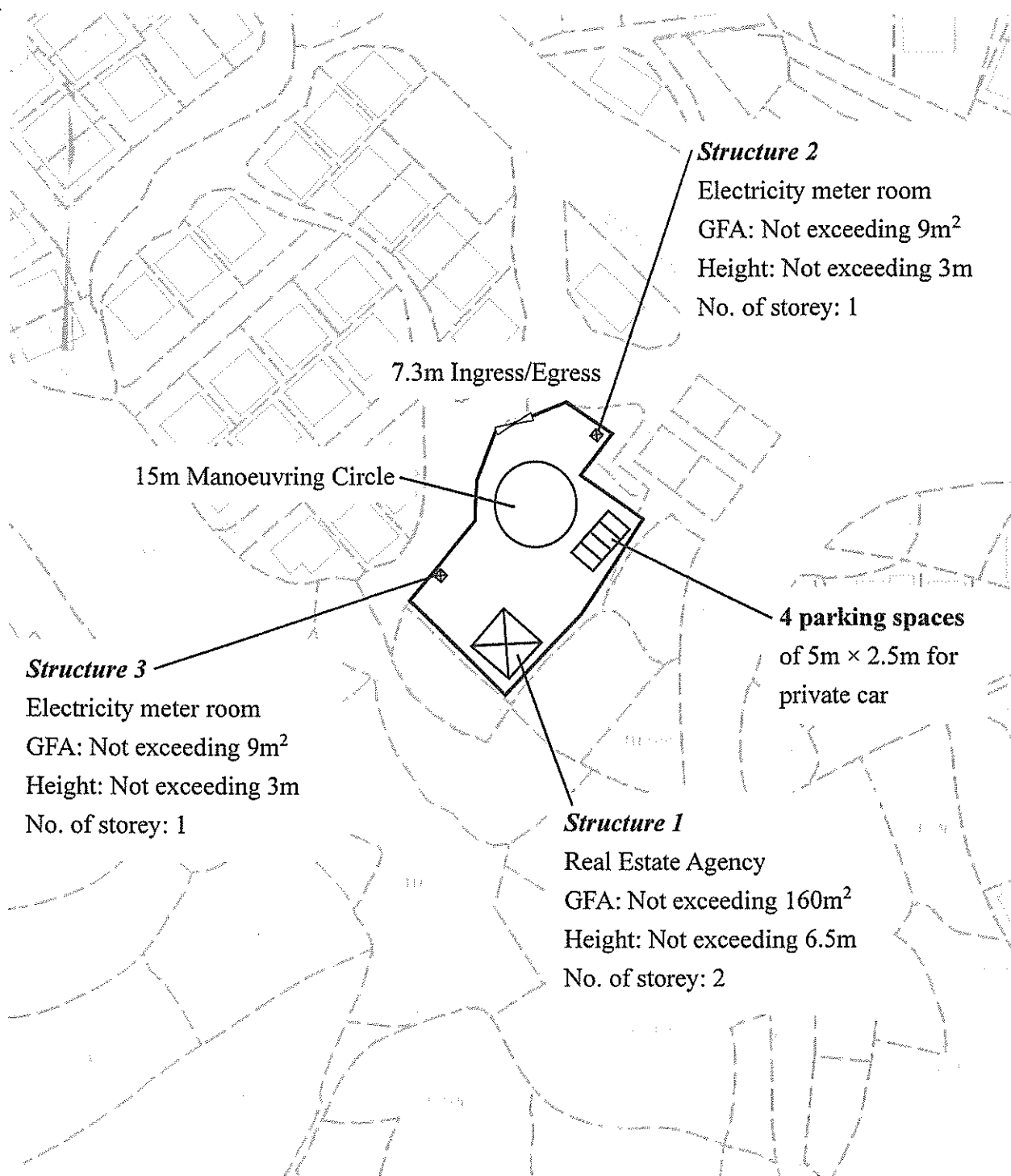
Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 2:  
Extract from OZP  
No. S/HSK/2

Scale:  
1:7500

Remarks:

← →  
Vehicular Access Leading  
from San Sik Road



Proposed Development:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 3:

Proposed Layout Plan

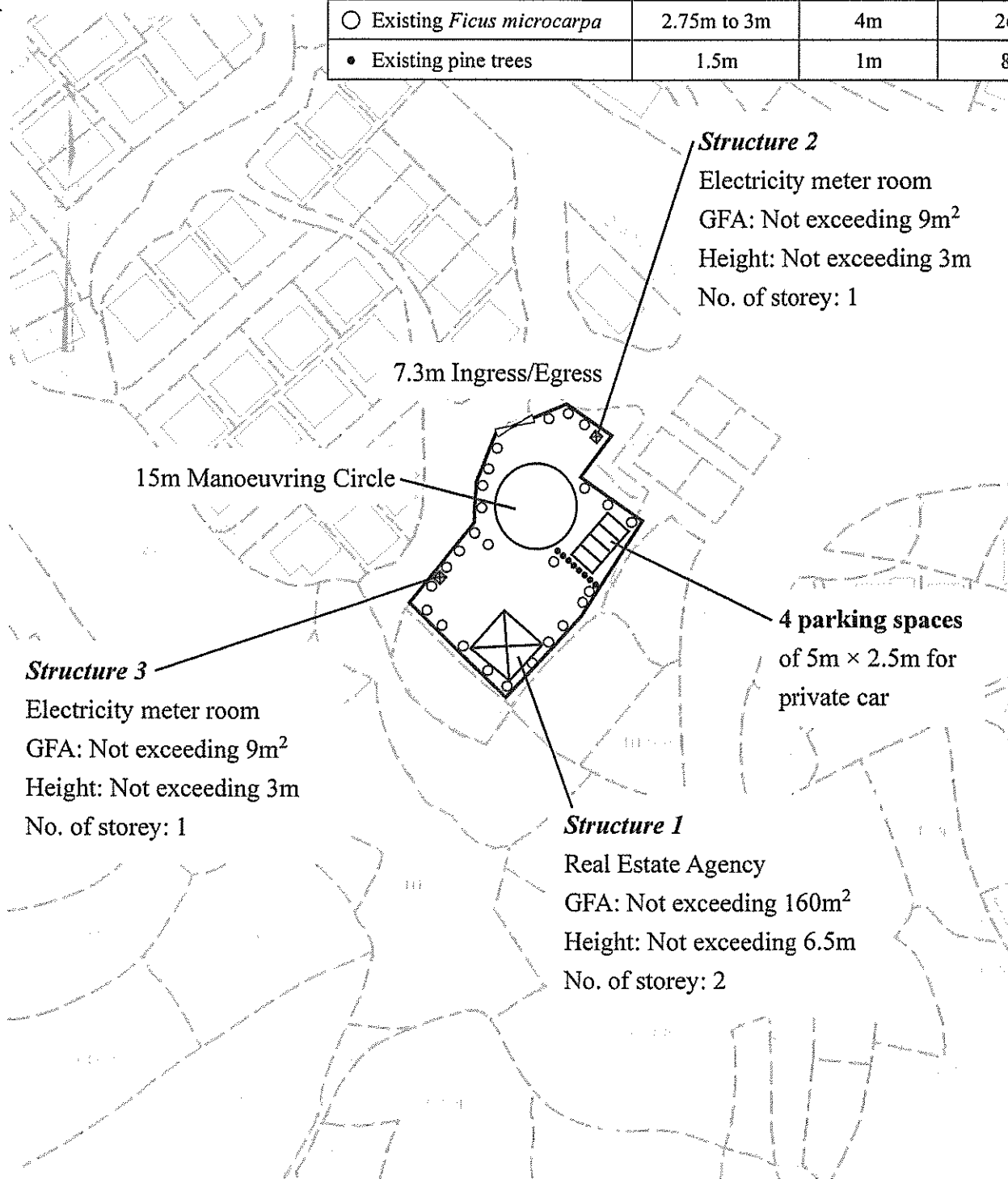
Scale:

1:1000

Remarks:



Existing Tree	Approximate Height	Spacing	Quantity
○ Existing <i>Ficus microcarpa</i>	2.75m to 3m	4m	26
● Existing pine trees	1.5m	1m	8



Proposed Development:

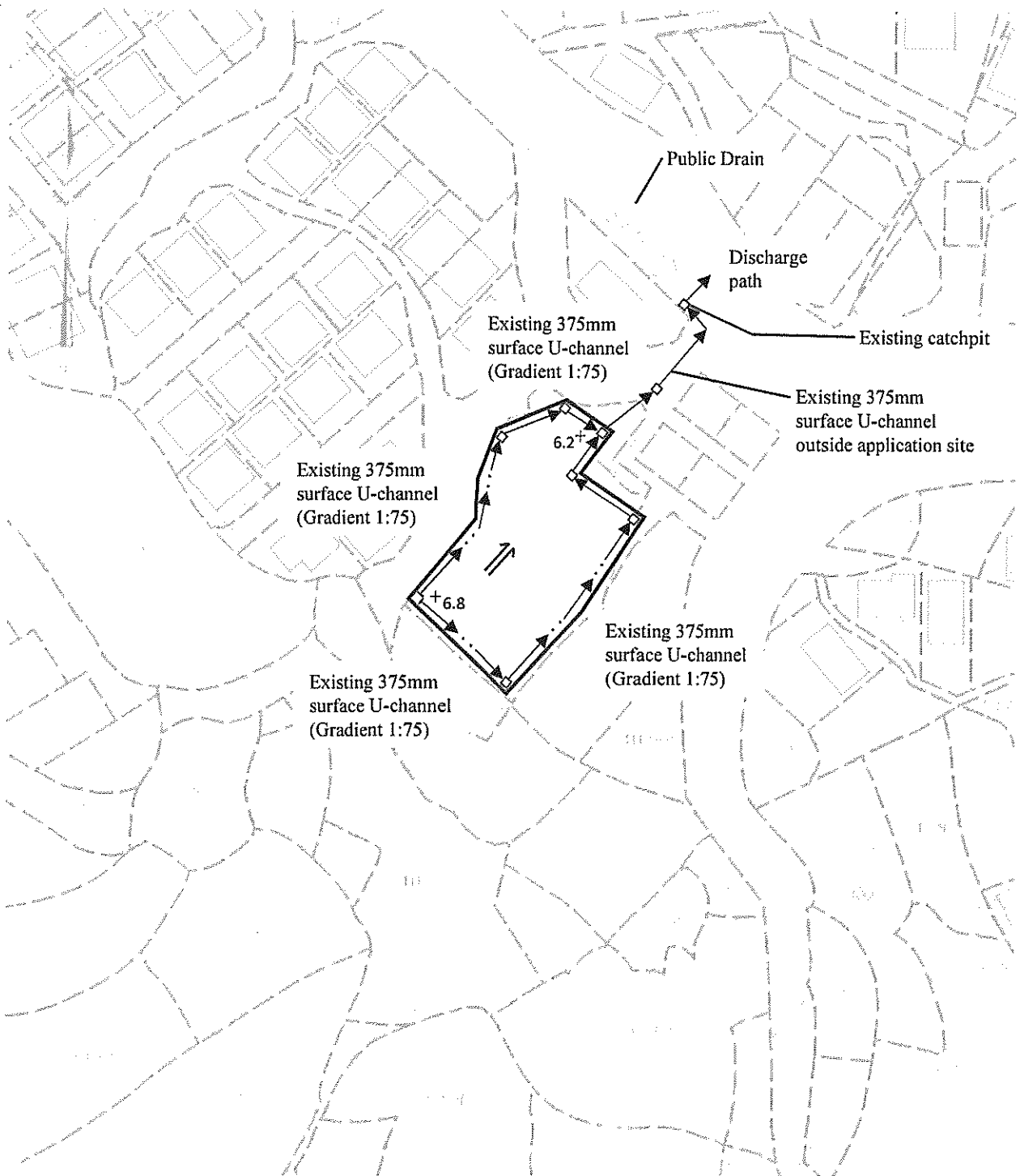
Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 4:

As-planted Landscape &  
Tree Preservation Plan

Scale:  
1:1000

Remarks:



Proposed Development:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 5:

As-built Drainage Plan

Scale:

1:1000

Remarks:

$+6.8$  Level (in mPD)

← Flow of surface runoff

□ Existing catchpit

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Fw: TPB Ref.: A/HSK/469 - Further Information (12.7.2023) (Supersede the email sent at 5:46p.m. on 3/7/2023)**

12/07/2023 15:25

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Sherry Man Wa KONG/PLAND/HKSARG@PLAND  
Cc: Simon PH CHAN/PLAND/HKSARG@PLAND, Charlie Siu Hin TSUI/PLAND/HKSARG@PLAND  
File Ref:

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 12/07/2023 15:25 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <kkfyiu@pland.gov.hk>  
Date: 12/07/2023 14:51  
Subject: FW: TPB Ref.: A/HSK/469 - Further Information (12.7.2023) (Supersede the email sent at 5:46p.m. on 3/7/2023)

From: [REDACTED]  
Sent: Wednesday, July 12, 2023 2:04 PM  
To: tpbpd@pland.gov.hk  
Cc: cshtsui@pland.gov.hk  
Subject: TPB Ref.: A/HSK/469 - Further Information (12.7.2023) (Supersede the email sent at 5:46p.m. on 3/7/2023)

Dear Sir / Madam,

Please kindly pay attention that this email and attached files supersede the further information which I submitted through email at 5:46p.m. on 3/7/2023. Sorry if causing any inconvenience.

Regards,  
Cyrus TANG



A HSK 469 - Further Information (Revised on 12.7.2023).pdf Document (a) (12.7.2023).pdf



Document (b) (12.7.2023).pdf



Total: 6 pages

Date: 12<sup>th</sup> July, 2023

TPB Ref.: A/HSK/469

By Email

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

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1119 (Part), 1120 (Part), 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

Referring to captioned application, I hereby confirm that the layout and use of development on the application site remain the same as that of the previous planning permission No. A/HSK/244.

Besides, the following documents are attached for consideration by the concerned departments:

- (a) The latest FSI proposal;
- (b) Valid FS251 (No. A9081810 & A9101605) for the implementation of FSI proposal mentioned in (a).

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned [REDACTED]  
[REDACTED] at your convenience.

Yours faithfully,

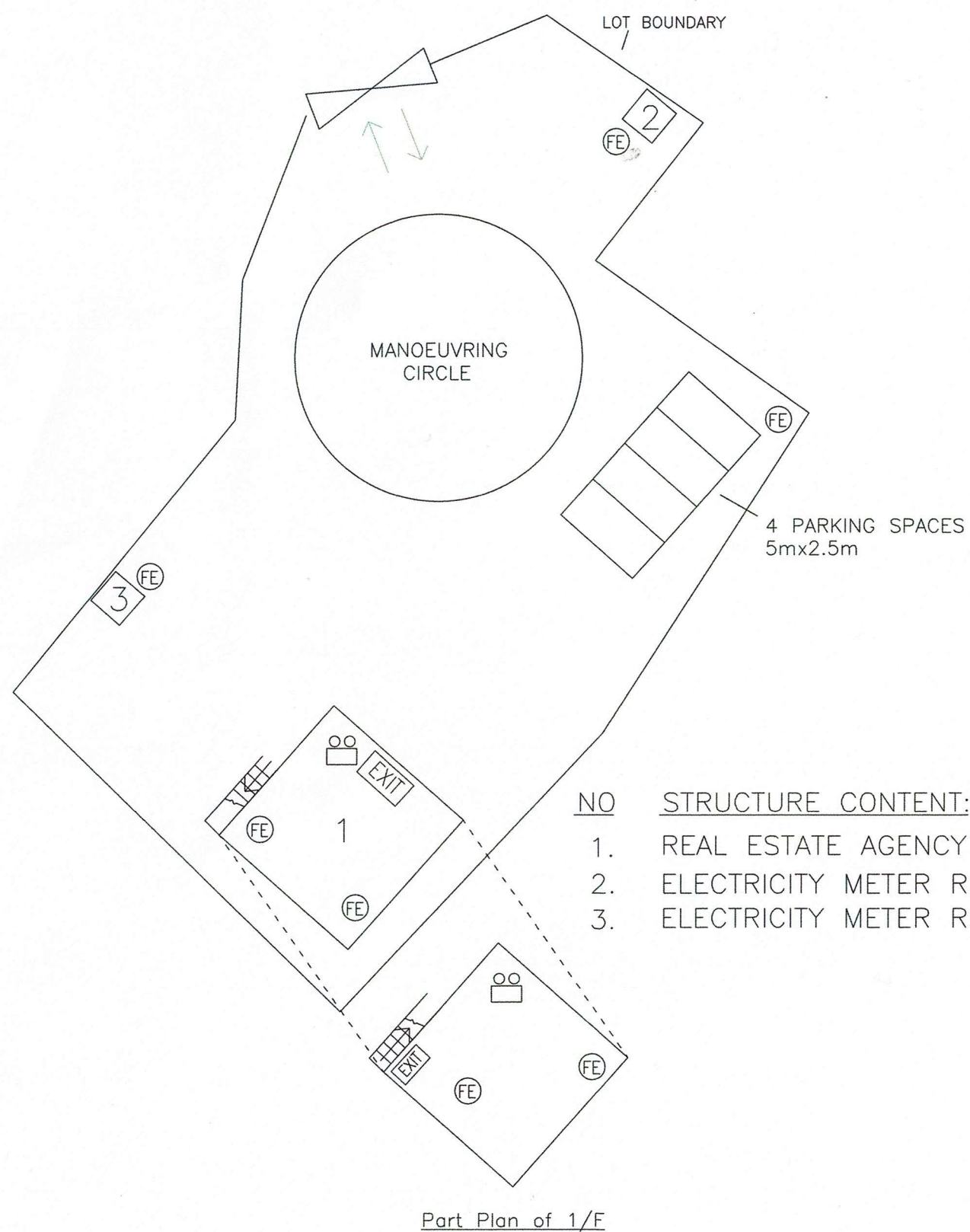
*For and on behalf of*  
Ever United Planning and Development Limited  
恒滙規劃發展有限公司

  
.....  
*Authorized Signature(s)*

Cyrus TANG




C.C. Tuen Mun and Yuen Long West District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road,  
Sha Tin, N.T.  
(Attn.: Mr. TSUI Siu Hin, Charlie)

1. ALL ENCLOSED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES WITHIN 30M TRAVEL DISTANCE
2. NO COMBUSTIBLES MATERIALS TO BE KEPT OR STORED AT THE OPEN STORAGE AREA AT THE ENTIRE SITE.
3. PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
4. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND 1838
5. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.



<u>NO</u>	<u>STRUCTURE CONTENT:</u>	<u>APPROXIMATED AREA ( m<sup>2</sup> )</u>
1.	REAL ESTATE AGENCY (2-STOREY)	160 (80m <sup>2</sup> per Storey)
2.	ELECTRICITY METER ROOM	9
3.	ELECTRICITY METER ROOM	9

LEGEND :

- |   |                                       |
|---|---------------------------------------|
|  | 4kg DRY POWDER TYPE FIRE EXTINGUISHER |
|  | EMERGENCY LIGHTING                    |
|  | EXIT SIGN                             |

B	PD SUBMISSION	15-6-2023	JN
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



## PROJECT

FIRE SERVICE INSTALLATION WORK AT  
TEMPORARY SHOP AND SERVICES (REAL  
ESTATE AGENCY) FOR A PERIOD OF 3  
YEARS AT LOTS 1119(Part), 1120(Part),  
1121RP(Part) IN D.D. 125 AND  
ADJOINING GOVERNMENT LAND, HA  
TSUEN, YUEN LONG. N.T.

## DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	S.Eng.	15-6-2023
DESIGNED BY	JN	S.Eng.	15-6-2023
CHECKED BY	CM	PM	15-6-2023
APPROVED BY	-	-	-

PROJECT NO.	20331
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PAPER SIZE	A3	PLOT SCALE	1 : 1
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DRAWING NO.

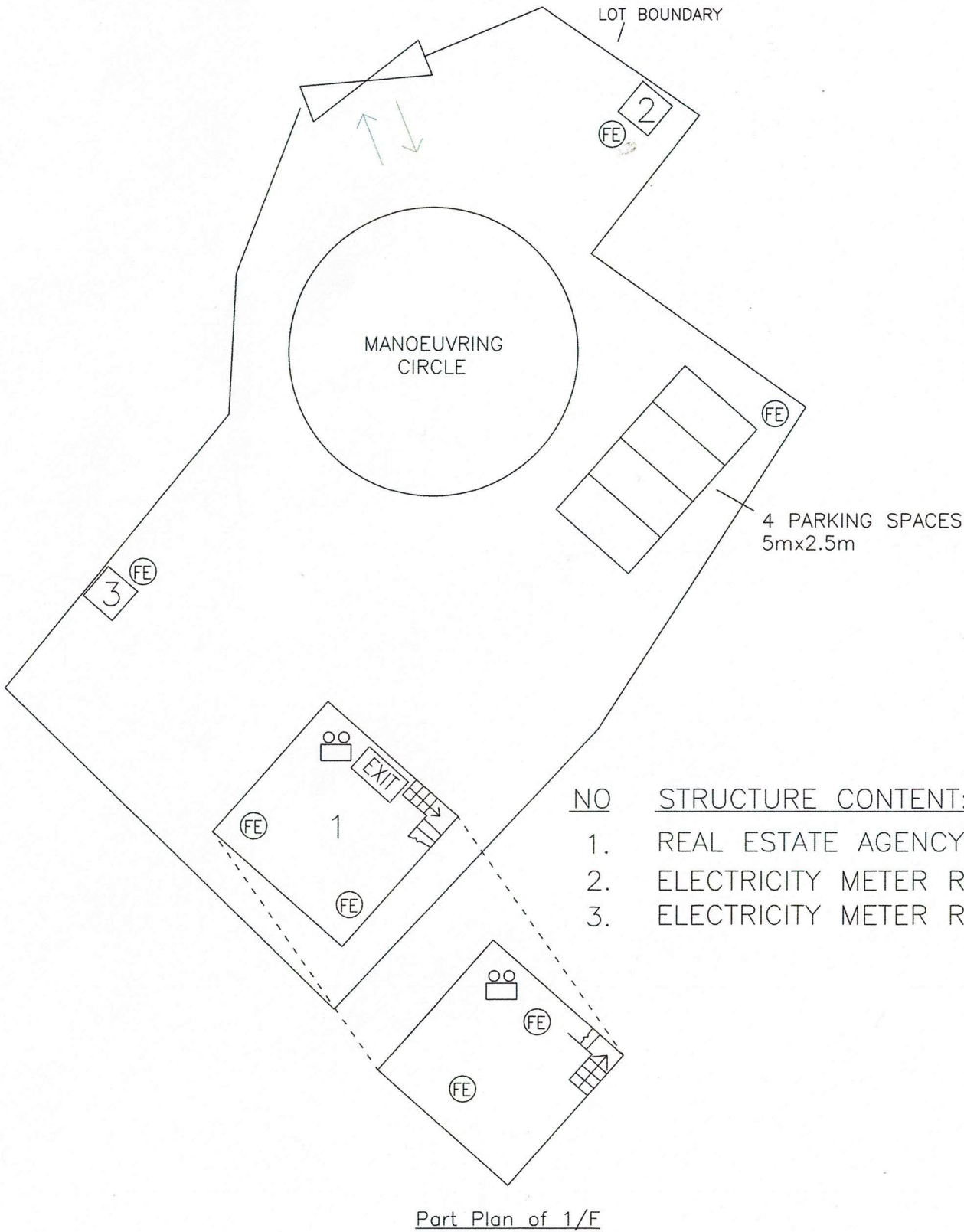
EP-20331-FS01

SCALE	1 : 300 @ A3	REVISION	B
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FIRE SERVICE NOTES:

- 1.ALL ENCLOSED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES WITHIN 30M TRAVEL DISTANCE
- 2.NO COMBUSTIBLES MATERIALS TO BE KEPT OR STORED AT THE OPEN STORAGE AREA AT THE ENTIRE SITE.
- 3.PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND 1838
- 5.SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.



LEGEND :

- FE

4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- oo

EMERGENCY LIGHTING
- EXIT

EXIT SIGN

B	PD SUBMISSION	15-6-2023	JN
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

FIRE SERVICE INSTALLATION WORK AT  
TEMPORARY SHOP AND SERVICES (REAL  
ESTATE AGENCY) FOR A PERIOD OF 3  
YEARS AT LOTS 1119(Part), 1120(Part),  
1121RP(Part) IN D.D. 125 AND  
ADJOINING GOVERNMENT LAND, HA  
TSUEN, YUEN LONG. N.T.

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	S.Eng.	15-6-2023
DESIGNED BY	JN	S.Eng.	15-6-2023
CHECKED BY	CM	PM	15-6-2023
APPROVED BY	-	-	-
PROJECT NO.	20331		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.

EP-20331-FS01

SCALE	1 : 300 @ A3	REVISION	B
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## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9081810

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lots 1119(Part), 1120(Part) Street/Road/Estate Name :

1121RP(Part), in D.D. 125 and 街道/屋苑名稱

Ha Tsuen

Block :

座

Adjoining Government Land

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

X 新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	7 x 4Kg Dry Powder F.E.	G/F & 1/F	Conforms with FSD requirements	19-06-2023	18-06-2024

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature :  
受權人簽署

Name :  
姓名

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期

*[Signature]*  
Hui Chi Hang

RC 3/676

East Power Engineering Ltd  
東方工程有限公司

20-06-2023

For FSD use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

A 9101605

FSD Ref.:

消防處編號

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

Lots 1119(Part), 1120(Part)

門牌號數/市地段

1121RP(Part), in D.D. 125 and 街道/屋苑名稱

Street/Road/Estate Name :

Ha Tsuen

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting	G/F & 1/F	Conforms with FSD requirements	19-06-2023	18-06-2024
12	Exit Sign	G/F & 1/F	Conforms with FSD requirements	19-06-2023	18-06-2024

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature  
受權人簽署

Name :  
姓名

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話  
Date :  
日期

Ng Chun Man  
RC1/309 RC2/459  
East Power Engineering Ltd  
東力工程有限公司

20-06-2023

For FSD  
use only:

Inspected

Key-in

Verified

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

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.



**Previous S.16 Applications covering the Application Site**

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-HT/719	Temporary Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	17.6.2011 (Revoked on 17.7.2012)
A/YL-HT/915	Temporary Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	31.10.2014 (Revoked on 31.12.2014)
A/YL-HT/955	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	7.8.2015
A/HSK/13	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	22.9.2017
A/HSK/244	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	4.9.2020

**Similar S.16 Applications within/straddling the subject “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/97	Temporary Shop and Services (Real Estate Agency and Interior Design Sample Showroom) for a Period of 3 Years	5.10.2018
A/HSK/111	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	7.12.2018 (Revoked on 7.1.2021)
A/HSK/120	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	18.1.2019
A/HSK/129	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	22.2.2019
A/HSK/130	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	8.3.2019
A/HSK/143	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	3.5.2019

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/205	Proposed Temporary Shop and Services for a Period of 3 Years	17.1.2020
A/HSK/212	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	6.3.2020
A/HSK/248	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	9.10.2020
A/HSK/290	Temporary Shop and Services (Real Estate Agency and Interior Design Company) for a Period of 3 Years	12.3.2021
A/HSK/292	Temporary Shop and Services (Convenient Store and Real Estate Agency) for a Period of 3 Years	12.3.2021
A/HSK/332	Proposed Temporary Shop and Services (Convenient Store) and Eating Place for a Period of 5 Years	29.10.2021 (3 Years) (Revoked on 29.4.2023)
A/HSK/335	Temporary Shop and Services (Real Estate Agency and Interior Design Sample Showroom) for a Period of 3 Years	26.11.2021
A/HSK/343	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	14.1.2022
A/HSK/349	Renewal of Planning Approval for Temporary Shop and Services (Convenience Store) for a Period of 3 Years	28.1.2022
A/HSK/350	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	28.1.2022
A/HSK/364	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	1.6.2022
A/HSK/382	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	12.8.2022
A/HSK/431	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.3.2023

**Government Departments' General Comments**

**1. Traffic**

(a) Comments of the Commissioner for Transport:

No comment on the application from traffic engineering point of view.

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

No adverse comment on the application from highway maintenance point of view.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

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

**3. Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

**4. Fire Safety**

Comments of the Director of Fire Services:

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

**5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on 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:

No objection to the application.

**7. District Officer's Comments**

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

- no comment from departmental point of view; and
- his 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 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and the Government Land (GL);
  - the private land of Lot No. 1119 in D.D. 125 is covered by a Short Term Waiver (STW) No. 5169 to permit structures for the purpose of Temporary Shop and Services (Real Estate Agency)
  - no permission is given for occupation of GL (about 9m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
  - the STW holders 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 to permit the structures to be erected or regularise 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. The applicant has to either exclude the Government Land (GL) from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. 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 rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport 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; and
  - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department 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 San Sik 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 San Sik Road;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition

of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas; and
- (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. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structures 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 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 the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.