

This document is received on - 9 JUL 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / TM-L744/414
	Date Received 收到日期	- 9 JUL 2021

- 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)

駿星企業管理有限公司 Star Corporate Management Limited

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

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

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 3055 (Part) in D.D. 124, 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 804 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1272 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 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 Lam Tei and Yick Yuen Outline Zoning Plan No.: S/TM-LTTY/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)2" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
08/06/2021 (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/06/2021 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	Proposed Temporary Shop and Services for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 168sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 636sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 1 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 1,272sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 1,272sq.m <input checked="" type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Plan 04	
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 4 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 09:00 to 20:00 daily (including public holiday)																																	
(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 No 否	<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)) Accessible from Castle Peak Road - Hung Shui Kiu via a local access <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，請另頁表示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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input 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 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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。

The applicant seek to use Lots 3055 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services for a Period of 3 Years' (**Plan P01**). The applicant would like to continue to use the Site for shop and services (vehicle showroom) business to serve the nearby locals.

The Site falls within an area zoned "Residential (Group B)2" ("R(B)2") on the Approved Nam Tei and Yick Yuen Outline Zoning Plan No.: S/TM-LTTY/10 (**Plan P02**). 'Shop and Services' is a column two use within the "R(B)2" zone, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "R(B)2" zone.

The Site occupied an area of 804sqm (about) (**Plan P03**). One structure is proposed at the Site for vehicle showroom and ancillary office with total GFA of 1,272sqm (about)(**Plan P04**). The operation hours of the Site are 09:00 to 20:00 daily (including public holiday). The estimated number of visitor per day are 15 (about). The estimated number of staff working at the Site is 5.

The Site is accessible from Castle Peak Road - Hung Shui Kiu via a local access (**Plan P01**). Four private car parking spaces are provided at the Site (**Plan P04**). Visitor is required to make appointment in advance to access the Site and the use of parking spaces, this is to regulate and prevent excessive number of visitor of the Site. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No light, 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.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No dangerous goods will be stored at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services for a Period of 3 Years'.

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 an application to the Board 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

10/06/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 3055 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories
Site area 地盤面積	804 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No.: S/TM-LTY/10
Zoning 地帶	"Residential (Group B)2" Zone
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	1,272 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.6 <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	1	
(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	13 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	80 % <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 4 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) / _____ _____		
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site		
Reports 報告書		
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 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。



APPLICATION SITE AREA : 804m² (ABOUT)

ACCESSIBLE FROM CASTLE PEAK ROAD - HUNG SHUI
KIU VIA A LOCAL ACCESS

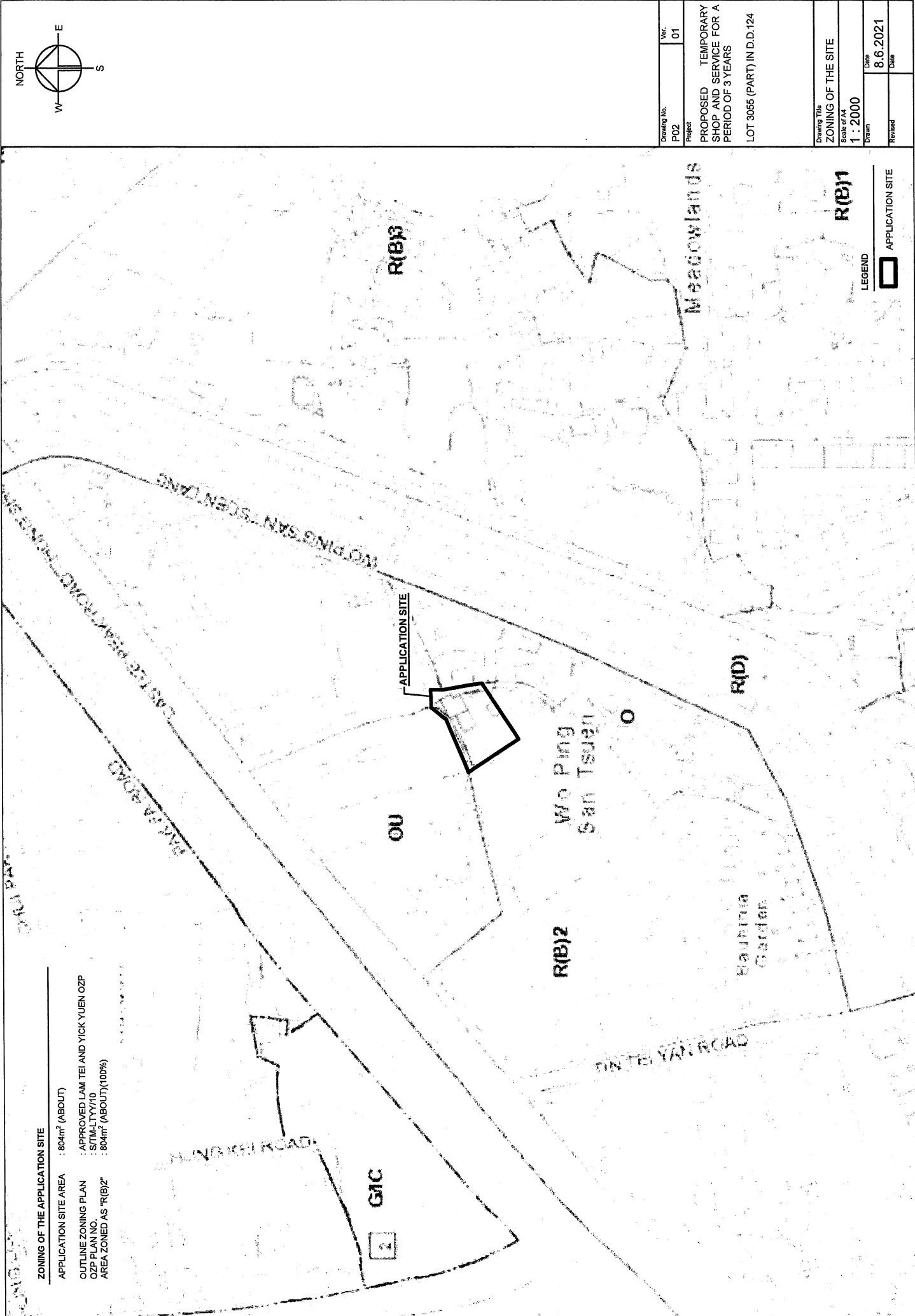


ACCESSIBLE FROM CASTLE PEAK ROAD -
HUNG SHUI KIU VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE

Drawing No.	Ver.
PD1	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS LOT 3055 (PART) IN D.D.124	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 4000	
Drawn	Date
	8.6.2021
Revised	Date



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 804m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED LAM TEI AND YICK YUEN OZP

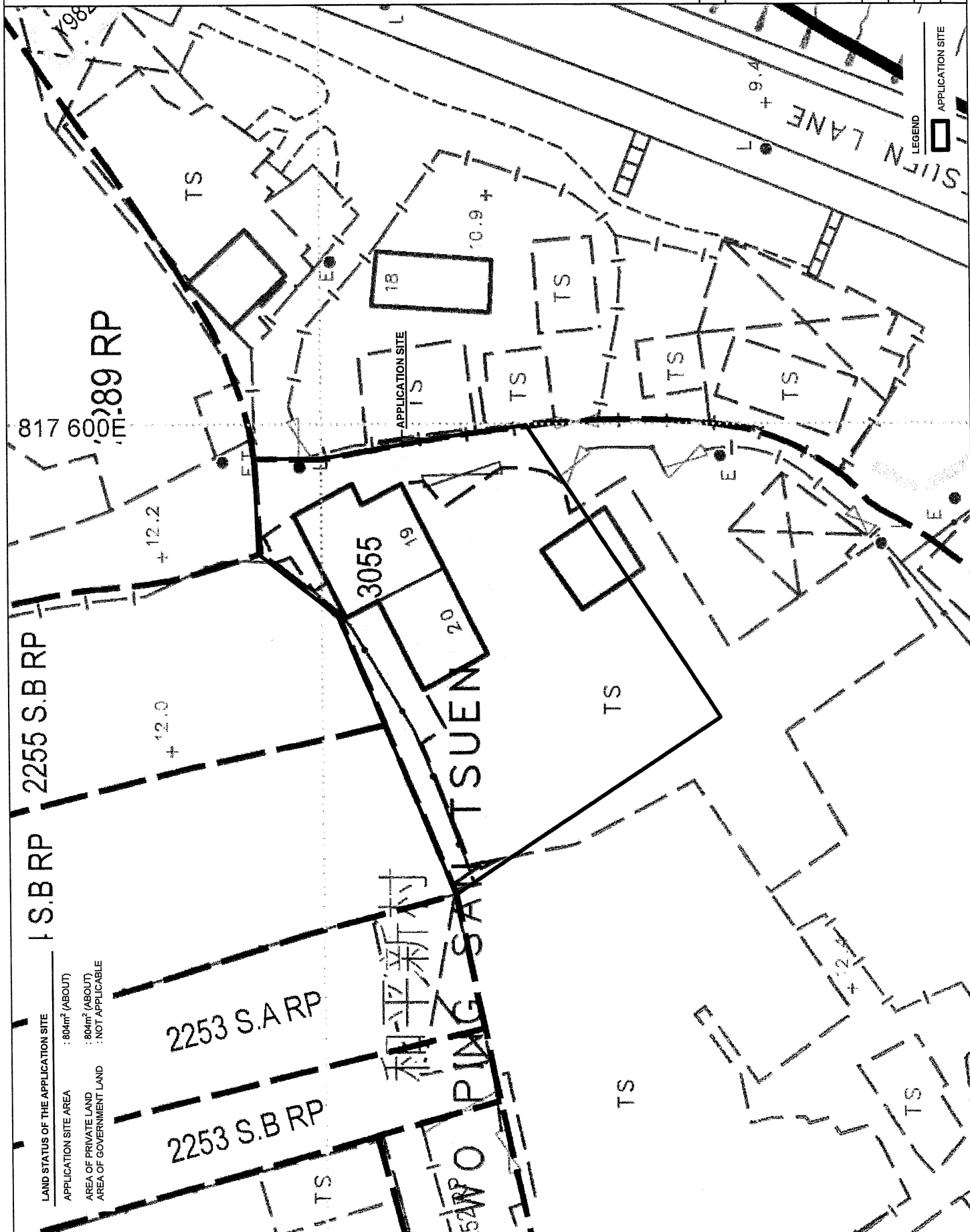
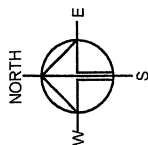
OZP PLAN NO. : SJTM-LTY/10

AREA ZONED AS "R(B)2" : 804m² (ABOUT)(100%)

Drawing No.	Ver.
PO2	01
Project	PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS
LOT 3055 (PART) IN D.D.124	
Drawing Title	ZONING OF THE SITE
Scale of A4	1 : 2000
Drawn	Date
8.6.2021	Time

LEGEND

☐ APPLICATION SITE



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 804m² (ABOUT)
AREA OF PRIVATE LAND : 804m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

Drawing No.	Ver.
P03	01
Project	PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS
LOT 3055 (PART) IN D.D.124	
Drawing Title	LAND STATUS OF THE SITE
Scale of A4	1 : 400
Drawn	Date 8.6.2021
Reviewed	Date

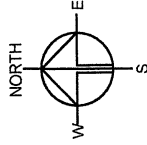
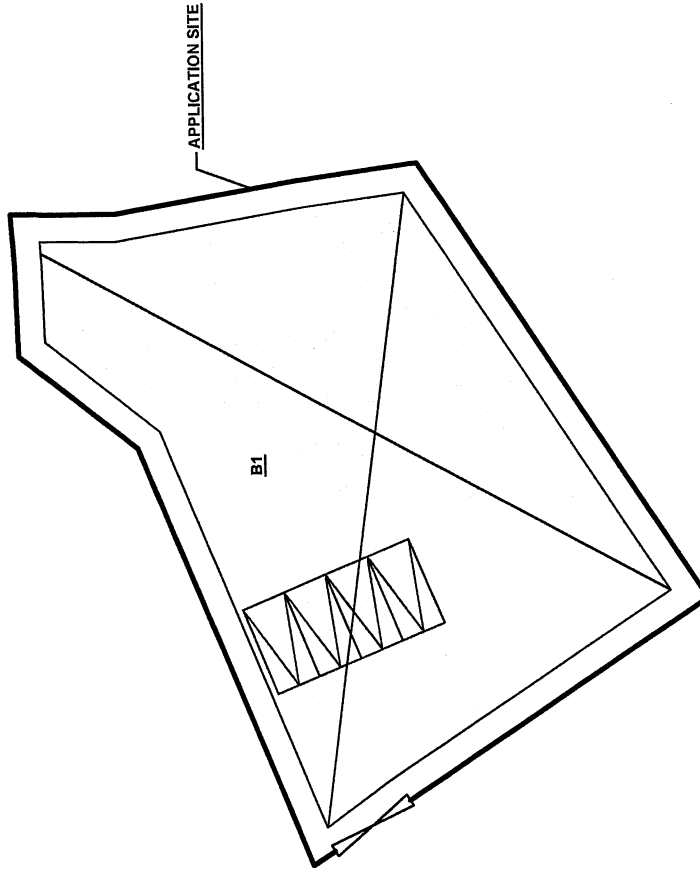
LEGEND
APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 804m ² (ABOUT)
COVERED AREA	: 636m ² (ABOUT)
UNCOVERED AREA	: 168m ² (ABOUT)
PLOT RATIO	: 1:6 (ABOUT)
SITE COVERAGE	: 80% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 1,272m ² (ABOUT)
BUILDING HEIGHT	: 13m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE PROPOSED USE COVERED AREA GFA BUILDING HEIGHT

B1	VEHICLE SHOWROOM (G/F)	636m ² (ABOUT)	636m ² (ABOUT)	13m (ABOUT)(2-STOREY)
	VEHICLE SHOWROOM (1/F)	-	636m ² (ABOUT)	
	OFFICE(1/F)			
TOTAL		636m ² (ABOUT)	1,272m ² (ABOUT)	



Drawing No.	Ver.
P04	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS	
LOT 3055 (PART) IN D.D.124	

Drawing Title	LAYOUT PLAN
Scale of A4	1 : 400
Drawn	Date
	8.6.2021
Reviewed	Date

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	INGRESS / EGRESS

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)

Our Ref.: DD124 Lot 3055 (Part)
Your Ref.: TPB/A/TM-LTY/414

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

By Email

6 August 2021

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B)2” Zone,
Lot 3055 (Part) in D.D. 124, Wo Ping San Tsuen, Hung Shui Kiu, Yuen Long, New Territories**

(S.16 Planning Application No. A/TM-LTY/414)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith FUNG
(Attn.: Mr. Luke YIP

email: kchfung@pland.gov.hk)
email: ltlyip@pland.gov.hk)



Responses-to-Comments Table

**Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B)2” Zone,
Lot 3055 (Part) in D.D. 124, Wo Ping San Tsuen, Hung Shui Kiu, Yuen Long, New Territories**

(Application No. A/TM-LTYT/414)

- (i) The applicant has obtained consents from respective land owners (of private Lot nos. 2248 S.B, 2249 S.B ss.5, 2250 RP, 2252 RP and 3055 in D.D. 124) for vehicular access from Castle Peak Road – Hung Shui Kiu and the application site (the Site).
- (ii) A RtoC table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Ms. Mei-yin WAN; Tel: 2399 2426)		
(a)	Please indicate the vehicular access from public road i.e. from Wo Ping San Tsuen Lane or Castle Peak Road;	Plan showing the vehicular access from public road is provided for your consideration (Plan 1).
(b)	Please advise if any modification works at public road and footpath to facilitate the access to the proposed site is required;	Modification works at public road and footpath to facilitate the access to the Site is not required. Swept path analysis for vehicle from Castle Peak Road to the proposed site is provided for your consideration (Plan 2).
(c)	Please advise the trip generations to the proposed site;	Estimated vehicular trips generated by the proposed development are provided for your consideration (Annex I). As extra traffic induced by the proposed development is minimal, adverse traffic impact to nearby road network should not be anticipated.

(d)	Please advise the loading / unloading arrangement and if any loading / unloading activities will affect the public roads.	<p>Four private car parking spaces are provided at the Site for staff and visitor. Advanced booking is required for visitor to access the Site and the use of parking space, this could help to regulate the use of parking space and prevent excessive number of vehicle and visitor to the Site. Majority of staff and visitor are required make good use of public transport services to access the Site (Annex II). Staff is deployed at the ingress/egress of the Site to direct vehicles entering/exiting the Site, so that vehicle will not queue back to or reverse onto/from public road and to enhance pedestrian safety.</p> <p>A maximum of 20 vehicles will be displayed at the Site during the planning approval period. Vehicles to be displayed at the Site are unlicensed functional vehicles. They are driven to the Site by staff with trade licenses issued by TD, hence, towing of vehicle to the Site is not required. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site (Plans 3 to 5). No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. Therefore, the parking provision is considered adequate for the operation of the proposed development.</p>
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Estimated Vehicular Trips Generated by the Proposed Development

Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B)2” Zone, Lot 3055 (Part) in D.D. 124, Wo Ping San Tsuen, Hung Shui Kiu, Yuen Long, New Territories

(Application No. A/TM-LTY/414)

- (i) The application site (the Site) is accessible from Castle Peak Road - Hung Shui Kiu via a local access. A total of four parking spaces are provided at the Site, details are as follows:

Type of Parking Space	No. of Space
Private Car Parking Space for Staff	2
Private Car Parking Space for Visitor	2

- (ii) The operation hours of the Site are 09:00 to 20:00 daily (including public holiday). Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car (Staff)		Private Car (Visitor)		2-Way Total
	In	Out	In	Out	
Traffic trip at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	0	0	2
Traffic trip at <u>PM peak</u> per hour (19:00 – 20:00)	0	2	0	0	2
Traffic trip per hour (average)	0	0	2	2	4

- (iii) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (iv) Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to public road.

Public Transport Services

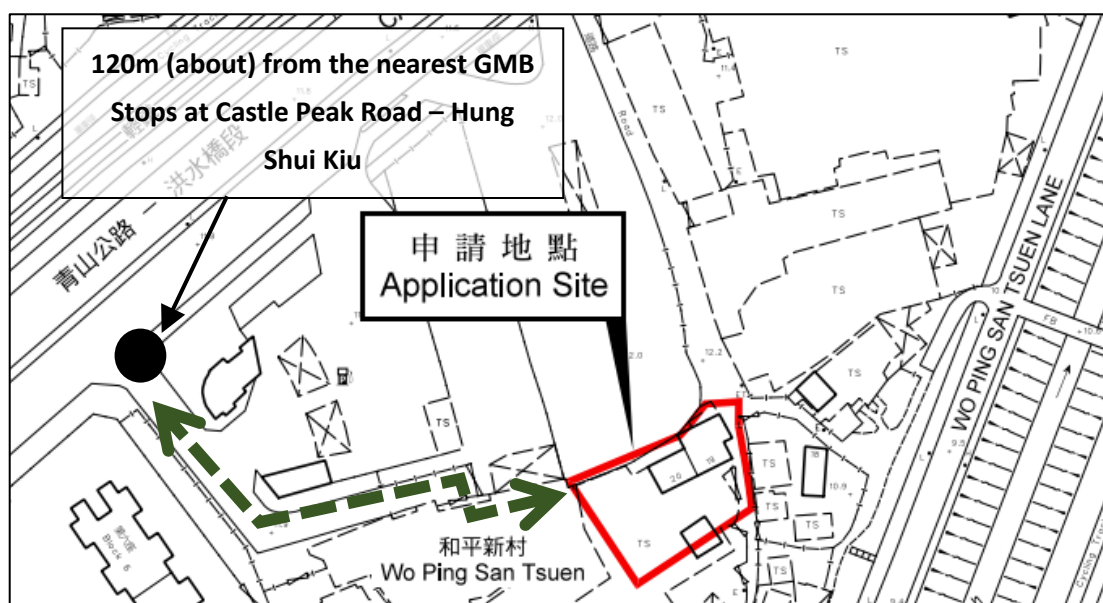
**Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B)2” Zone,
Lot 3055 (Part) in D.D. 124, Wo Ping San Tsuen, Hung Shui Kiu, Yuen Long, New Territories**

(Application No. A/TM-LTY/414)

- (i) The application site (the Site) is located approximately 120m southeast of Castle Peak Road – Hung Shui Kiu, which is served with public transport services.
- (ii) Majority of staff and visitor are required to commute to the Site by taking public transport to Castle Peak Road – Hung Shui Kiu then walk to the Site. The nearest public transport services provided at Castle Peak Road – Hung Shui Kiu, details are as follows:

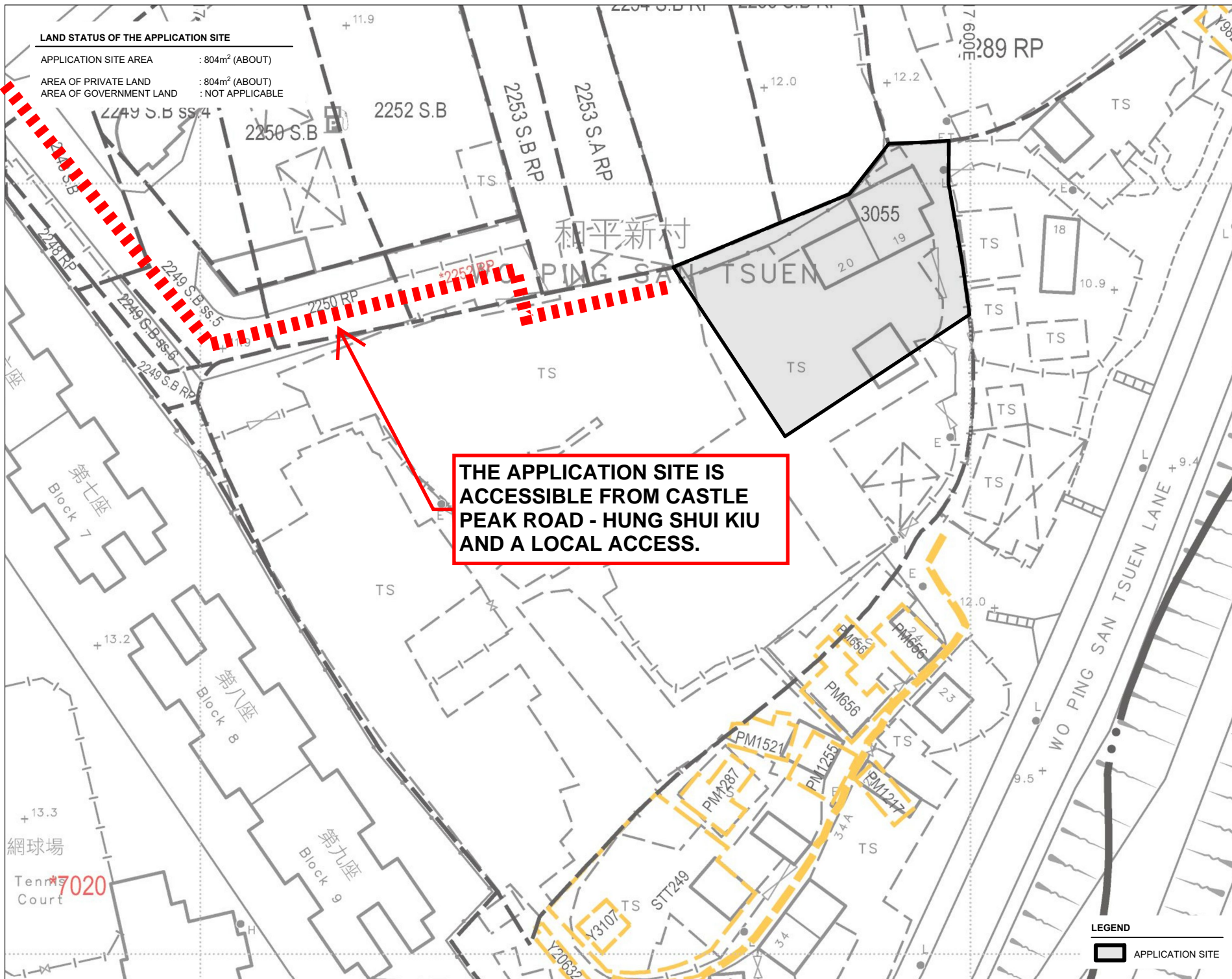
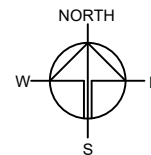
Route No.	Termination Points	
Franchised Bus		
53	Yuen Long (Yoho Mall)	Tsuen Wan (Nina Tower)
63X	Hung Shui Kiu (Hung Fuk Tsuen)	Jordan (West Kowloon Station)
68A	Yuen Long (Long Ping)	Tsing Yi Station
258A/258P	Hung Shui Kiu (Hung Fuk Tsuen)	Lam Tin Station
261P	Siu Hong Court	Tin Ping Estate
960P/960X	Hung Shui Kiu (Hung Yuen Road)	Wan Chai North / Quarry Bay
Green Minibus		
606S	Yuen Long (Fung Cheung Road)	Tsim Sha Tsui East (Mody Road)

- (iii) The nearest green minibus stop is located (at Castle Peak Road – Hung Shui Kiu) approximately 120m southeast of the Site, details are as follows:



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 804m² (ABOUT)
 AREA OF PRIVATE LAND : 804m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

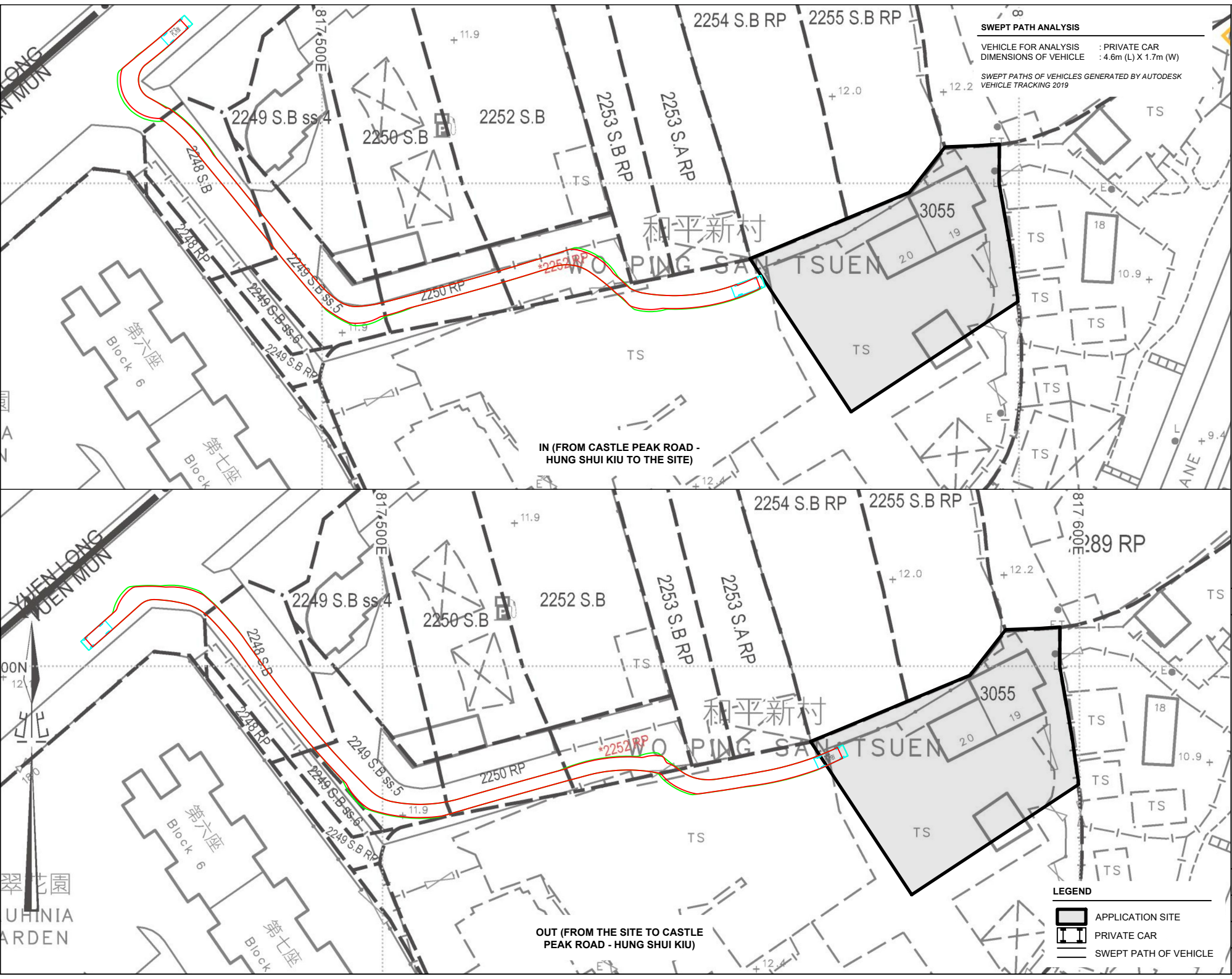


**THE APPLICATION SITE IS
 ACCESSIBLE FROM CASTLE
 PEAK ROAD - HUNG SHUI KIU
 AND A LOCAL ACCESS.**

LEGEND

 APPLICATION SITE

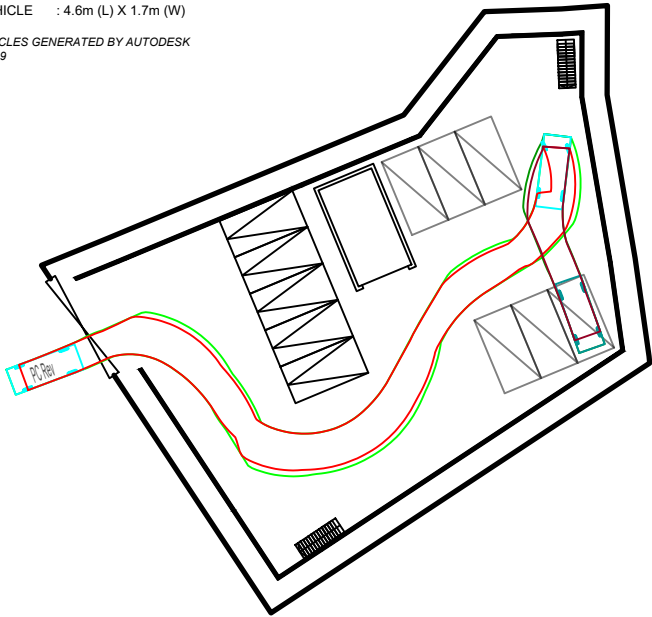
Drawing No.	Ver.
PLAN 1	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS	
LOT 3055 (PART) IN D.D.124	
Drawing Title	
LAND STATUS OF THE SITE	
Scale of A4	
1 : 400	
Drawn	Date
	8.6.2021
Revised	Date



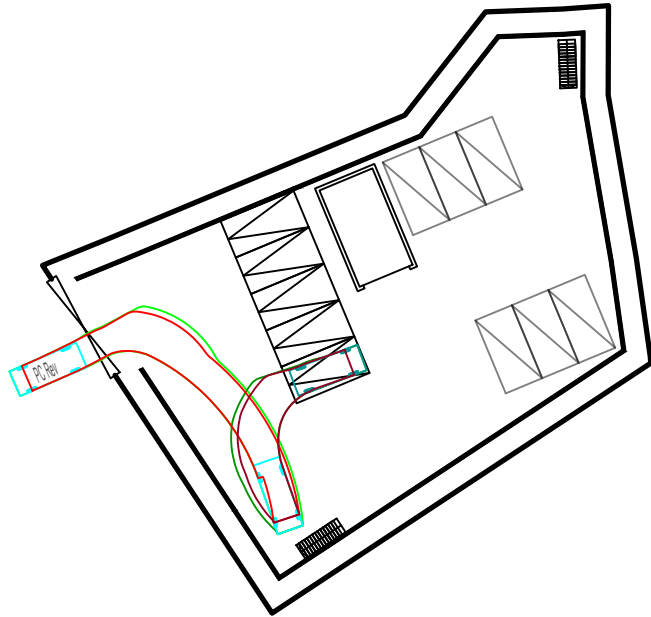
SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : PRIVATE CAR
DIMENSIONS OF VEHICLE : 4.6m (L) X 1.7m (W)

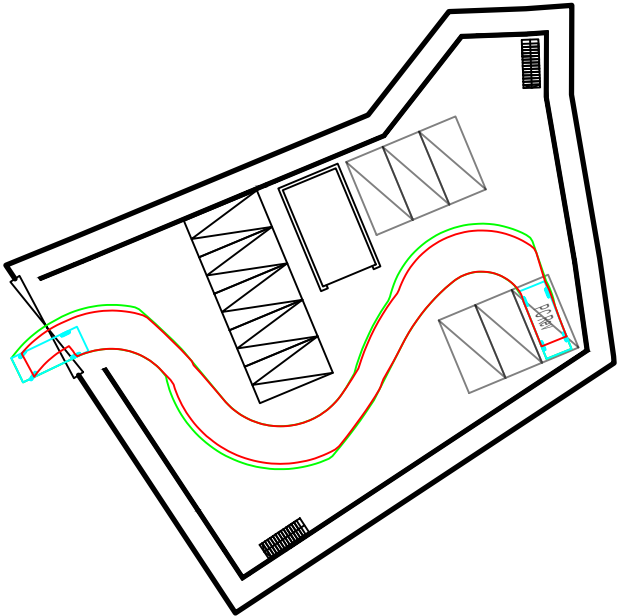
SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
VEHICLE TRACKING 2019



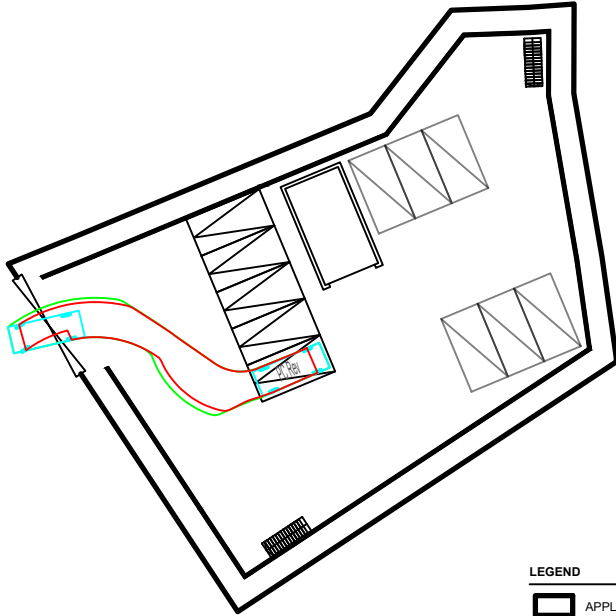
IN
(GROUND FLOOR)



IN
(GROUND FLOOR)



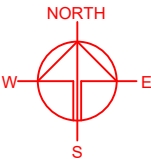
OUT
(GROUND FLOOR)



OUT
(GROUND FLOOR)

LEGEND

- APPLICATION SITE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE
- PARKING SPACE (LICENSED VEHICLE)
- DISPLAY SPACE (UNLICENSED VEHICLE)

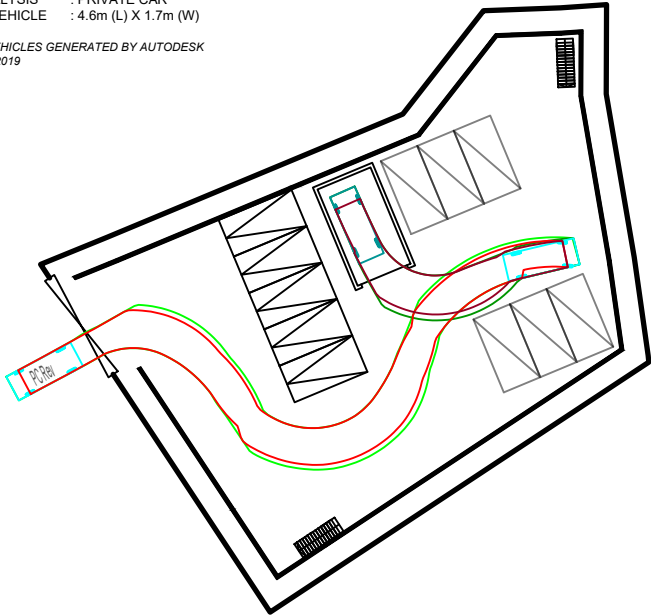


Drawing No.	Ver.
PLAN 3	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS	
LOT 3055 (PART) IN D.D.124	
Drawing Title	
SWEPT PATH ANALYSIS	
Scale of A4	
1 : 500	
Drawn	Date
	29.7.2021
Revised	Date

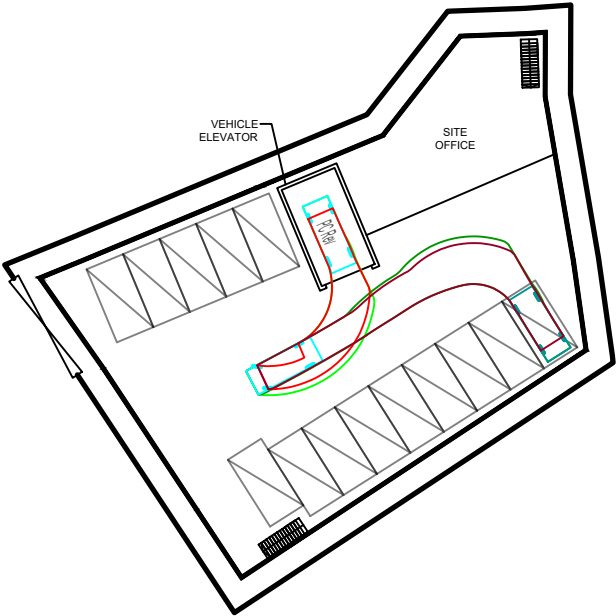
SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : PRIVATE CAR
DIMENSIONS OF VEHICLE : 4.6m (L) X 1.7m (W)

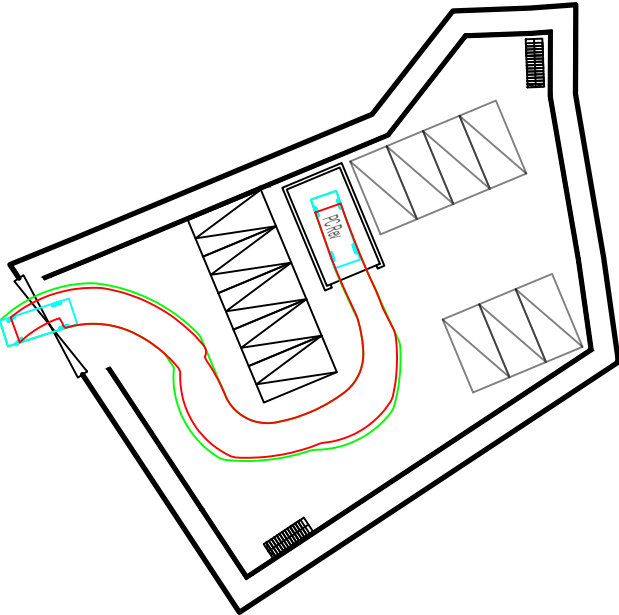
SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
VEHICLE TRACKING 2019



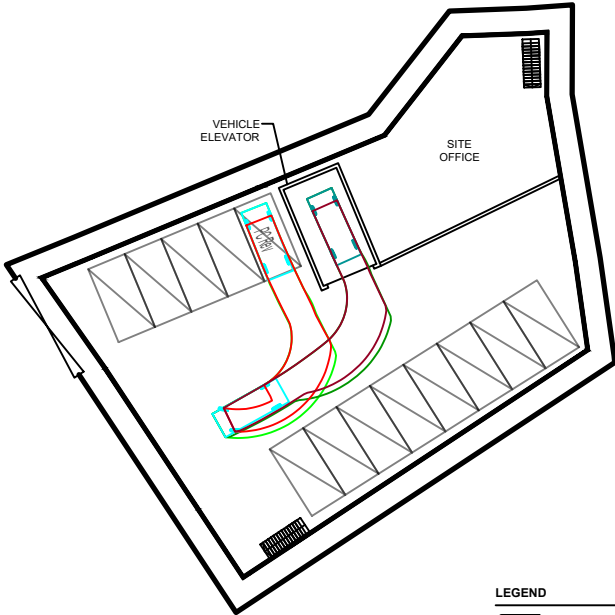
IN
(TO FIRST FLOOR)



IN
(TO FIRST FLOOR)

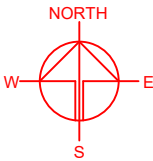


OUT
(FROM FIRST FLOOR)



OUT
(FROM FIRST FLOOR)

LEGEND	
	APPLICATION SITE
	PRIVATE CAR
	SWEPT PATH OF VEHICLE
	PARKING SPACE (LICENSED VEHICLE)
	DISPLAY SPACE (UNLICENSED VEHICLE)



Drawing No.	Ver.
PLAN 4	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS	
LOT 3055 (PART) IN D.D.124	
Drawing Title	
SWEPT PATH ANALYSIS	
Scale of A4	
1 : 500	
Drawn	Date
	29.7.2021
Revised	Date

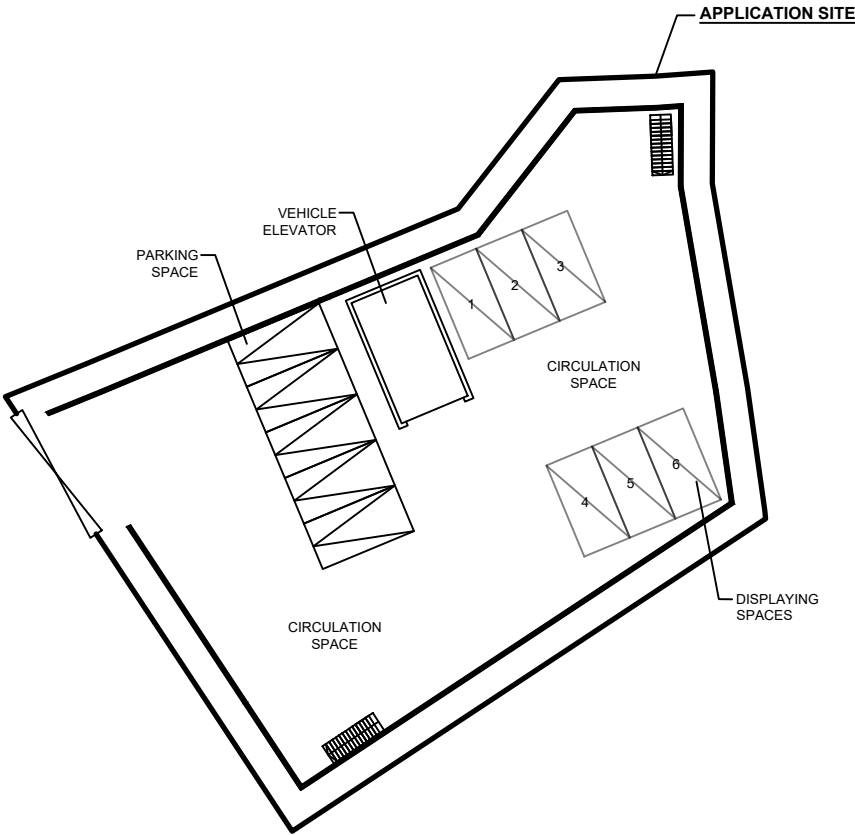
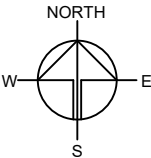
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 804m² (ABOUT)
COVERED AREA : 636m² (ABOUT)
UNCOVERED AREA : 168m² (ABOUT)

PLOT RATIO : 1.6 (ABOUT)
SITE COVERAGE : 80% (ABOUT)

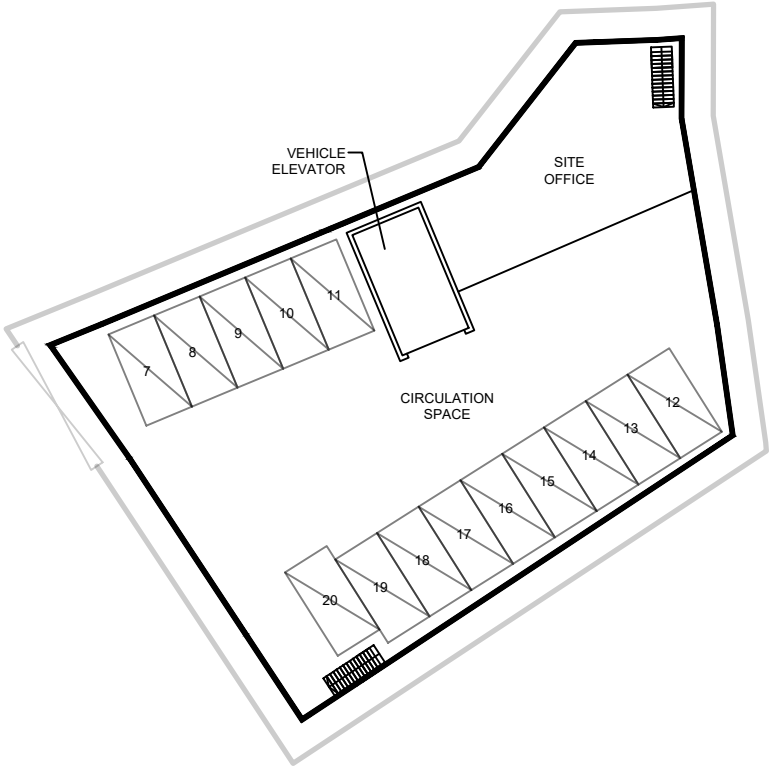
NO. OF STRUCTURE : 1
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 1,272m² (ABOUT)
BUILDING HEIGHT : 13m (ABOUT)
NO. OF STOREY : 2

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	VEHICLE SHOWROOM (G/F)	636m ² (ABOUT)	636m ² (ABOUT)	13m (ABOUT)(2-STOREY)
	VEHICLE SHOWROOM (1/F) OFFICE(1/F)	-	636m ² (ABOUT)	
TOTAL		636m ² (ABOUT)	1,272m ² (ABOUT)	



GROUND FLOOR OF
STRUCTURE B1

(INDICATIVE ONLY)



FIRST FLOOR OF
STRUCTURE B1

(INDICATIVE ONLY)

PARKING / DISPLAYING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF PRIVATE CAR DISPLAYING SPACE : 20
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE
- DISPLAYING SPACE
- INGRESS / EGRESS

Drawing No. PLAN 5	Ver. 01
Project PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS LOT 3055 (PART) IN D.D.124	
Drawing Title LAYOUT PLAN (INTERNAL) Scale of A4 1 : 400	
Drawn	Date 30.7.2021
Revised	Date

J-2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TM-LTY/414

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

永年新村村代表和不少村民都反對是項申請。
主要原因是影響居民日常出入，帶來不便。
另外同時，作為當區區議員，其初上任以來的
經驗，絕不相信申請人真的可以作區時商店及服
務行業。很簡單，新會若於整偏遠的地方建商場？
看來最終只是要建大型停車場而已。小小的地段
為何要有4個停車位？

「提意見人」姓名/名稱 Name of person/company making this comment

張錦全

簽署 Signature

日期 Date

21/07/2021

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

參考編號

Reference Number:

210720-160139-55607

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

20/07/2021 16:01:39

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTYT/414

「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。



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TM-LTY/414

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- ① 嚴重不滿強收本村舊有行人路納入規劃範圍。
希望能撥回行人過路方便村民進住。
- ② 將村路作爲交通道路甚爲不便。
原因 ① 路窄，沒有行人路，與青山公路有一段距離，
村民出入會生危險。
② 由於用作陳列及汽車服務性行業車輛進出，
該路承受不了，容易與村民發生磨擦。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

李貴峰

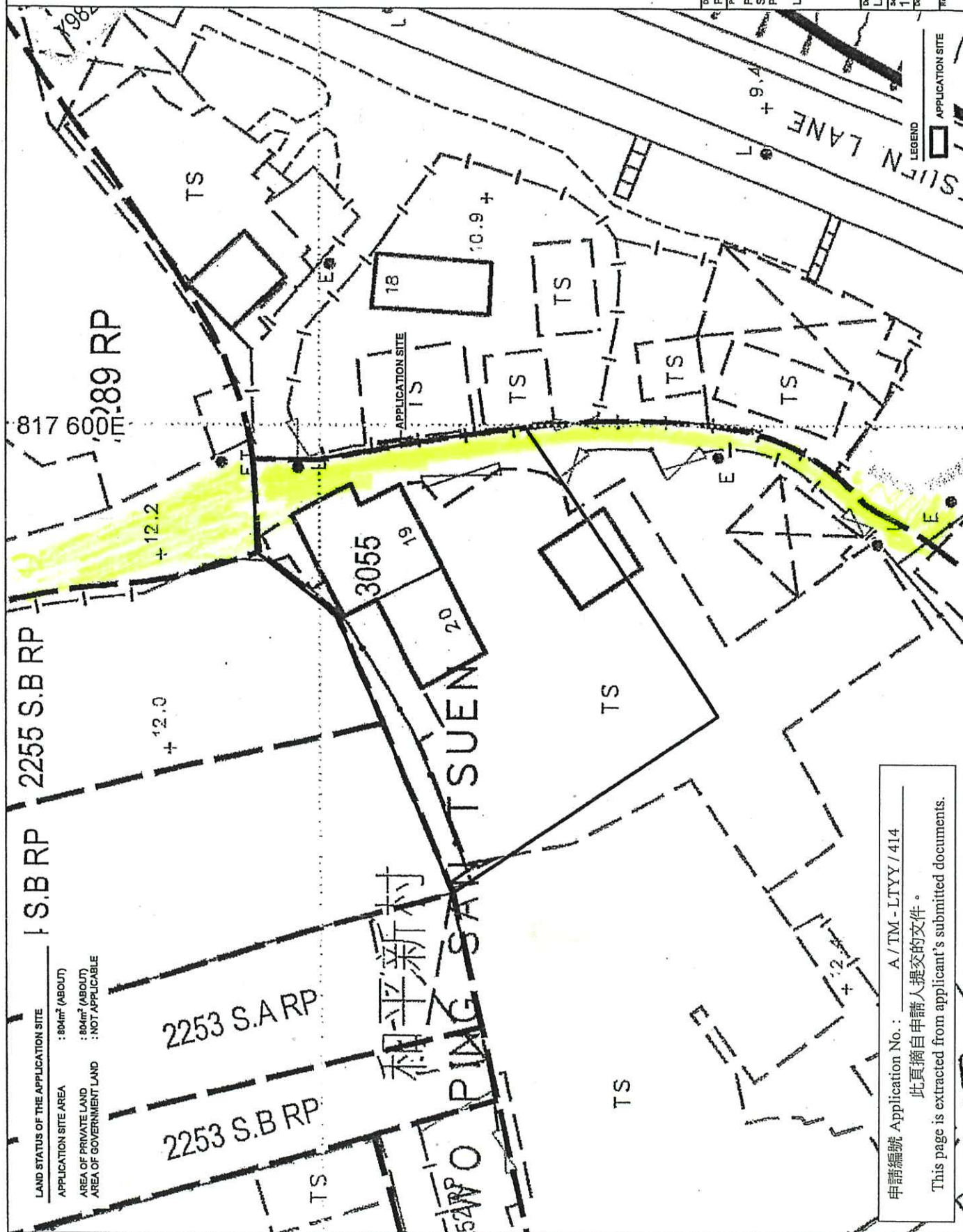
日期 Date

2-8-2021



Drawing No.	Visa
P03	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS LOT 3055 (PART) IN D.D.124	

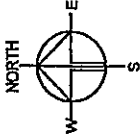
Drawing Title	Scale of A4	Date
LAND STATUS OF THE SITE	1 : 400	8.6.2021
Drawn	Checked	
Reviewed		



申請編號 Application No.: A/TM-LTYY/414

此頁摘自申請人提交的文件。

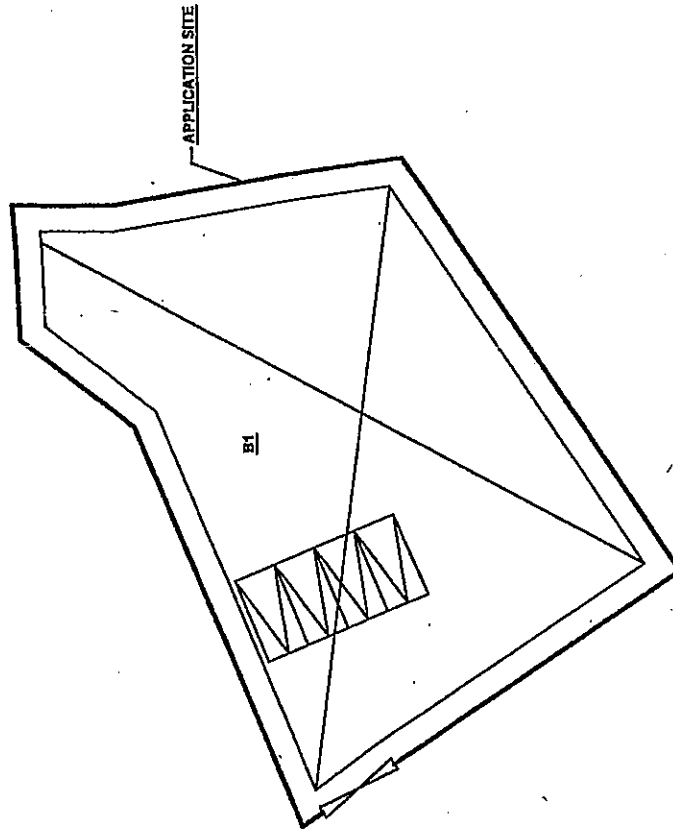
This page is extracted from applicant's submitted documents.



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 804m² (ABOUT)
COVERED AREA : 636m² (ABOUT)
UNCOVERED AREA : 168m² (ABOUT)
PLOT RATIO : 1.8 (ABOUT)
SITE COVERAGE : 80% (ABOUT)
NO. OF STRUCTURE : 1
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 1,272m² (ABOUT)
BUILDING HEIGHT : 13m (ABOUT)
NO. OF STOREY : 2

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	VEHICLE SHOWROOM (G/F)	636m ² (ABOUT)	636m ² (ABOUT)	13m (ABOUT)(2-STOREY)
	VEHICLE SHOWROOM (1/F)		636m ² (ABOUT)	
	OFFICE (1/F)			
TOTAL		636m ² (ABOUT)	1,272m ² (ABOUT)	



APPLICATION SITE

B1

Drawing No.	Ver.
P04	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICE FOR A PERIOD OF 3 YEARS	
LOT 305S (PART) IN D.D.124	

Drawing Title
LAYOUT PLAN
Scale of A4
1 : 400
Date
8.6.2021
Revised

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	INGRESS / EGRESS

申請編號 Application No. : A / TM - LTY / 414

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年08月04日星期三 3:08
收件者: tpbpd
主旨: A/TM-LTY/414 DD 124 Wo Ping San Tsuen

A/TM-LTY/414
Lot 3055 in D.D. 124, Wo Ping San Tsuen, Hung Shui Kiu,
Site area : About 804sq.m
Zoning : "Res (Group B) 2"
Applied use : Shop and Services / 4 Vehicle Parking

Dear TPB Members,

Application 412 was deferred in June. It is not clear if it has been withdrawn or whether this application is on behalf of another applicant. The site is part of the larger 412 footprint.

Previous comments upheld.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, May 27, 2021 3:59:14 AM
Subject: A/TM-LTY/412 DD 124 Wo Ping San Tsuen

Dear TPB Members,

406 was also withdrawn. Previous objections upheld.

Government should consider acquiring this site, near main road so good transport links.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, October 23, 2020 2:30:30 AM
Subject: A/TM-LTY/406 DD 124 Wo Ping San Tsuen

Dear TPB Members,

Application 403 was deferred 21 August. This is the same plan.

Previous objections upheld.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, July 26, 2020 4:25:09 AM
Subject: A/TM-LTY/403 DD 124 Wo Ping San Tsuen

A/TM-LTTY/403

lot 3055 in D.D. 124, Wo Ping San Tsuen, Hung Shui Kiu,

Site area : About 5,651sq.m

Zoning : "Res (Group B) 2"

Applied use : Shop and Services / 9 Vehicle Parking / **5 Years**

Dear TPB Members,

Application appears to be to legitimize an existing operation as there is already a warehouse on the site.

So there is a shortage of land for housing? How come sites like this adjacent to existing housing nodes are not being utilized for homes?

Probably because it is so easy to operate without approval and when game is up to go legit.

By approving other uses for Res zoned sites, TPB members are contributing to the housing shortage.

Mary Mulvihill

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年08月04日星期三 11:04
收件者: tpbpd@pland.gov.hk
主旨: 反對_申請編號A/TM-LTYT/414

姓名:楊家迦
性別:
聯絡方法:

- 1.擬議發展覆蓋面積雖減至八百多平方米，仍需車輛頻繁運入建材，必大增附近一帶交通流量的負擔。
- 2.此項申請與 A/TM-LTYT/412，A/TM-LTYT/406 及 A/TM-LTYT/403 是同一地段，為何可以不註明之前的申請？
- 3.附近已有多個汽車展銷場,無需再添同類場所。
- 4.十三米的建築高度並不合理，附近展銷場最多約 7 米高。是否掛名汽車展銷，物流倉為實。
- 5.愛國愛港，此地應予政府興建公共房屋以解市民居住問題。

本人堅決反對此申請！懇請 貴會嚴肅處理！

另外，收到電郵應簡覆已收到，此乃基本禮貌。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年08月05日星期四 10:26
收件者: tpbpd@pland.gov.hk
主旨: 強烈反對A/TM-LTYT/414

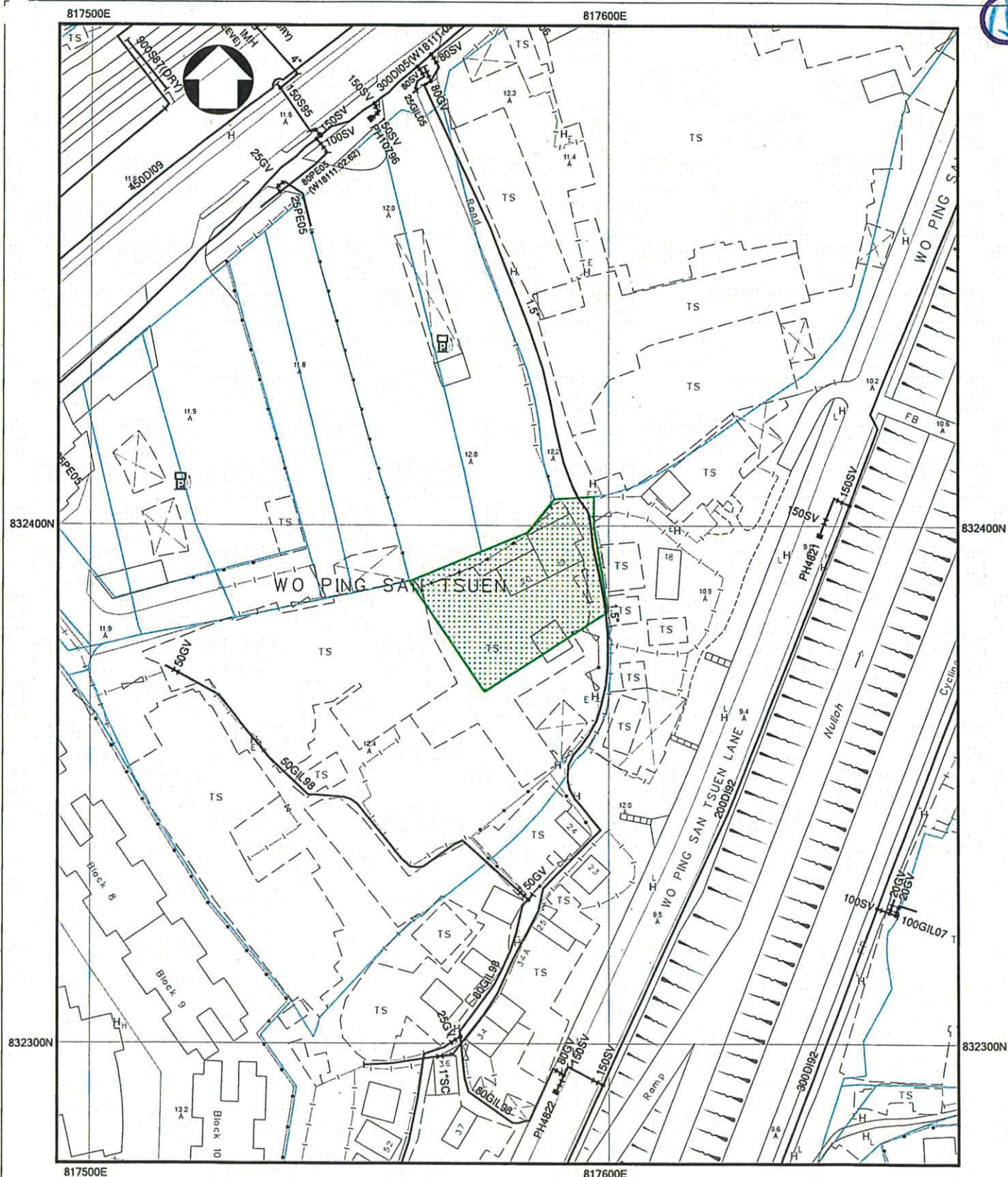
咪又係 A/TM-LTYT/403, A/TM-LTYT/406 ,A/TM-LTYT/412,細咗 3/4 咁 O
13 米高做汽車展銷?路口有兩檔賣車,又唔見起咁高,即係點?擺明係做物流喇,搵畀政府起公屋把喇~
又唔做對環境影響嘅評估報告,冇啲誠意!
座嘢少咗好多資料,想點?
13 米高都係阻光阻風阻景!
點解又有註明同一地段之前嘅申請?
堅決反對,嚴重抗議!

Advisory Clauses

- (a) the permission is given to the use(s) and development under application. It does not condone any other use(s) and development which currently exist on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use(s) and development not covered by the permission;
- (b) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (c) to liaise with the locals to address their concerns relating to the development;
- (d) to note the comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site falls within Lot No. 3055 (part) in DD. 124 (“the Lot”). The Lot is Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the Site is accessible from Castle Peak Road via some private lots. His office does not carry out maintenance works for the access nor guarantee that right-of-way will be given to the Site;
 - (iii) the lot owner is required to submit a formal application to his office for a Short Term Waiver to permit erection of structures on the Lot. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee etc; and
 - (iv) his office reserves the right to take enforcement actions as considered appropriate against any unauthorized erection/extension/alterations of structures within the Lot irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by this office or any unauthorized occupation of government land;
- (e) to note the comments of the Commissioner for Transport (C for T) that management measures proposed by the applicant should be implemented to avoid affecting traffic at Castle Peak Road;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access from the Site to Castle Peak Road – Hung Shui Kiu is not and will not be maintained by HyD; and

- (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by the Environmental Protection Department;
- (h) to note the comments of the Director of Environmental Protection (DEP) that if septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (iv) the applicant is reminded that 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;
 - (v) the wall forming part of any occupied building should not be located within 12m of the fill points of the petrol filling stations; and
 - (vi) opening windows or any other openings to a building should not be within 3m in any direction of the outlets of vent pipes in the petrol filling stations;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
 - (i) existing water mains will be affected as shown in Annex 1. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to him. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown in Annex 1; and

- (iv) the 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;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised that approval of section 16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval where appropriate; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (iii) for UBWs erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO.
 - (iv) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)R) 5 and 41D respectively;
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage; and
 - (vi) formal submission under BO is required for any proposed new works including any temporary structures.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 7. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 8. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 9. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/6-NW-12D & 17B

FILE REF: (14) IN WSD/M/SP 3051/470/214S/20 PT.1

REF. CODE: 31W21M

SHEET 1 OF 1

SCALE 1:1000



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Water Supplies Department