收到。城市規劃委員會 料及文件後才正式確認收到

14 FEB 2022

This document is received on The Town Planning Board will formally acknowledge

Form No. S16-III 表格第 \$16-111 號

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)

》(第131章 《城市規劃條例

第 16 條 遞 交 的 許 可

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S16-1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

- 4. 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 请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-LT44/424
	Date Received 收到日期	1 4 FEB 2022

- 1. 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),送交香港北角渣華還 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">htt 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).

  in 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:
  <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),亦可向委員會秘書處(香港北角濱華道 333 號北角政府合署 15 樓 一電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角濱華道 333 號北角政府合署 17 樓及新界沙田上禾遊路 1 號沙田政府合署 14 樓)索取。
- 3. 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. 女土 /□Company 公司 /□Organisation 機構 )

Muhammad Yasir Urfat

#### 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 )

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 3839 RP (Part) and 3840 RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun, 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	☑Site area 地盤面積 800 sq.m 平方米☑About 約 Not more than ☑Gross floor area 總樓面面積 348 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 □About 約

DOT THE INCIDENCE OF THE DESIGNATION OF THE PROPERTY OF THE PR					
Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號					
(e) Land use zone(s) involved 涉及的土地用途地帶 "Residential (Group D)" ("(R(D)")					
Shop and Services (Retail Shop for Apparel and Potted Plants)					
(f) Current use(s) 現時用途 (If there are any Government, institution or community facilities, please illustra	ie on				
plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,讀在圖則上顯示,並註明用途及總樓面面	,				
4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」					
The applicant 中請人 —					
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					
(b) The applicant 申請人 —					
has obtained consent(s) of "current land owner(s)".					
已取得					
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 obta (DD/MM/YYYY) 取得同意的日期 (日/月/年)	ned				
(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					

	Ö			"current land owner(s)" 名「現行土地擁有人		
		De	etails of the "cu	rrent land owner(s)" notified	已獲通知「現行土地擁有人」	的詳細資料
		La	n. of 'Current and Owner(s)' 現行土地擁 人」數目	Land Registry where notification	iises as shown in the record of the ation(s) has/have been given 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)
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			· · · · · · · · · · · · · · · · · · ·			,
		(Ple	așe ușe separate s	heets if the space of any box above	ve is insufficient,如上列任何方格的空	上間不足,謂另質說明)
	Ø			e steps to obtain consent of or 取得土地擁有人的同意或向	give notification to owner(s): 該人發給通知。詳情如下:	
		Rea	sonable Steps to	Obtain Consent of Owner(s)	取得土地擁有人的同意所採取	的合理步骤
			_		owner(s)" on	
		Rea	sonable Steps to	Give Notification to Owner(	s) 向土地擁有人發出通知所採取	双的合理步骤
				ces in local newspapers on (日/月/年)在指定義	(DD/MM/YY g章就申請刊登一次通知 <sup>&amp;</sup>	YY) <sup>&amp;</sup>
		Ø		in a prominent position on or r  22 (DD/MM/YYYY)*	near application site/premises on	·
			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。
				al committee on19/1/ (日/月/年)把通知:	s)/owners' committee(s)/mutual aid /2022(DD/MM/YYYY) <sup>&amp;</sup> 寄往相關的業主立案法團/業主多	
		Othe	ers 其他			
			others (please 其他(諧指明			
		-				•
		_				·
			•			•
Note:	Info	rmati	rt more than one on should be pr	「 <pre> 「</pre> ovided on the basis of each and	d every lot (if applicable) and premi	ses (if any) in respect of the
註:	appl 可在 申請	icatic 多於 人須	加. 公一個方格內加。 「就申請涉及的領	ヒ「✔」號 第一地段(倘適用)及處所(	倘有) <del>分別提供</del> 資料	

			·
-6.	Type(s) of Application		A CONTRACT OF THE PROPERTY OF
(A)	Temporary Use/Develop	ment of Land and/or Bi	uilding Not Exceeding 3 Years in Rural Areas
	<b>价於鄉郊地區土地上及</b> /	或建築物内進行為期不	超過三年的臨時用途/發展
15 (F & F	(For Renewal of Permission	n for Temporary Use or D	evelopment in Rural Areas, please proceed to Part (B))
	(如屬位於鄉郊地區臨時用		
	•		
	Proposed		
	use(s)/development .		
	擬識用途/發展		
		(Discount Directors of the defaile of	of the proposal on a layout plan) (請用平面圖說明擬說詳情)
			of the proposition is a force party (1997). I the proposition of the same party (1997).
(ь)	Effective period of permission applied for	□ year(s) 年	***************************************
	中請的許可有效期	□ month(s) 個	月;
(-)	Development Schedule 發展		
(6)			
ļ	Proposed uncovered land area	· 擬藏露大土,地面積	sq.m □About 約
	Proposed covered land area 核	建議有上蓋土地面積	sq.in □About 約
١	Proposed number of building	s/structures 擬議建築物/	
	Proposed domestic floor area	擬議住用樓面面積	sq.m □About 約
	Proposed non-domestic floor	area 擬讓非住用樓面面積	責sq.m □About約
1	1		•
	Proposed gross floor area 擬語		sq.m □About 約
Det	Proposed gross floor area 擬	養總樓面面積	sq.m □About 約
Pr	Proposed gross floor area 擬	義總樓面面積 fferent floors of buildings/st	tructures (if applicable) 建築物/構築物的擬議高度及不同樓層
Pr 的	Proposed gross floor area 擬	義總樓面面積 fferent floors of buildings/st se separate sheets if the space	tructures (if applicable) 建築物/構築物的擬議高度及不同楔層ce below is insufficient) (如以下空間不足,請另頁說明)
Pr 的	Proposed gross floor area 擬	義總樓面面積 fferent floors of buildings/st se separate sheets if the space	tructures (if applicable) 建築物/構築物的擬議高度及不同樓層
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Pr 的	Proposed gross floor area 擬 oposed height and use(s) of di 擬識用途(如適用)(Please u	義總樓面面積 fferent floors of buildings/st se separate sheets if the space	sq.m □About 約 tructures (if applicable) 建築物/構築物的擬議高度及不同樓層 ce below is insufficient) (如以下空間不足,請另頁說明)
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Pi M H C	Proposed gross floor area 擬 oposed height and use(s) of di 擬識用途 (如適用) (Please use oposed number of car parking civate Car Parking Spaces 私 flotorcycle Parking Spaces 電 ight Goods Vehicle Parking Spaces Weldium Goods Vehicle Parking Spaces (Please Specify) 其他 (Proposed number of loading/undaxi Spaces 的士車位	競總樓面面積  fferent floors of buildings/st se separate sheets if the space spaces by types 不同種類 軍車位 paces 輕型貨車泊車位 spaces 中型貨車泊車位 spaces 重型貨車泊車位 請列明)	sq.m□About 約 tructures (if applicable) 建築物/構築物的擬議高度及不同樓層ce below is insufficient) (如以下空間不足,請另頁說明) 「停車位的擬議數目
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Property Management of the control o	Proposed gross floor area 擬ioposed height and use(s) of dis 擬議用途 (如適用) (Please use opposed number of car parking sivate Car Parking Spaces 私iotorcycle Parking Spaces 電話 ight Goods Vehicle Parking Spaces (Please Specify) 其他 (Proposed number of loading/unaxi Spaces 的土車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 東京 ight Goods Vehic	機總樓面面積  fferent floors of buildings/st se separate sheets if the space spaces by types 不同種類 定車車位 paces 輕型貨車泊車位 Spaces 中型貨車泊車位 Spaces 重型貨車泊車位 in列明)  loading spaces 上落客貨車	sq.m□About 約 tructures (if applicable) 建築物/構築物的擬議高度及不同樓層ce below is insufficient) (如以下空間不足,請另頁說明)  「停車位的擬議數目  「位的擬議數目
Property of the control of the contr	Proposed gross floor area 擬ioposed height and use(s) of dis 擬識用途 (如適用) (Please use to proposed number of car parking sivate Car Parking Spaces 私ioposed number of car parking Spaces 智ight Goods Vehicle Parking Spacedium Goods Vehicle Parking Spaces (Please Specify) 其他 (Proposed number of loading/unaxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 整任dium Goods Vehicle Spaces 整任dium Goods Vehicle Spaces	機總樓面面積  fferent floors of buildings/st se separate sheets if the space spaces by types 不同種類 家車車位 paces 輕型貨車泊車位 Spaces 中型貨車泊車位 Bpaces 重型貨車泊車位 Bpaces 重型貨車泊車位 book spaces 重型貨車泊車位 book spaces 重型貨車泊車位 book spaces 重型貨車泊車位 book spaces 中型貨車車位 book spaces 中型貨車車位 book spaces 中型貨車車位 book spaces 上落客貨車	sq.m□About 約 tructures (if applicable) 建築物/構築物的擬議高度及不同樓層ce below is insufficient) (如以下空間不足,請另頁說明)  「停車位的擬議數目  「位的擬議數目
Property of the control of the contr	Proposed gross floor area 擬ioposed height and use(s) of dis 擬議用途 (如適用) (Please use opposed number of car parking sivate Car Parking Spaces 私iotorcycle Parking Spaces 電話 ight Goods Vehicle Parking Spaces (Please Specify) 其他 (Proposed number of loading/unaxi Spaces 的土車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 東京 ight Goods Vehic	機總樓面面積 fferent floors of buildings/st se separate sheets if the space spaces by types 不同種類 家車車位 軍車車位 paces 輕型貨車泊車位 spaces 重型貨車泊車位 spaces 重型貨車泊車位 dading spaces 上落客貨車  空型貨車車位 中型貨車車位 車型貨車車位	sq.m□About 約 tructures (if applicable) 建築物/構築物的擬議高度及不同樓層ce below is insufficient) (如以下空間不足,請另頁說明)  「停車位的擬議數目  「企的機議數目

### Form No. S16-III 表格第 S16-III 號

Pror	Proposed operating hours 擬議營運時間						
1 Toposed operating mouts (機能包架的可由)							
(d)	Any vehicular acce the site/subject buildi 是否有車路通往地 有關建築物?	ess to ing?	es 是	There is an existing access appropriate) 有一條現有車路。(讚註明  There is a proposed access width) 有一條擬議車路。(讀在	B車路名稱(如適用)) ss. (please illustrate on	plan and specify the	
		No	↑ 香 □			· •	
(c)		use separa	te sheets to ot providing	發展計劃的影響 o indicate the proposed meas g such measures. 如需要的信			
(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		e provide details . 請提供詳	r -	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
(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	diversion c謂用地 或範圍 Dir Fil An De Fil An	indicate on site plan the boundary on, the extent of filling of land/pond(s 整平面圈顯示有關土地/池塘界() version of stream 河道改道 ling of pond 填堪 ea of filling 填塘面積	s) and/or excavation of land) 線、以及河道改道、填塘、填 。 sq.m 平方米 sq.m 平方米 sq.m 平方米 sq.m 平方米	(土及/或挖土的细節及/ □ □ About 約 □ □ About 約 □ □ About 約 □ □ About 約	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water s On draina On slopes Affected b Landscape Tree Fellin Visual Imp	supply 對何 ge 對排水 對斜坡 by slopes 중 Impact 棒 ng 砍伐程 pact 構成符	共水 受斜坡影響 靖戍景觀影響 對木	Yes 會 □	No 不會 □	

diameter a 講註明盡 幹直徑及 (B) Renewal of Permission for	te measure(s) to minimise the impact(s). For tree felling, please state the number, the breast height and species of the affected trees (if possible) 显成少影響的措施。如涉及砍伐樹米,請說明受影響樹木的數目、及胸高度的樹品種(倘可)  Femporary Use or Development in Rural Areas  E的許可續期
(a) Application number to which the permission relates 與許可有關的申請編號	A/_TM-LTYY / 368
(b) Date of approval 獲批給許可的日期	17.5.2019 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	17.5.2022 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Retail Shop for Apparel and Potted Plants) for a Period of 3 Years
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ 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	☑ year(s) 年

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現謂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)。
1. The proposed development is a Column 2 use in the 'Residential (Group D)' zone. It will benefit the residents in nearby.
The nature and form of development is not incompatible with the surrounding environment.     The proposed development is a complementary use to the adjacent houses.     The proposed development is a shop and services which would benefit the residents in the vicinity.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
<ul> <li>5. The operation hour of the proposed development is 9:00a.m. to 8:00p.m. from Mondays to Sundays including public holidays.</li> <li>6. The application site is subject to two previous planning permissions No. A/TM-LTYY/317 &amp; 368 which have been approved for shop &amp; services use since 2016.</li> </ul>
7. The applicant has complied with all the planning conditions imposed to last planning permission.
8. Similar planning application for shop and services has been approved in the proximity to the application site. (TPB Ref.: A/TM-LTYY/416)
9. Minimal drainage and environmental impacts.
10. No adverse traffic impact.
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	Form No. S16-III 表格第 S10-III 验
8. Declaration 聲明	
I hereby declare that the particulars given in this application are c 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及	orrect and true to the best of my knowledge and belief. 所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the material such materials to the Board's website for browsing and download 本人現准許委員會酌情將本人就此申謝所提交的所有資料複	ling by the public free-of-charge at the Board's discretion.
Signature 簽署	]Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
Patrick Tsui	Consultant
Name in Block Letters	Position (if applicable)
姓名(請以正楷填寫)	職位 (如適用)
Professional Qualification(s)  專業資格  HKIP 香港規劃師學會  HKIS 香港測量師學會  HKILA 香港園境師學會  RPP 註冊專業規劃師  Others 其他	/ □ HKIA 香港建築師學會 / / □ HKIE 香港工程師學會 /
on behalf of Metro Planning & Development Company Lin	nited (都市規劃及發展顧問有限公司)
代表	
☑ Company 公司 / □ Organisation Name and	Chop (if applicable)機構名稱及蓋章(如適用)
Date 日期 21/1/2022	(DD/MM/YYYY 日/月/年)
Remark	備註
The materials submitted in an application to the Board and the I public. Such materials would also be uploaded to the Board's we 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資料亦會上載至委員會網頁供公眾免費瀏覽及下載。	bsite for browsing and free downloading by the public where
	TEN LL.
Warning	
Any person who knowingly or wilfully makes any statement or which is false in any material particular, shall be liable to an off 任何人在明知或故意的情況下,就這宗申請提出在任何要好	ence under the Crimes Ordinance.
Statement on Personal D	Pata 個人資料的聲明
-	n will be used by the Secretary of the Board and Governmen
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 劉秀島帝規則特別的相定作以下用途:	表及政府部門,以根據《城市規劃條例》及相關的城市規 ding available the name of the applicant for public inspection
when making available this application for public inst 處理這宗申請,包括公布這宗申請供公眾查閱,同	ection; and

(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。

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 An approximation 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 Applica	ation 申請摘要
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ming Enquiry Counters of the Planning Department for general information.)  ②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署規劃資料查詢處以供一般參閱。)
Application No.	(For Official Use Only) (請勿填寫此欄)
申請編號	
L DVA witting	
Location/address 位置/地址	Lots 3839 RP (Part) and 3840 RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun, New Territories
,	
	·
Site area 地盤面積	800 sq. m 平方米 ☑ About 約
	(includes Government land of包括政府土地 Nil sq. m 平方米 □ About 約)
Plan	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/11
圖則	
	••
Zoning	"Residential (Group D)" ("R(D)")
地帶	Residential (Group D) ( IX(D) )
·	
Type of	☐ Temporary Use/Development in Rural Areas for a Period of
Application	位於鄉郊地區的臨時用途/發展為期
申請類別	
,	□ Year(s) 年 □ Month(s) 月
,	·
	☐ 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
	口 Vaor(c) 年 3 口 Month(s) 日
	☑ Year(s) 年 <u>3</u> □ Month(s) 月
Applied use/	Temporary Shop and Services (Retail Shop for Apparel and Potted Plants) for a Period of
development	3 Years
申請用途/發展	
	·
-	

(i)	Gross floor area		sq.:	m 平方米		Plot Ra	tio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	NA	□ About 然 □ Not more 不多於	- 1	NA	□About 約 □Not more than 不多於
		Non-domestic 非住用	348	□ About 終 ☑ Not more 不多於		0.435	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	NA		•		
		Non-domestic 非住用	4			,	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA			□ (Not	m 米 more than 不多於)
			NA			□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	7.5			☑ (Not	m 米 more than 不多於)
			1			□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積				43.5	%	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位数目	Total no. of vehice Private Car Parki Motorcycle Park Light Goods Veh Medium Goods Ve Others (Please S NA  Total no, of vehic 上落客貨車位  Taxi Spaces 的 Coach Spaces 为 Light Goods Veh Medium Goods Heavy Goods Vehices (Please S NA	ing Spaces 和ing Spaces 電 nicle Parking S Vehicle Parking pecify) 其他 le loading/unl 停車處總數 士車位 旅遊巴車位 hicle Spaces Vehicle Spaces	家車車位 管軍車車位 Spaces 輕型貨 ig Spaces 重型貨 (請列明) loading bays/lay 輕型貨車車位 s 中型貨車車位 重型貨車車位	車泊車位 貨車泊車位 中泊車位		0 0 0 0 0 0 0 2 (PC & LGV) 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	English 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		abla
Block plan(s) 樓字位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		<u> </u>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		$\square$
Others (please specify) 其他(請註明)		
As-built drainage plan, site plan and proposed layout plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		•
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		□ .
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Estimated traffic generation		
	•	
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. 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。

Proposed Temporary Shop and Services (Retail Shop for Apparel & Potted Plants) for a Period of 3 Years

at

Lots 3839 RP (Part) & 3840 RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun, N.T.

### Annex 1 Estimated Traffic Generation

- 1.1 The application site is accessible via Shun Tat Street. In view of that the proposed development is target for the nearby residents and villagers, 2 loading/unloading spaces of 7m x 3.5m would be sufficient for the proposed development.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

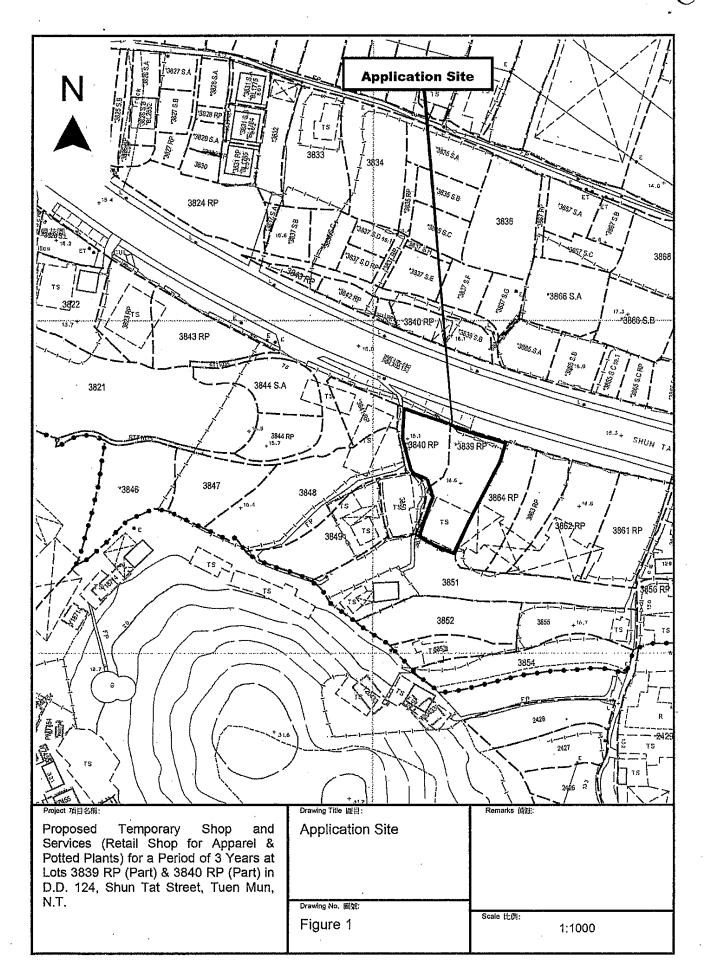
Type of Vehicle		Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.36	0.36	1	1
Light goods vehicle	0.27	0.27	1.5	1.5
Total	0.63	0.63	2.5	2.5

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

Note 2: The pcu of private car & light goods vehicle are taken as 1 and 1.5.

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

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 nearby road networks.



Structure 3 Pump room for fire services GFA: Not exceeding 4m<sup>2</sup> Height: Not exceeding 3m No. of storey: 1

8m Ingres/ Egress

Structure 4 Water tank for fire services

GFA: Not exceeding 4m<sup>2</sup> Height: Not exceeding 3m No. of storey: 1

Two 7m x 3.5m loading/unloading bays for private car/light goods vehicle

12m manoeuvring

circle

Structure 1

Proposed shop and services (Retail shop for potted plants) GFA: Not exceeding 160m<sup>2</sup> Height: Not exceeding 7.5m No. of storey: 1

Toilet Dimension: 2m (W) x 2m (L) x 3m (H)

Structure 2
Proposed shop and services

(Retail shop for apparel ) with toilet GFA: Not exceeding 180m² (including toilet) Height: Not exceeding 7:5m No. of storey: 1

Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Apparel & Potted Plants) for a Period of 3 Years at Lots 3839 RP (Part) & 3840 RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun, N.T.

Drawing Title 國日:

Proposed Layout Plan

Remarks 俯註:

Drawing No. 開號:

Figure 2

Scale 比例:

1:1000

N

Tree	Approximate Height	Spacing
Existing trees to be preserved	2.75m	4m

Structure 3
Pump room for fire services
GFA: Not exceeding 4m<sup>2</sup>
Height: Not exceeding 3m
No. of storey: 1

Structure 4
Water tank for fire services
GFA: Not exceeding 4m<sup>2</sup>
Height: Not exceeding 3m
No. of storey: 1

Structure 1
Proposed shop and services
(Retail shop for potted plants)
GFA: Not exceeding 160m<sup>2</sup>
Height: Not exceeding 7.5m
No. of storey: 1

Structure 2
Proposed shop and services

8m Ingress/ Egress

12m manoeuvring

Two 7m x 3,5m — loading/unloading

bays for private car/light goods vehicle

Toilet
Dimension:
2m (W) x 2m (L) x

3m (H)

circle

(Retail shop for apparel ) with toilet GFA: Not exceeding 180m² (including toilet) Height: Not exceeding 7.5m No. of storey: 1

Project 項目名詞: Proposed Temporary Shop and Services (Retail Shop for Apparel & Potted Plants) for a Period of 3 Years at Lots 3839 RP (Part) & 3840 RP (Part) in

D.D. 124, Shun Tat Street, Tuen Mun, N.T.

Drawing Tible 顧問:
Proposed Landscape &
Tree Preservation Plan

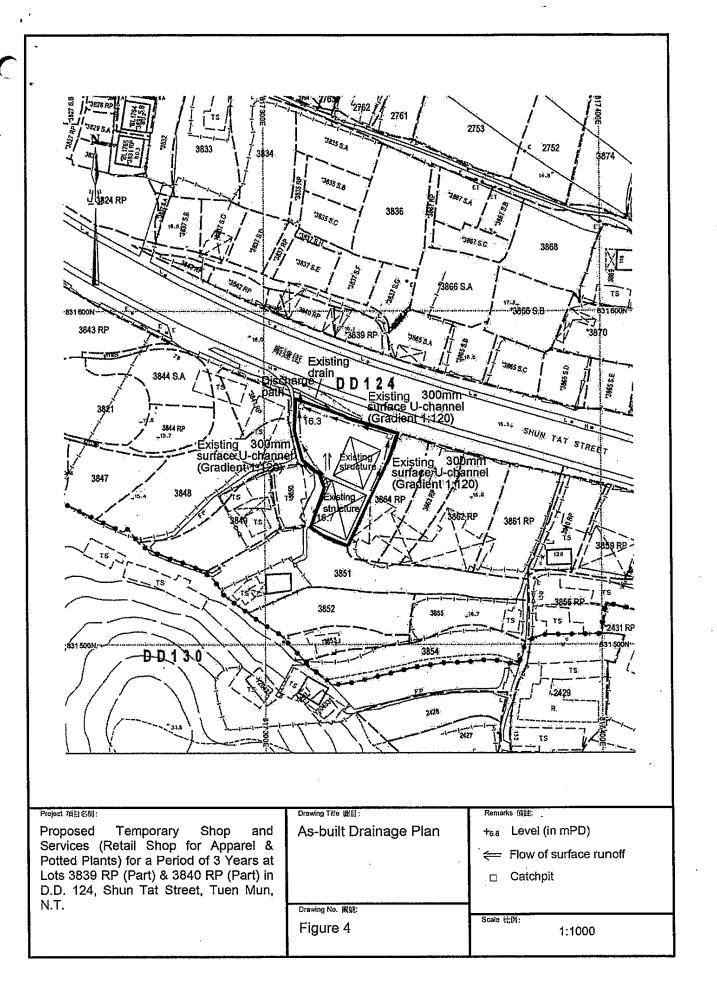
Remarks 備註:

Drawing No. 函数:

Figure 3

Scale 比例:

1:1000



Total: 4 pages

Date: 28 February 2022

TPB Ref.: A/TM-LTYY/424

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Retail Shop for Apparel & Potted Plants) for a Period of 3 Years at Lots 3839 RP (Part) & 3840 RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun, N.T.

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/TM-LTYY/368.

We are glad to submit the FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

Should you have any enquiries, please feel free to contact our at your convenience.

Yours faithfully,

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Emily LIU) – By Email

### FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

FSD Ref.: 消防處檔號

A 8893214

### (Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書

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Name of 樓宇名和		P (Part) & 3840 B	P (Part) 1.18 W mars mosts	ANAS LOGI PARCO	21/
	o./Town Lot: DD 124 數/市地段		Street/Road/Estate Name : 街道/屋苑名稱	Shun Tat Street	
Block: 座		District 分區		Area: HK 世區	K 九龍 ✓ MT
Type of I	Building 樓宇類型:□Ind	ustrial工業	mercial商業 Domestic住宅 Dom	posite綜合 Licensed premis	es持牌處所 Institutional社
	rt 1 Annual Inspection ( 一部 只適用於年檢	equip 主面 once	cordance with Regulation 8(b) of Fire Service (Installat ment which is installed in any premises shall have such f in every 12 months. 根據消防(裝置及設備)規例 12個月由一名註冊承辦商檢查該等消防裝置或部	re service installation or equipment inspect 第八條(b)款,擁有裝置在任何處所內	ed by a registered contractor at least
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)
23	Hose Reel	G/F	Conforms with FSD Requirements	25-02-2022	24-02-2023
13	Fire Alarm System	G/F	Conforms with FSD Requirements	25-02-2022	24-02-2023
11	Emergency Lighting	G/F	Conforms with FSD Requirements	25-02-2022	24-02-2023
-			(3 Nos of Emergency Light)		
12	Exit Sign	G/F	Conforms with FSD Requirements	25-02-2022 TT-U-A	24-02-2023
1			(2 Nos of Exit Sign)	Established Tolor	
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或	處所當眼處以供	消防處人員	杏核	Engineering Co. Ltd	Key-iii
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F.S. 251 (Rev. 1/		maintenance work is involved	Date		Verified
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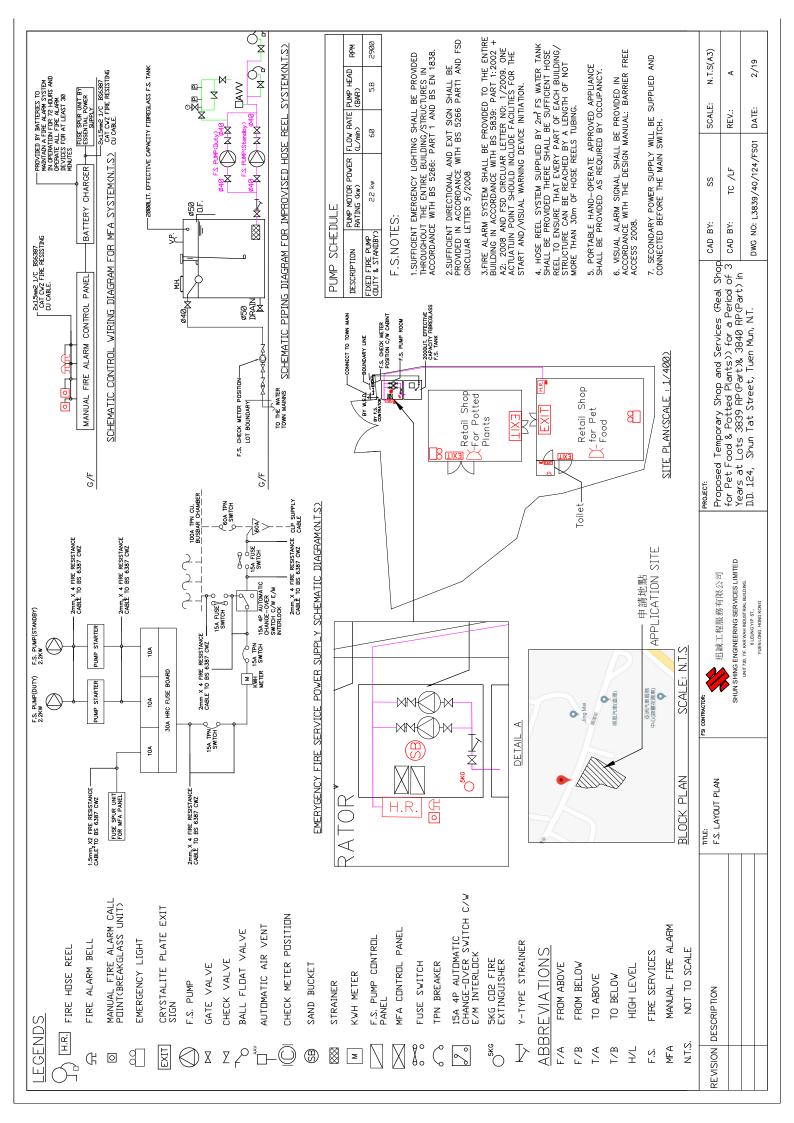
## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例

A 8051783

FSD Ref.: 消防處檔號

# (Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書

				<b>府</b> 別 表 直	及政用应言		
Name of 顧客姓	f Client: 名	VACT	D ENTEDDDI	CEC	en ige e <sup>de</sup>	Fa 1/240	8
Name of	f Building :	I ASI	839 RP (Part	0 2040 DT	A FRANCISCO		
婁宇名》 Street N	們 lo./Town Lot:	2000	00224 (2041)	/ DE DO 10 ALA	d/Estate Name :		
門牌號	數/市地段	DD-124	4		屋苑名稱	Shun Tat Street	2 ST
Block: 座			District 分區			rea: HK C 互區 香港	□K □ 九龍 ✓ NT 新界
Type of	Building 樓宇舞	[型:□Ind			omestic住宅 Composi	ite綜合  Licensed premis	
	rt 1 Annual In 一部 只適月		equip 計事項 once	ment which is installed in in every 12 months. 根	any premises shall have such fire se	and Equipment) Regulations, the owr ervice installation or equipment inspect 、條(b)款,擁有裝置在任何處所內 至少一次。	ed by a registered contractor at least
Code編碼 (1-35)	Type of FSI 装	<b>造置類型</b>	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
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### Relevant Extracts 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.
- 2. 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 Applications Covering the Site**

### **Approved Applications**

Application No.		<u>Date of</u> Consideration	Approval Conditions
	Temporary Shop and Services (Retail Shop for		(1), (2), (3),
	Pet Food and Potted Plants) for a Period of 3	[revoked on	(4), (6), (7),
	Years	28.3.2019]	(8), (9) & (10)
A/TM-LTYY/368	Proposed Temporary Shop and Services (Retail	17.5.2019	(1), (2), (5),
	Shop for Apparel and Potted Plants) for a Period		(6), (7), (9) &
	of 3 Years		(11)

### **Approval Conditions**

- (1) No night time operation
- (2) Provision of boundary fencing
- (3) Submission and implementation of run-in/run-out proposal
- (4) Submission and implementation of drainage proposal
- (5) Submission of condition record of existing drainage facilities
- (6) Maintenance of implemented drainage facilities
- (7) Submission and implementation of fire service installations proposal
- (8) Submission and implementation of revised tree preservation and landscape proposal
- (9) Revocation clauses
- (10) Reinstatement clause
- (11) Maintenance of existing tree planting

### Similar Application within the same "R(D)" zone

### **Approved Application**

Application No.		<u>Date of</u> Consideration	Approval Conditions
	Proposed Temporary Shop and Services for a Period of 3 Years	24.9.2021	(1), (2), (3), (4), (5), (6)

### **Approval Conditions**

- (1) No night time operation.
- (2) No vehicle is allowed to be parked on/enter the site.
- (3) Submission and implementation of drainage proposal.
- (4) Maintenance of implemented drainage facilities.
- (5) Submission and implementation of fire services installations proposal.
- (6) Revocation Clauses.

#### **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 District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site falls within the Lots No. 3839 RP and 3840 RP (Part) in D.D. 124 ("the Lots"). The Lots are 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;
  - (ii) a Short Term Waiver No. MR. 17003 ("STW") is granted by her Office to permit erection of structures for temporary shop and services (retail shop for pet food and potted plants) on Lot No. 3839RP in D.D. 124. As revealed from the application, both the Built Over Area ("B.O.A.") and the user of the existing structure do not tally with those approved under the STW. The lot owner is required to apply to her Office for the revision of the B.O.A. and user of the STW. However, there is no guarantee that the application will be approved. 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 administrative fee, etc.;
  - (iii) the Site is accessible via a strip of government land (GL) leading from Shun Tat Street. Her Office is not responsible for the maintenance of the said road nor guarantee that right-of-way will be given to the Site; and
  - (iv) notwithstanding the above, her Office reserves the right to take enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of the structures within the Lots at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure is found erected without prior approval given by her Office or in case of any unauthorised occupation of GL;
- (c) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the applicant should construct a run in/out at the access point at Shun Tat Street in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
  - (ii) the proposed access from the Site to Shun Tat Street is not and will not be maintained by HyD; and

- (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads/drains;
- (d) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites" ("COP") issued by the Environmental Protection Department;
- (e) 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 Authorized Person (AP);
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the section 16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works, where appropriate;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures (not being a NTEH) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (the BO) and should not be designated for any proposed use under the application;
  - (ii) before any new building works (including structures and toilet as temporary buildings and connection of drains) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on lease land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should be no construed as an acceptance of any existing building works or UBW on the Site under the 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 Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) 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.

- (vi) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage; and
- (h) to note the comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/Housing, CEDD) that the Site might be subject to land resumption for the implementation of the proposed public housing development at Lam Tei North, Tuen Mun which might take place at any time before the expiry of the temporary planning permission. The applicant is advised not to carry out any substantial works in view of the proposed public housing development.