

收到必要的資料及文件後才正。

19 JAN 2023

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

2300204 17/ by courier

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-KTS/1948
	Date Received 收到日期	19 JAN 2013

- 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)

Wang Lee Realty Development Limited 泓利置業發展有限公司

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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)	Lot 1486 S.C R.P. (Part) in D. D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long
(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 185 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 73.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 9 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Shop and Services (Real Estate Agency) (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
14/01/2023 (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 16/01/2023 (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	 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間																																	
(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 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)) <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 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 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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

(B) 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/ <u>YL-KTS</u> / <u>841</u>
(b) Date of approval 獲批給許可的日期	<u>20/03/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>20/03/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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

LAU TAK FRANCIS

Planning Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP)



on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

16/01/2023

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1486 S.C R.P. (Part) in D. D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long	
Site area 地盤面積	185	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15	
Zoning 地帶	"Village Type Development" ("V")	
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) 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	73.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.40 <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	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40 % <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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		Chinese 中文	English 英文
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 1), Lot Index Plan (Plan 2), Layout Plan (Plan 3), Tree Preservation Proposal (Plan 4), Drainage Proposal (Plan 5) and Swept Path Analysis (Plan 6.1 & 6.2)			✓
Reports 報告書			
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>	
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>	
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號			

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.:

Our Ref.: P11070/TL23012

16 January 2023

The Secretary

By Post

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

S.16 Application for

“Renewal of Planning Approval for Temporary Shop and Service (Real Estate Agency)”
for a Period of 3 Years

on Lot 1486 S.C RP (Part) in D. D. 106 and Adjoining Government Land,
Kam Sheung Road, Yuen Long, N.T.

We act on behalf of Wang Lee Realty Development Limited (泓利置業發展有限公司) in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the Checklist of Documents for the documents submitted to support the application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

2023年 1月 19日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
19 JAN 2023
The document is received on
The Town Planning Board will formally acknowledge
the document only upon receipt
of all the required information and documents.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Executive Summary

1. The application site is on Lot 1486 S.C.R.P. (Part) in D. D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories.
2. The applied use is 'Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency)' for a Period of 3 years under previous approved planning application no. A/YL-KTS/841.
3. The site area is about 185m² which includes about 9m² of Government Land.
4. A total of 3 structures (total floor area of 73.7m²) are proposed on the site for site office and open shed uses.
5. Operation hours are 9 a.m. to 9 p.m. everyday (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗錦上路丈量約份第 106 約地段第 1486 號 C 分段餘段(部份)和毗連政府土地。
2. 申請用途為「臨時商店及服務行業(地產代理)」用途的規劃許可編號 A/YL-KTS/841 的續期申請，為期 3 年。
3. 申請面積為大約 185 平方米，當中包括約 9 平方米的政府土地。
4. 申請地點擬議提供 3 個構築物(總樓面面積為 73.7 平方米)作辦公室及開放棚架用途。
5. 營業時間為每日上午 9 時至下午 9 時 (包括星期日及公眾假期)。

Justification

(Lot 1486 S.C R.P. (Part) in D. D. 106 and Adjoining Government Land,
Kam Sheung Road, Yuen Long, New Territories)

1) **The Applied Use**

The applied use is 'Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency)' for a Period of 3 years.

2) **Location**

The application site is on Lot 1486 S.C R.P. (Part) in D. D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories.

3) **Site Area**

The site area is about 185m² which includes about 9m² of Government Land.

4) **Application Background**

The site is a subject of a previously approved planning application no. A/YL-KTS/841 for the same use. The planning approval will be expired on 20.3.2023. The applicant would like to renew the planning approval for a period of 3 years to continue the current approved use.

5) **Town Planning Zoning**

The site falls within "Village Type Development" ("V") zone on the approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.

The planning intention of the "V" zone is to reflect existing recognized and other villages and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board (TPB).

The applied use (Temporary Shop and Service (Real Estate Agency)) is a column 2 use under the "V" zone. It requires approval from the TPB.

6) Development Parameters

(a) Operation hours

The operation hours will be from 9:00 am to 9:00 pm every day, including Sundays and public holidays.

(b) Development Parameters

There are 1 container-converted site office and 2 open sheds within the site. All structures are 1-storey high. The total floor area is about 73.7m². Please refer to Layout Plan (Plan 3) for the location of each structure. The dimensions and use of each structure are shown in the table 1.

Table 1 – Schedule of Development Parameters of Each Structure

No.	Use	Covered Area	Height	No of Storeys
1	Site Office	about 43.7m ²	3.7m	1
1a	Open Shed	about 14.4m ²	3.7m	1
2	Open Shed	about 15.6m ²	2.7m	1
	<u>Total:</u>	<u>73.7m²</u>		

7) Previously Approved Applications

The site is the subject of 3 previously approved applications. Details of these applications are as follows,

Table 2 – Previously Approved Applications at the site

No.	Application No.	Applied Use	Approval Date
1	A/YL-KTS/546	Temporary Shop and Services (Real Estate Agency) for a period of 3 years	2.9.2011
2	A/YL-KTS/650	Temporary Shop and Services (Real Estate Agency) for a period of 3 years	17.10.2014
3	A/YL-KTS/851	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.3.2020

Given the previously approvals of the same use at the site and there is no change in circumstances, approval of the current application is in line with previous decisions of Rural and New Town Planning Committee of TPB.

8) Compatible with the surrounding characteristics

There are village houses and agricultural land to the north and east of the site. The west of the site across Kam Sheung Road is a petrol filling station. The proposed use with structures of 1-storey high is compatible with the surrounding area.

9) **Compliance of Approval Conditions**

In the previous application no. A/YL-KTS/841, all approval conditions in respect of implementation of drainage proposal and fire service installations proposal have been satisfactorily complied with.

10) **Impacts to surrounding environment**

(a) Visual

All structures within the site are 1-storey structures of about 3.7m high. They are compatible with the surrounding environment. No significant adverse visual impact is anticipated.

(b) Landscape

There are 3 *Ficus Microcarpa* (細葉榕) and 1 *Acacia Catechu* (兒茶) on the site. Please refer to tree preservation proposal (Plan 4) for details. The four trees will be properly maintained during the approval period. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care during Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

(c) Drainage

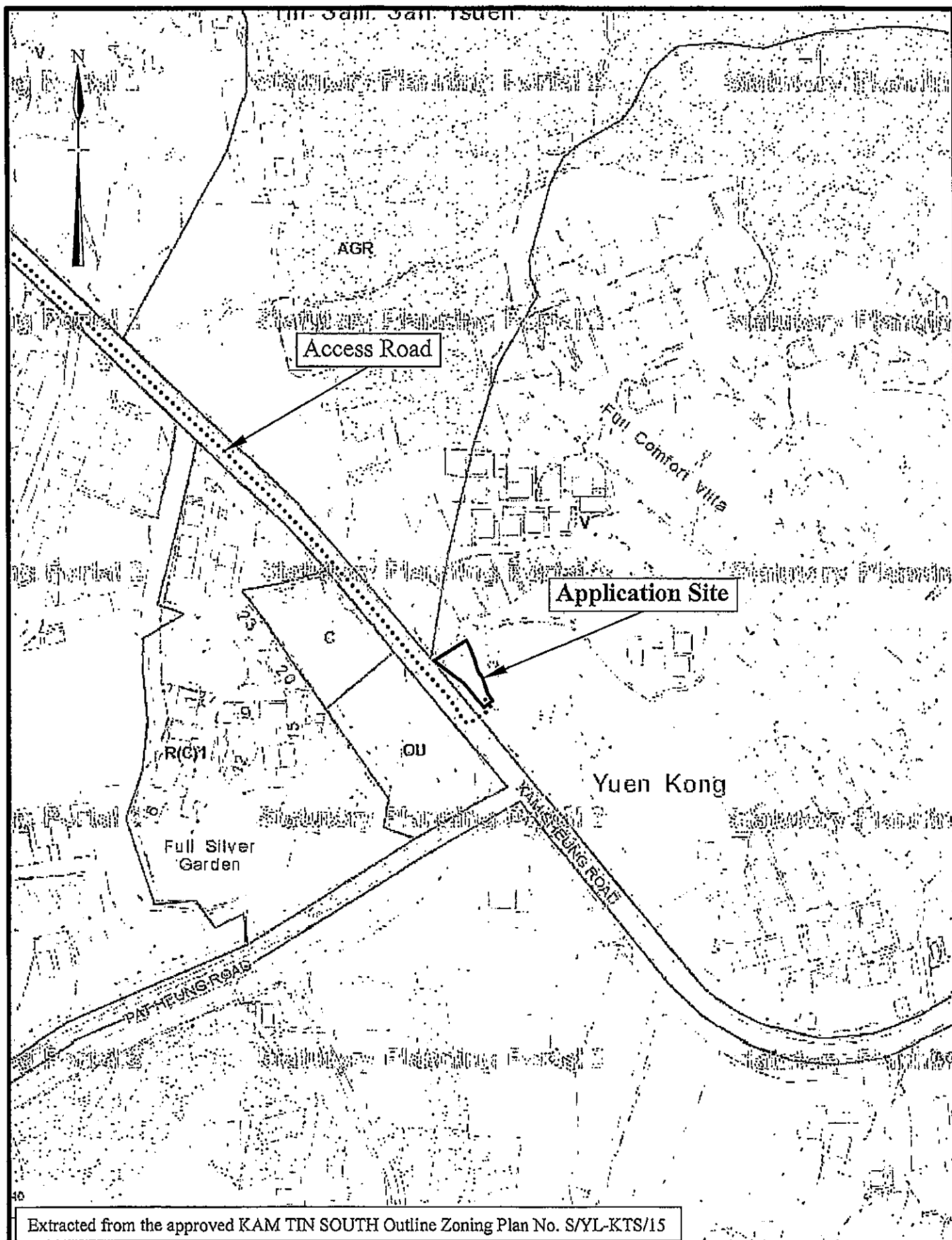
The u-channels and catchpits within the site remains unchanged. Existing u-channels and catchpits will be maintained in good conditions during the approval period. Please refer to the Drainage Proposal (Plan 5) for details.

(d) Traffic

The site is accessible via Kam Sheung Road (Plan 1). 1 parking space is available. Majority of the staffs and patrons will come on foot or by public transport.

Therefore, significant adverse impact on the local road networks is not anticipated.

- End -



Not to Scale

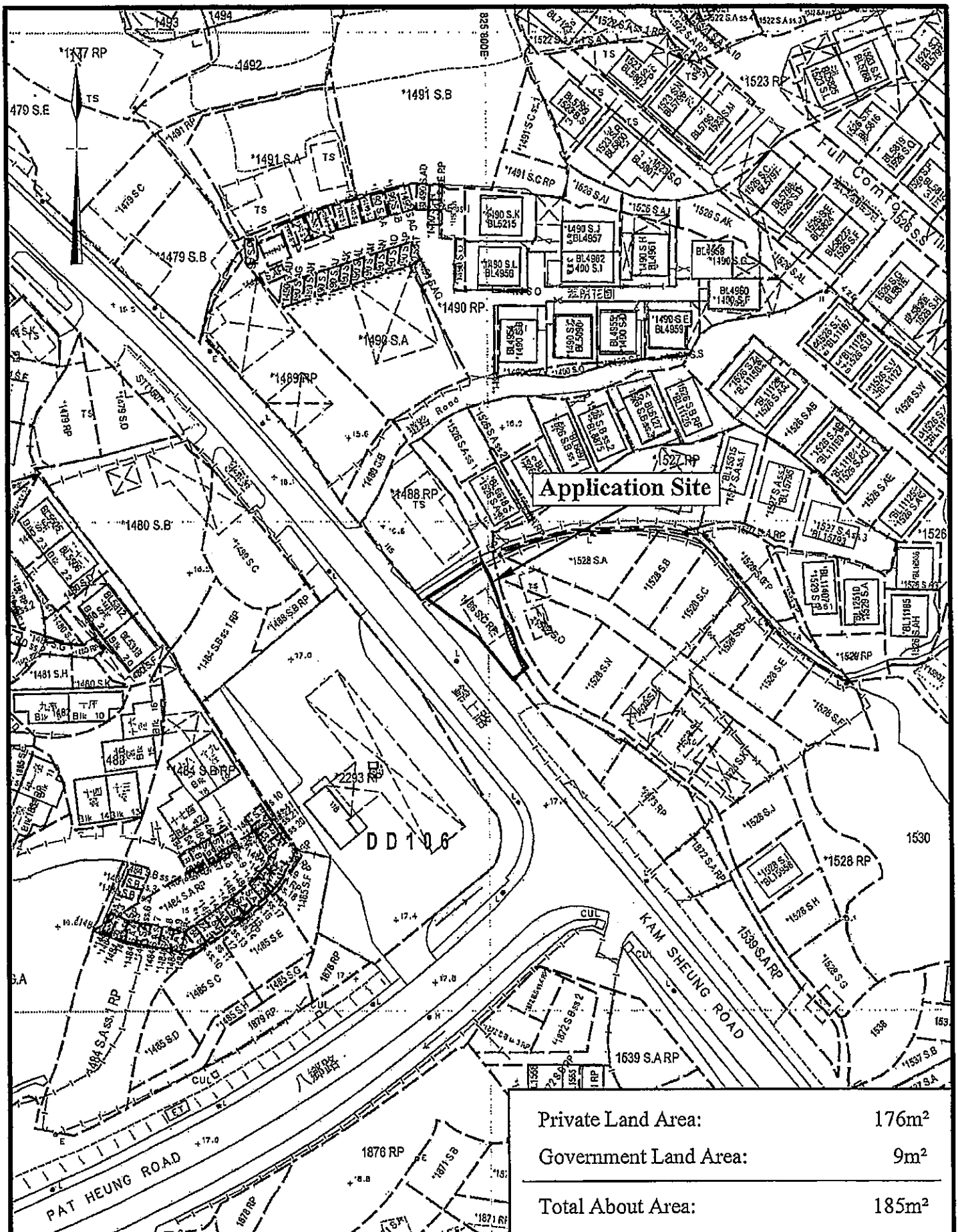
Location plan

Goldrich Planners & Surveyors Ltd.

January 2023

Lot 1486 S.C RP (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories

Plan 1
(P 11070)



Private Land Area:	176m ²
Government Land Area:	9m ²
Total About Area:	185m ²

1 : 1000

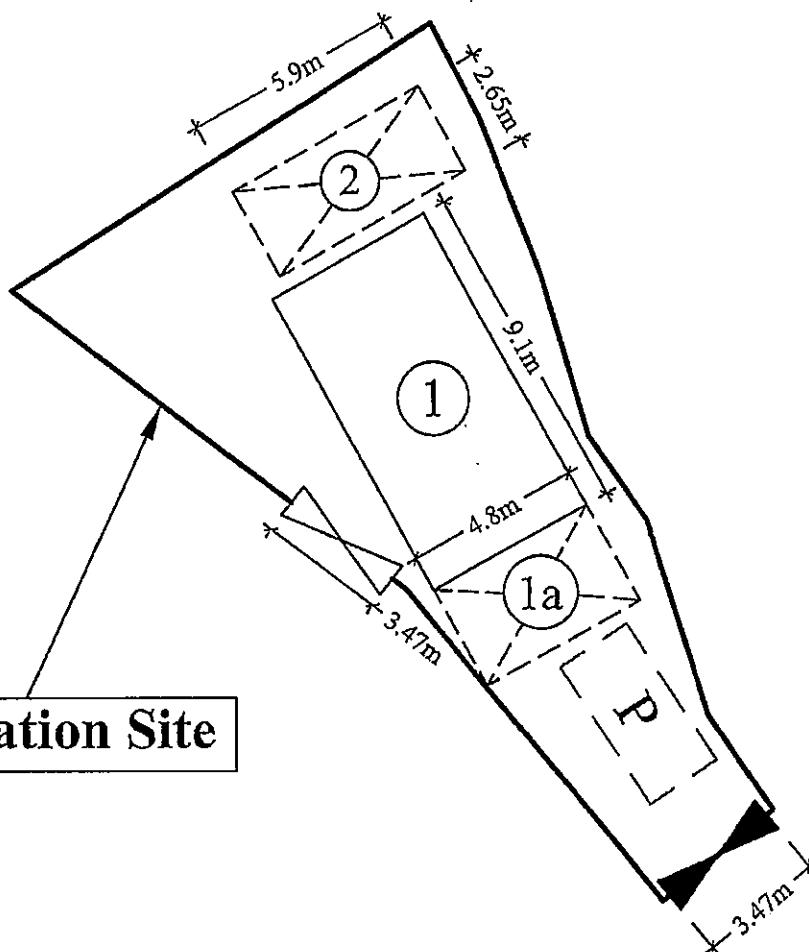
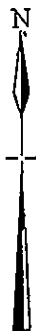
Lot Index Plan

Lot 1486 S.C RP(Part) in D.D. 106 and Adjoining
Government Land, Kam Sheung Road, Yuen Long,
New Territories

Goldrich Planners &
Surveyors Ltd.

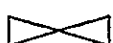
January 2023

Plan 2
(P 11070)



Application Site

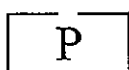
Legend



Pedestrian Access



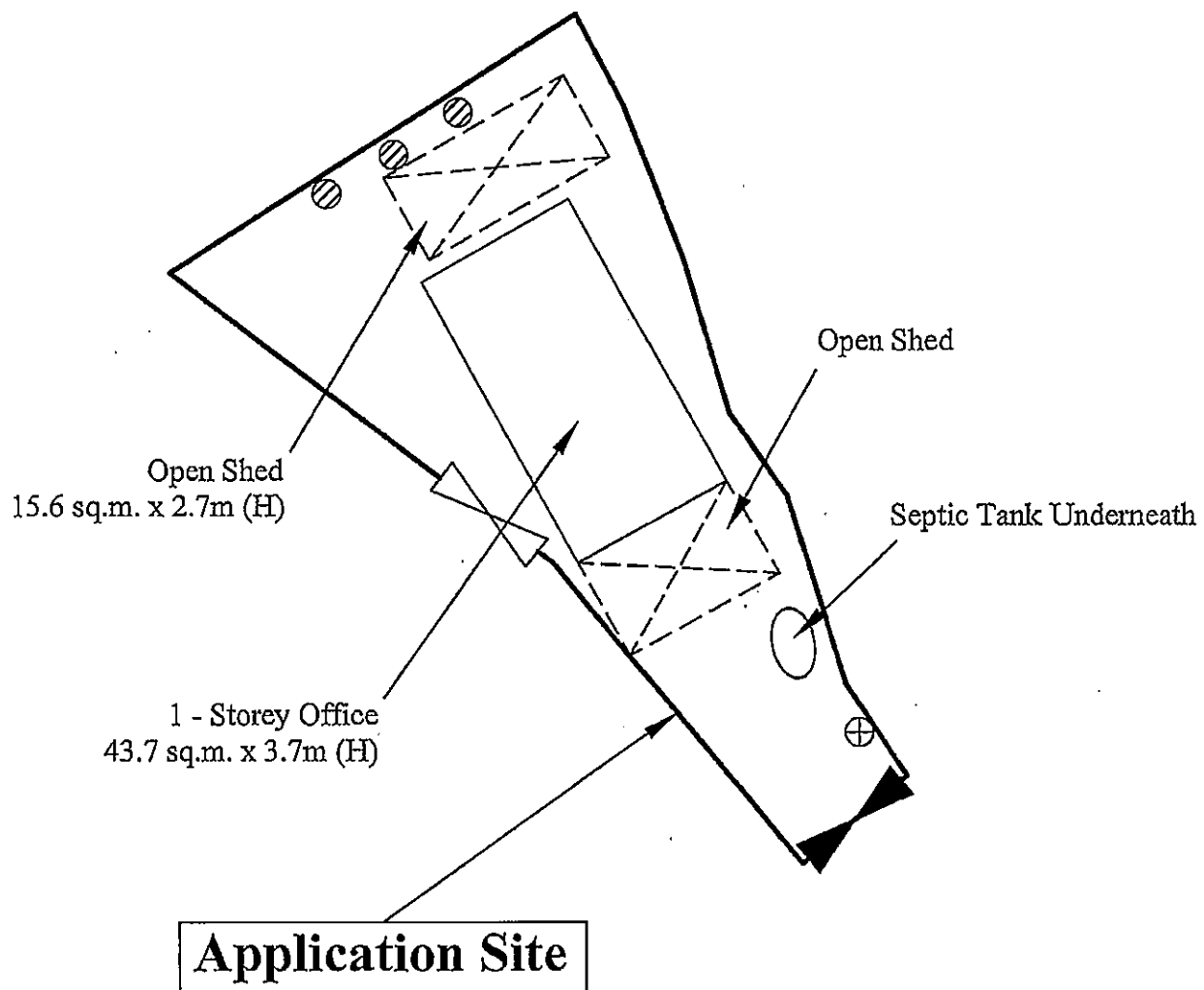
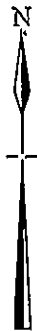
Vehicular Access



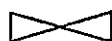
Parking space for private cars
(2.5 (W) x 5m (L))

No.	Structure / Use	Covered Area	Height	Storey
1	Office	43.7m ²	3.7m	1
1a	Open Shed	14.4m ²	3.7m	1
2	Open Shed	15.6m ²	2.7m	1
Total Area		73.7m ²		

1 : 200	Layout plan Lot 1486 S.C RP (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2023		Plan 3 (P 11070)





Legend



Pedestrian Access



Vehicular Access

Existing Trees	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Ficus Microcarpa (細葉榕)	4m	2.75m	3
 Acacia Catechu (兒茶)	-	4.5m	1

1 : 200	Tree Preservation Proposal Lot 1486 S.C RP (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2023		Plan 4 (P 11070)



Connected to Stream via
225mm Pipe

Existing 1m Stream

Connected to Stream via
225mm Pipe

Application Site

Fall

Fall

Legend



Pedestrian Access



Vehicular Access

-->-- Proposed 225mm U-Channel



Existing Catchpit



225mm U-Channel



Existing Stream

Site Boundary

Formation Level
225mm U-Channel
Fall

Catchpit

Existing 225mm Pipe
Connected to Stream

Stream

Connection Detail
(Not to Scale)

1 : 200

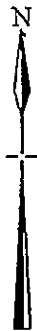
January 2023

Drainage Proposal

Lot 1486 S.C RP (Part) in D.D. 106 and
Adjoining Government Land, Kam Sheung Road,
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 5
(P 11070)**



Application Site

Kam Sheung Road

1 : 200

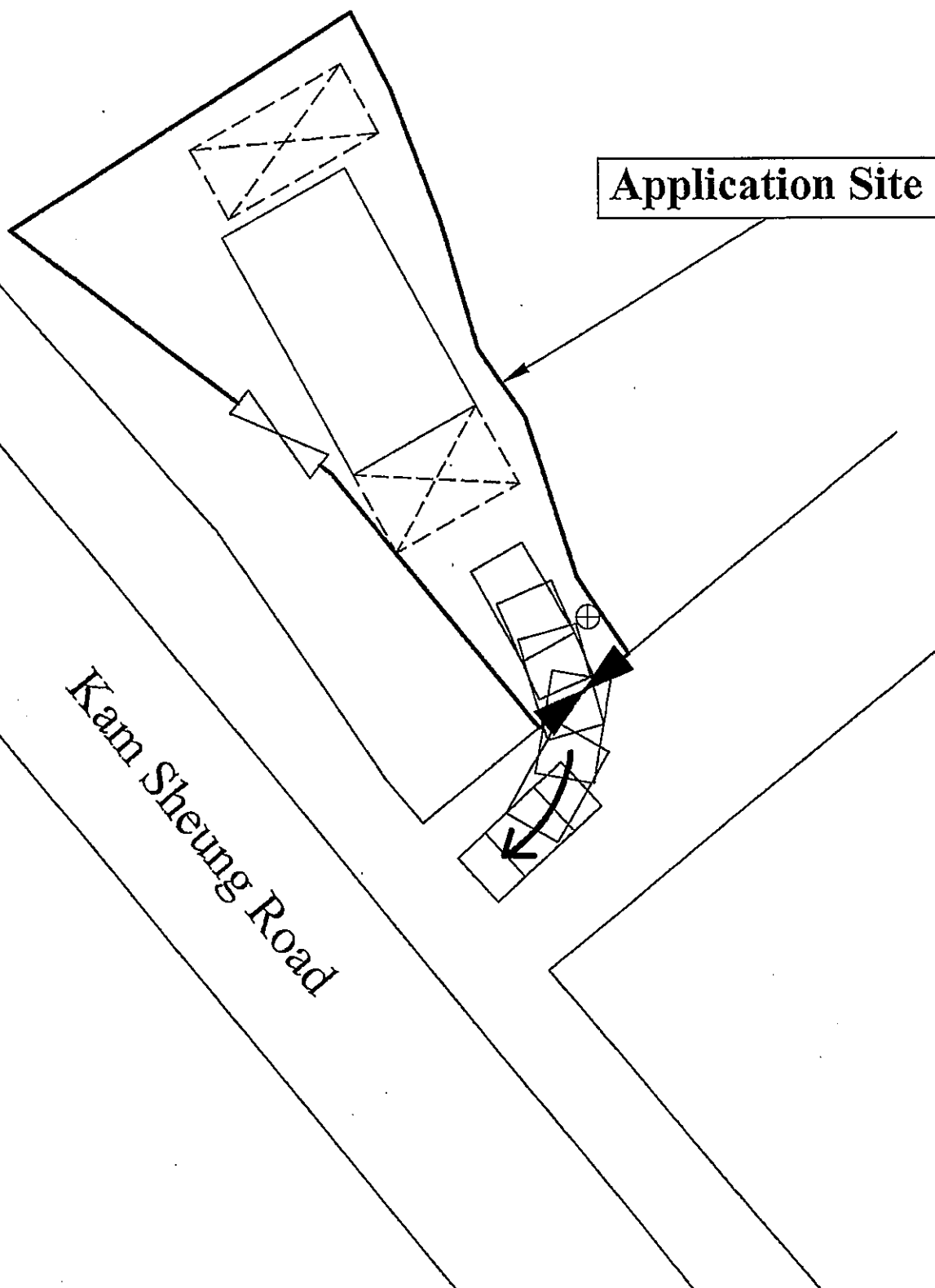
January 2023

Swept Path Analysis

Lot 1486 S.C RP (Part) in D.D. 106 and
Adjoining Government Land, Kam Sheung Road, Yuen
Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 6.1
(P 11070)**



1 : 200

January 2023

Swept Path Analysis

Lot 1486 S.C RP (Part) in D.D. 106 and
Adjoining Government Land, Kam Sheung Road, Yuen
Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 6.2
(P 11070)

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/841
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.

(Attn.: Francis LAU)

20 October 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (c)
- the Implementation of the Accepted Drainage Proposal**

**Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
in "Village Type Development" ("V") Zone, Lot 1486 S.C RP (Part) in D.D. 106
and Adjoining Government Land, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/841)**

I refer to your submission dated 20.9.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/841
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.

(Attn.: Francis LAU)

20 September 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e)
- the Submission of a Fire Service Installations Proposal**

**Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
in "Village Type Development" ("V") Zone, Lot 1486 S.C RP (Part) in D.D. 106
and Adjoining Government Land, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/841)**

I refer to your submission dated 17.9.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : P11070/TL22005
本署檔號 Our Reference : TPB/A/YL-KTS/841
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.

(Attn.: Francis LAU)

27 April 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (f)
- the Implementation of a Fire Service Installations Proposal**

**Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
in "Village Type Development" ("V") Zone, Lot 1486 S.C RP (Part) in D.D. 106
and Adjoining Government Land, Kam Sheung Road, Yuen Long
(Application No. A/YL-KTS/841)**

I refer to your submission for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

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



D.D. 106 Lot 1486 S.C - Submission of FSI Proposal
26/01/2023 10:40

From: Rich Gold
To: pplngan@pland.gov.hk
File Ref:

1 attachment



DD106 Lot 1486C_Plan7_FSI Proposal.pdf

Dear Mr. Ngan,

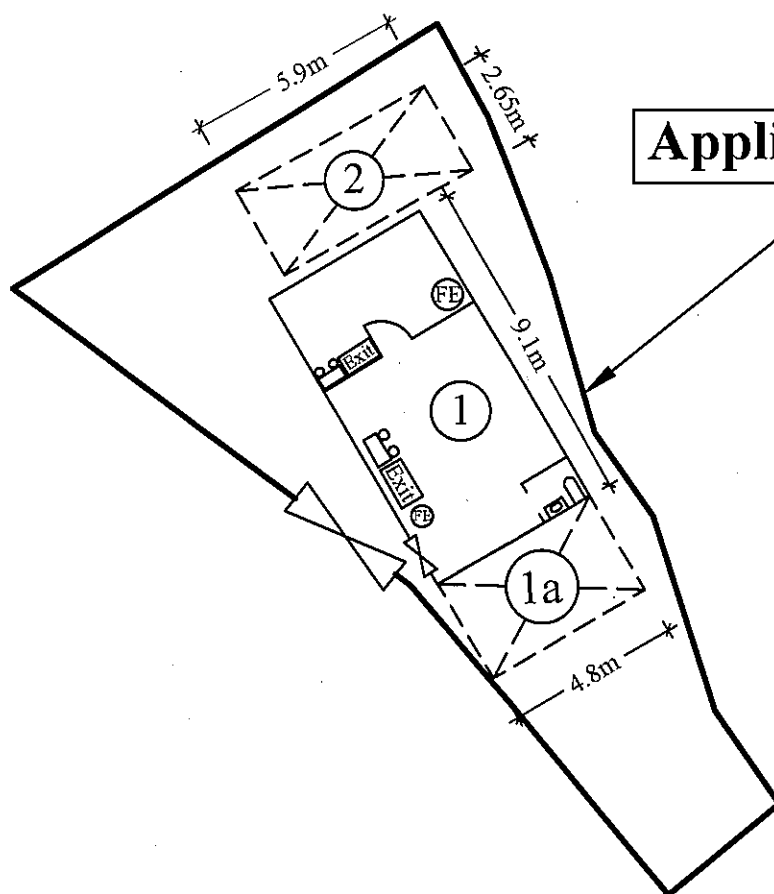
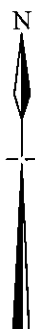
We attach a FSI Proposal for your further action. Thank you.

Regards,
Alan Poon

--

Goldrich Planners and Surveyors Ltd.

Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.



Application Site

No.	Structure / Use	Covered Area	Floor Area	Height	Storey
1	Office	43.7m ²	43.7m ²	3.7m	1
1a	Open Shed Sitting Area	14.4m ²	14.4m ²	3.7m	1
2	Open Shed Sitting Area	15.6m ²	15.6m ²	2.7m	1
Total Area		73.7m ²	73.7m ²		




FS NOTES:

(i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.

(ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.

(iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend :

-  5.0公斤二氧化碳 5.0kg CO2 Gas type
 碳氣體滅火筒 Fire Extinguisher
 出口 Exit sign
 緊急照明燈 Emergency Light

1 : 200

Fire Service Installations Proposal

Goldrich Planners & Surveyors Ltd.

January 2023

Lot 1486 S.C (Part) in D.D. 106 and
 Adjoining Government Land, Kam Sheung Road,
 Yuen Long, New Territories

Plan 7
 (P 11070)

GoldRich PLANNERS & SURVEYORS L.L.C.

Appendix Ia

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/948

Our Ref.: P11070/TL23081

6 March 2023

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

By Post and Email:
tpbpd@pland.gov.hk

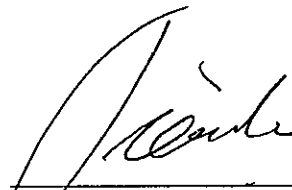
Dear Sir,

Submission of Further Information

**S.16 Application for
“Renewal of Planning Approval for Temporary Shop and Service (Real Estate Agency)”
for a Period of 3 Years
on Lot 1486 S.C RP (Part) in D. D. 106 and Adjoining Government Land,
Kam Sheung Road, Yuen Long, N.T.**

We would like to submit further information and 2 pages of FS251 certificates to respond to the comments from government departments.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

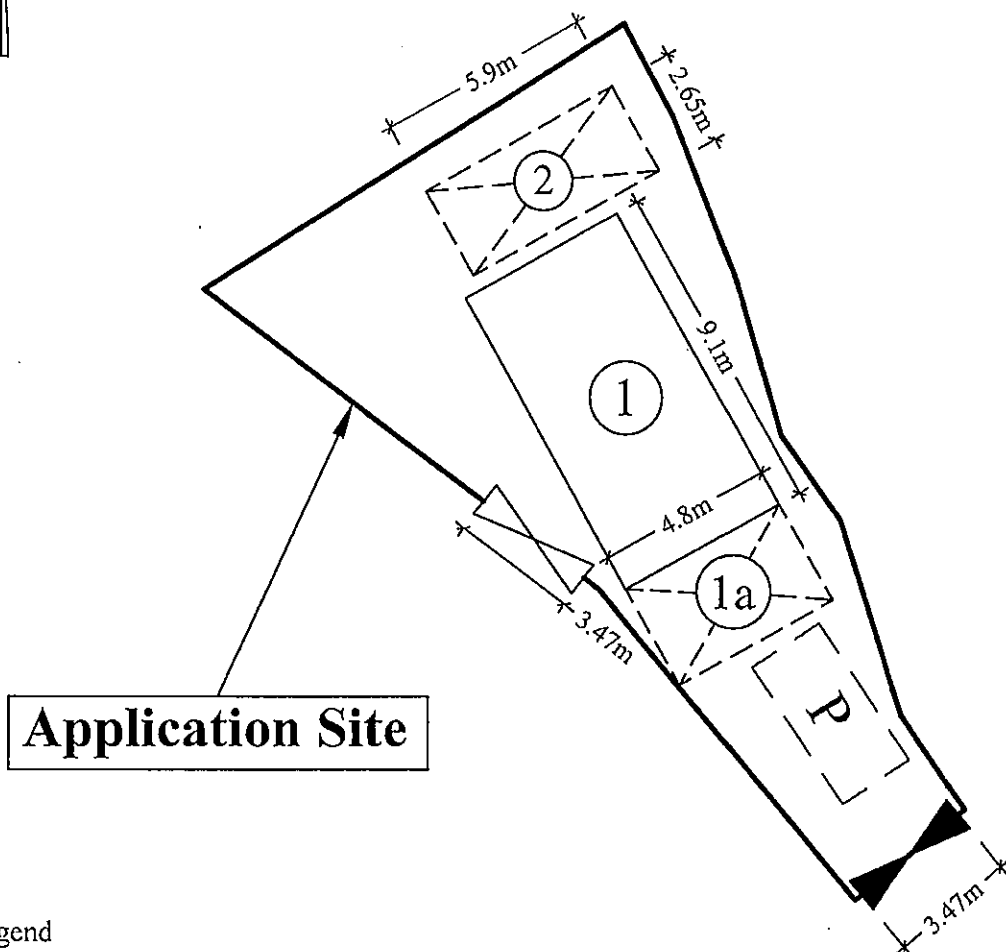
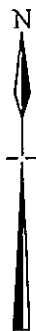
Your ref.: A/YL-KTS/948

Our ref.: P11070

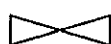
6 March 2023

Comments from Highways Department dated 1.3.2023

Comment	Response
Please clarify the location for vehicular access. The location for vehicular access shown on "Plan 1 (P11070)" is different from "Plan 7 (P11070)".	The access shown on "Plan 7 (P11070)" is a pedestrian access. A vehicular access has been added to the plan. Please refer to updated "Plan 7a (P11070)" and "Plan 3 (P11070)" for details.



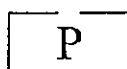
Legend



Pedestrian Access



Vehicular Access



Parking space for private cars
(2.5 (W) x 5m (L))

No.	Structure / Use	Covered Area	Height	Storey
1	Office	43.7m ²	3.7m	1
1a	Open Shed	14.4m ²	3.7m	1
2	Open Shed	15.6m ²	2.7m	1
Total Area		73.7m ²		

1 : 200

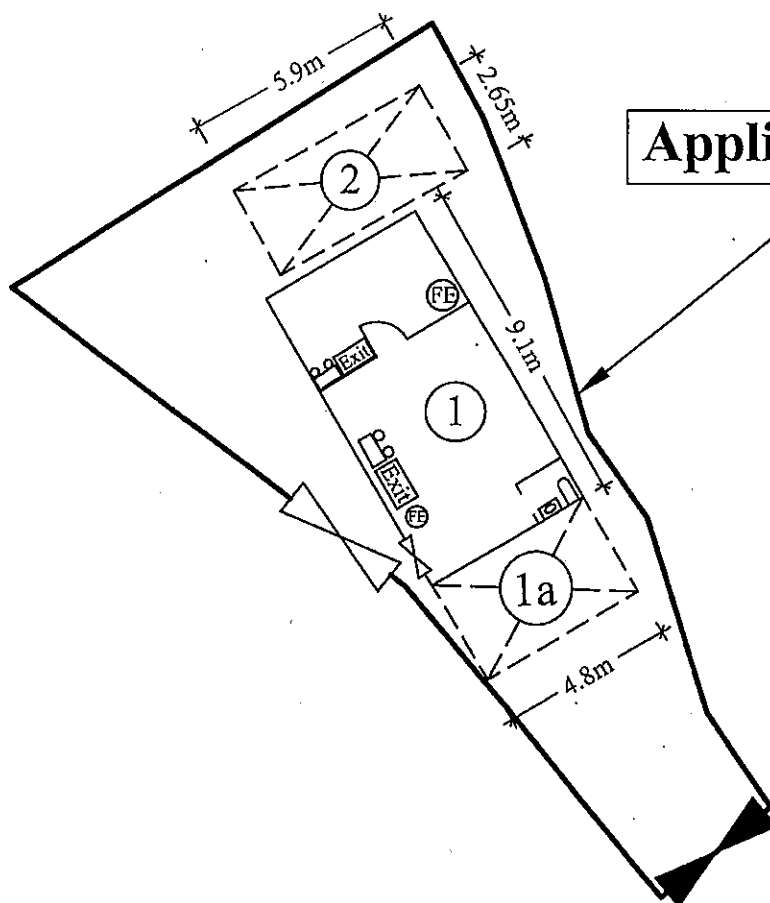
Layout plan

Goldrich Planners &
Surveyors Ltd.

January 2023

Lot 1486 S.C RP (Part) in D.D. 106 and
Adjoining Government Land, Kam Sheung Road,
Yuen Long, New Territories

Plan 3
(P 11070)



Application Site

No.	Structure / Use	Covered Area	Floor Area	Height	Storey
1	Office	43.7m ²	43.7m ²	3.7m	1
1a	Open Shed Sitting Area	14.4m ²	14.4m ²	3.7m	1
2	Open Shed Sitting Area	15.6m ²	15.6m ²	2.7m	1
Total Area		73.7m ²	73.7m ²		

FS NOTES:

(i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.

(ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.

(iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend :

⊗	5.0公斤二氧化碳 碳氣體滅火筒	5.0kg CO2 Gas type Fire Extinguisher
Exit	出口	Exit sign
⊕	緊急照明燈	Emergency Light
⋈	行人出入口	Pedestrian Access
⋈	車輛出入口	Vehicular Access

1 : 200

Fire Service Installations Proposal

**Goldrich Planners &
Surveyors Ltd.**

March 2023

**Lot 1486 S.C (Part) in D.D. 106 and
Adjoining Government Land, Kam Sheung Road,
Yuen Long, New Territories**

**Plan 7a
(P 11070)**

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處編號

A

Name of Client:

顧客姓名

Goldrich Planners & Surveyor

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1486 S.C.(Part) in D.D. 106

Street/Road/Estate Name:

街道/屋苑名稱

錦上路

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

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

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	緊急照明燈 x 2 套	地下	符合消防處規例	4-Feb-2023	3-Feb-2024
12	出路燈箱 x 2 套	地下	符合消防處規例	4-Feb-2023	3-Feb-2024

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

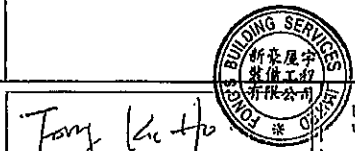
公司名稱

Telephone:

聯絡電話

Date:

日期



Fong Ka Ho

Fong's Building Services Ltd

Fong's Building Services Ltd

6-Feb-2023

For FSD

use only:

Inspected

Key-in

Verified

Supersede A9221708

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處編號

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 1

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client : Goldrich Planners & Surveyor
顧客姓名

Name of Building :
樓宇名稱

Street No./Town Lot : Lot 1486 S.C.(Part) in D.D. 1008 Street/Road/Estate Name : 錦上路
門牌號數/市地段 街道/屋苑名稱

Block : District : 元朗 Area : ☐ HK ☐ K ☐ NT
座 地區 香港 九龍 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part I Annual Inspection ONLY 第一部 只適用於年檢事項					
In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。					
Code 號碼 (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)
2-1	Portable Fire Extinguishers kg. CO ₂ Gas Type F.E. x 2 nos.	G/F.	Conforms with FSD requirements	4-Feb-2023	3-Feb-2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
無			無		

Part 3 第三部 Defects 損壞事項				
Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
無			無	

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

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

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature :
授權人簽署

Name :
姓名
FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

A9

Chan Siu Fung, Loris

Chan Siu Fung, Loris

6-Feb-2023

For FSD
use only:

Inspected

Key-in

Verified

Relevant Extract of Town Planning Board Guidelines No. 34D 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 s.16 Applications covering the Application Site on the Kam Tin South OZP

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTS/546	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	2.9.2011
A/YL-KTS/650	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.10.2014
A/YL-KTS/841	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.3.2020

Rejected Application

Application No.	Use / Development	Date of Consideration	Rejection Reasons
A/YL-KTS/242	Proposed Temporary Open Storage of Scrap Metal and Vehicles for Disposal, Car Breaking and Stripping for a Period of 3 Years	16.2.2001	(1), (2), (3)

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention of the "Village Type Development" zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion. There is no justification in the submission for a departure from the planning intention, even on a temporary basis
- (2) The proposed development is not compatible with the village settlements of Yuen Kong Tsuen to its east and the nearby village houses
- (3) The approval of the application would set an undesirable precedent for other similar uses to proliferate in the area. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area

Similar s.16 Application within the “V” Zones in the Vicinity of the Site

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTS/846 [#]	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	12.6.2020

Remarks:

The site straddles partly within the same “V” and the adjacent “AGR” zones on the OZP

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.
- there is no Small House application approved or under processing at the Site.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint received concerning the Site in the past three years; and
- no objection to the application.

4. Drainage

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

- noting that the applicant would maintain the same drainage facilities as those implemented under the previous application No. A/YL-KTS/841, he has no objection in-principle to the renewal application; and
- should the application be approved, conditions should be stipulated requiring the applicant to (i) maintain the drainage facilities implemented under Application No. A/YL-KTS/841; and (ii) submit records of the existing drainage facilities on-site to the satisfaction of the Director of Drainage Services or of the Board.

5. **Fire Safety**

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

- he has no objection in principle to the renewal application subject to the existing FSIs implemented on the site being maintained in efficient working order at all times.

6. **Building Matters**

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

- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

7. **District Officer's Comments**

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

- he has not received any comment from the locals upon close of consultation and has no particular comment on the application.

8. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Electrical and Mechanical Services (DEMS); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Government land (GL) and an 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;
 - no permission is given for occupation of GL (about 9m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed;
 - Lot 1486 S.C RP in D.D. 106 is covered by Short Term Waiver (STW) No. 4956 for the purpose of "Temporary Shop and Services (Real Estate Agency)"; and
 - should the application be approved, the STW holder(s) will need to apply to his office for modification of the STW(s) conditions where appropriate. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to nearby public roads or exclusive road drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant is advised 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” issued by DEP; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application;
 - for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (BO);
 - 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; and
 - 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 the B(P)R at the building plan submission stage.