

2023年 7月 24日

Appendix I of RNTPC
Paper No. A/YL-NSW/320

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。

24 JUL 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-NSW/320
	Date Received 收到日期	24 JUL 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

OZZO Engineering (HK) Limited

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

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

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

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)	Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, 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 941.07 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 621.12 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 72 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	Undetermined
(f) Current use(s) 現時用途	It is currently occupied by 4 blocks of structures with uses comprising of convenience store, vending machine room, showroom, toilets, traffic equipment storage use, CLP and Water Supplies Department meter facilities. There are also 6 parking spaces within the site. (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 4.7.2023 (DD/MM/YYYY), this application involves a total of 1 "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)
1	Lot Nos. 999E, 1001A RP, 1002A RP, and 1327 RP in D.D. 115	4.7.2023

(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 _____ (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Convenience Store and Showroom) Eating Place, and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	.....	3
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	.....	588.07 (62.5%) .sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	353 (37.5%) .sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	4	
Proposed domestic floor area 擬議住用樓面面積	.....	N/A	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	621.12 .sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	621.12 .sq.m	<input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Block 1 - G/F: Multi-functional Area (Shop and Services and Eating Place), 1/F: Shop and Services (Show Room)			
Block 2 - G/F and 1/F: Traffic Equipment Storage			
Block 3 - G/F: Traffic Equipment Storage, 1/F: Back Office			
Block 4 - G/F: Toilets, Vending Machine, CLP and WSD Meter Facilities			
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	6 (including 4 electrical charge parking spaces)		
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			
ITS Related Operation - 11:00am - 5:00pm (including Saturday, Sunday and public holidays)			
Eating Place - 7am - 9:30pm daily (including Saturday, Sunday and public holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Please see attached Planning Statement.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please see attached Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ </div> <div> Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

8. Declaration 聲明

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

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

Signature
簽署



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

CHAN TAT CHOI

Managing Director

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 ...MPIA.....

on behalf of
代表

Toco Planning Consultants Limited

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

Date 日期

5.7.2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

Gist of Application 申請摘要

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

Application No. (For Official Use Only) (請勿填寫此欄)
申請編號

Location/address 位置/地址
Lot Nos. 999S.E (Part), 1001S.A RP (Part), 1002S.A RP (Part), and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
元朗凹頭丈量約份第115約地段第999號E分段(部分)、1001號A分段餘段(部分)、1002號A分段餘段(部分)、1327號餘段及毗連政府土地

Site area 地盤面積
941.07 sq. m 平方米 ☒ About 約
(includes Government land of 包括政府土地 72 sq. m 平方米 ☒ About 約)

Plan 圖則
Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
南生圍分區計劃大綱核准圖編號S/YL-NSW/8

Zoning 地帶
"Undetermined"
「未決定用途」

Type of Application 申請類別
☒ 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
Year(s) 年 3 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
Year(s) 年 Month(s) 月

Applied use/development 申請用途/發展
Proposed Temporary Shop and Services (Convenience Store and Showroom) Eating Place, and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels

(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	621.12 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.66 <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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	--	m 米 <input type="checkbox"/> (Not more than 不多於)
		--	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6.5 (including solar panel)	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	37.5 % <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		6
	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) _____ _____		6
(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 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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
土地用途地帶及位置圖 Zoning and Location Plan, 地盤及土地類別圖 Site and Land Status Plan,		
交通行車線分析圖 Swept Path Analysis		
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。

Section 16 Planning Application for Proposed Temporary Shop and Services
(Convenience Store and Showroom) Eating Place, and Storage Use for Traffic
Information Technology System Facilities with Ancillary Solar Panels
for a Period of 3 Years at Various Lots in D.D. 115
and Adjoining Government Land, Au Tau, Yuen Long

PLANNING STATEMENT



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Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of OZZO Engineering (HK) Limited (the Applicant/ OZZO), which is the tenant of Lot Nos. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115, Au Tau, Yuen Long. It seeks the temporary permission of the Town Planning Board (TPB) to allow the provision of a retail shop for traffic engineering equipments and convenience store, showroom for the Intelligent Traffic System facilities, eating place, storage of temporary traffic management and implementation facilities and ancillary solar panels for a period of three years at the portion of the aforesaid private lots and adjoining government land (the application site). The application site is about 941.07m² in area and falls within an area zoned “Undetermined” (“U”) on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8.

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong and was established in 2007. A s.16 planning application for the above temporary uses (excluding eating place) at the application site (Case No. A/YL-NSW/283) was approved by the TPB on 5.2.2021. Subsequently, all the short term waiver and short term tenancy applications, which reflect the approved scheme at the application site, were approved by the Lands Department. Majority of the conditions have been complied with and the Applicant is working hard to comply with the last condition related to the implementation of the fire service installations proposal. As the deadline for compliance of such approval condition will lapse on 5.7.2023, and the Planning Department advised that no further extension would be granted, the present s.16 planning application is therefore submitted for TPB’s approval.

Apart from being a back office for OZZO with supporting traffic-related facilities, due to the colorful design of the Block 1 (facing Castle Peak Road) graffitied by a famous artist – Mr. Alex Croft, this place has become a rising photo taking spot and temporary resting place for cyclists and hikers who pass by. In view of the limited eating choices in close proximity, the Applicant has proposed an additional small scale eating place under the present scheme, which would benefit the OZZO staffs and also the outsiders who pass by as a temporary resting spot.

Planning and technical assessments have indicated that the application site is suitable for the proposed uses since it is located at the fringe of the “U” zone with direct access to Castle Peak Road. The proposed uses are low-rise in nature and are compatible with the surrounding land uses which are mainly car parks, vehicle repair workshops and storage sites. Compared with the approved scheme, the present scheme has no significant change in the nature of use, operation and floor area at the site has remained unchanged. This small scale development will not result in any significant traffic, environmental, drainage, sewerage, landscape and visual impacts. Being temporary in nature, approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the “U” zone. The existing temporary structures at the application site can be assembled and removed in a relatively short time of period.

行政摘要

(內容如有差異，應以英文版本為準)

OZZO Engineering (HK) Limited (OZZO 或 申請人)，是丈量約份第 115 約地段第 999 號 E 分段、1001 號 A 分段餘段、1002 號 A 分段餘段及 1327 號餘段之租客，現透過達材都市規劃顧問有限公司，根據城市規劃條例第 16 條向城市規劃委員會 (城規會) 遞交規劃許可申請，以准許在元朗凹頭之上述私人地段的部份地方及毗連政府土地 (申請地點)，提供交通工程設備和便利店之零售商店、食肆、擁有智慧型運輸系統的陳列室、臨時交通管理及實施設備之存放倉和附屬太陽能板，為期 3 年。申請地點面積約有 941.07 平方米，現時在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8 上被訂為「未決定用途」地帶。

OZZO 於 2007 年在香港成立，是著名的專業交通規劃及交通工程顧問公司之一。申請地點曾於 2021 年 2 月 5 日獲得城規會批准作上述的臨時用途 (不包括食肆)，其後地政處亦根據申請地點的核准計劃批出所有短期豁免書及短期租約申請。申請人已按照規劃許可履行了大部份附帶條件，並且努力地處理最後一個關於實施消防設施建議的附帶條件。由於該附帶條件的履行期限將於 2023 年 7 月 5 日屆滿，而規劃署表示不會再批准延期，故此申請人向城規會提交是次規劃申請以作考慮。

該申請地點除作為 OZZO 與支持交通相關設備的後勤辦公室外，亦因著名藝術家 Alex Croft 先生為構築物 1 (面向青山公路) 繪製的多彩設計而讓這地方逐漸成為新興的攝影勝地，並為騎單車人士和行山人士提供臨時休息場所。考慮到附近飲食選擇有限的情況，申請人擬在是次新申請中增設一個小型食肆，讓 OZZO 員工提供便利及讓經過的騎單車人士和行山人士提供臨時休息點。

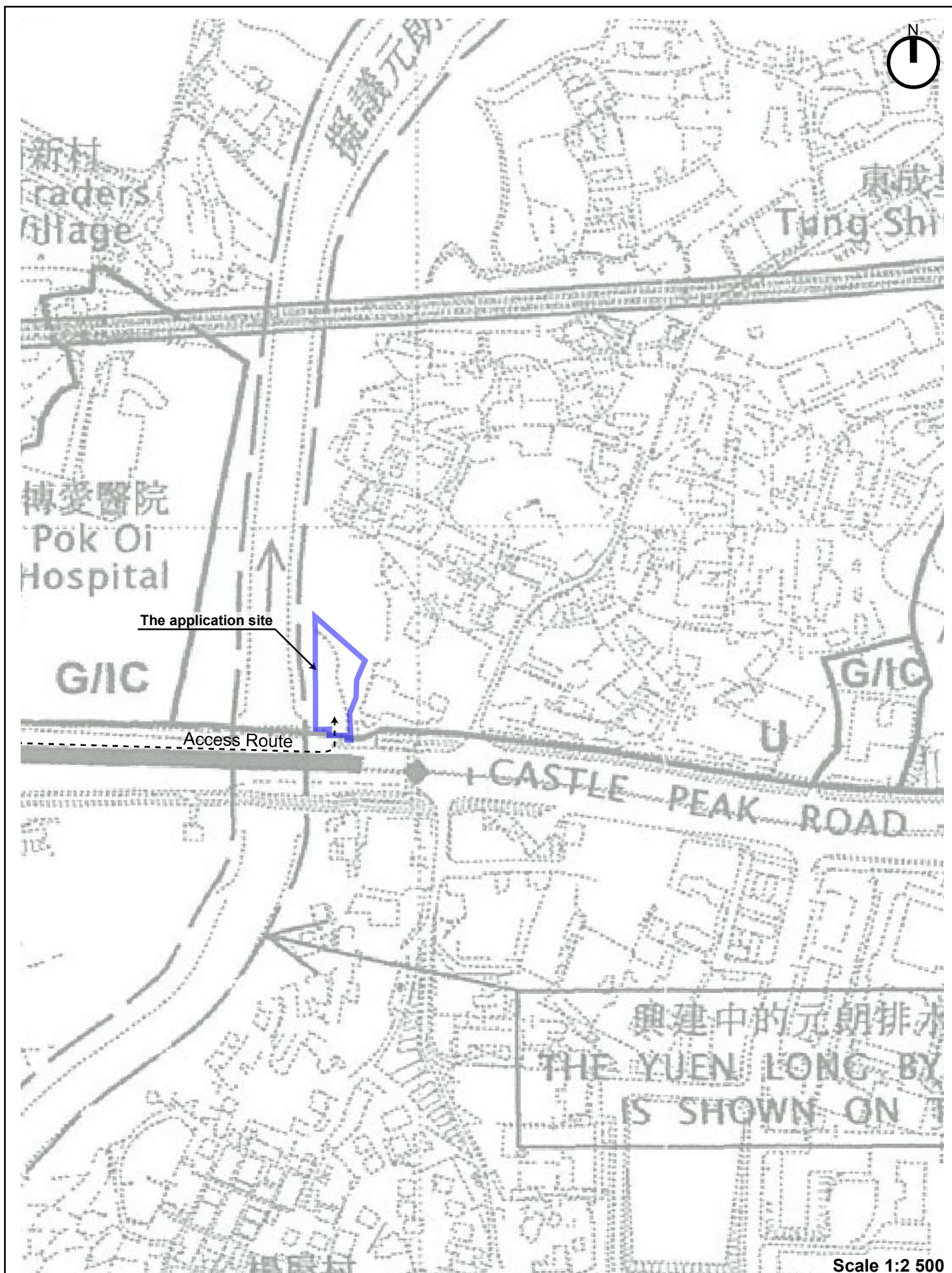
規劃及工程評估認為申請地點位於「未決定用途」地帶的邊陲，可由青山公路直達，因此很適合用作擬議用途。擬議用途屬於低層建築，附近主要是停車場、車輛維修工場和倉地，因此在土地利用上與附近用途互相配合。是次申請與上次已獲批的計劃比較，本申請在用途、運作及樓面面積上不會有重大改變。本計劃規模細小，並不會對本區的交通、環境、排水、排污、園景及視覺景觀造成不良影響。由於擬議用途屬臨時性，因此不會為類似申請立下不良先例，及窒礙「未決定用途」地帶的長遠規劃意向。申請地點內的現有臨時構築物可在短時間內組裝及拆卸。

1. INTRODUCTION

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of OZZO Engineering (HK) Limited (the Applicant/ OZZO), which is the tenant of Lot Nos. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115, Au Tau, Yuen Long. It seeks the temporary permission of the Town Planning Board (TPB/ the Board) to allow the provision of a retail shop for traffic engineering equipments and convenience store, showroom for the Intelligent Traffic System (ITS) facilities, eating place, storage of temporary traffic management and implementation facilities and ancillary solar panels for a period of three years at the portion of the aforesaid private lots and adjoining government land (the application site). The application site is about 941.07m² in area and falls within an area zoned “Undetermined” (“U”) on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8 (**Plan A**). According to the Explanatory Statement of the aforesaid OZP, any private developments or redevelopment under this zone require planning permission from the Board. Hence, the current planning application is submitted.

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong and was established in 2007. With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the New Territories, the Applicant is intended to provide a series of traffic related services such as retail shop for selling and renting the traffic engineering equipment and showroom for ITS with supporting storage facilities at the application site. A s.16 planning application for the above temporary uses (excluding eating place) at the application site (Case No. A/YL-NSW/283) was approved by the TPB on 5.2.2021 (see **Appendix I**). Subsequently, all the short term waiver (STW) and short term tenancy (STT) applications, which reflect the approved scheme at the application site, were approved by the Lands Department (LandsD). Majority of the conditions have been complied with (see **Appendices II - IV**) and the Applicant is working hard to comply with the last condition related to the implementation of the fire service installations proposal. As the deadline for compliance of such approval condition will lapse on 5.7.2023, and the Planning Department (PlanD) advised that no further extension would be granted, the present s.16 planning application is therefore submitted for TPB’s approval.

Apart from being a back office for OZZO with supporting traffic-related facilities, due to the colorful design of the Block 1 (facing Castle Peak Road) graffitied by a famous artist – Mr. Alex Croft, this place has become a rising photo taking spot and temporary resting place for cyclists and hikers who pass by. In view of the limited eating choices in close proximity, the Applicant has proposed an additional small scale eating place (i.e. café) under the present scheme, which would benefit the OZZO staffs and also the outsiders who pass by as a temporary resting spot.



Plan A: Zoning and Location Plan

Extract of Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8

Planning and technical assessments have indicated that the present application is well justified based on the following reasons:

- (a) the proposed uses are an important facility to serve the needs in the course of upgrading their traffic related services and to cater for the increasing service demand;
- (b) the proposed uses is in line with the Policy Address regarding the development of Smart City in Hong Kong;
- (c) the proposed retail shop would benefit the nearby locals and patrons by providing a sales outlet in a convenient location;
- (d) the proposed eating place would cater the OZZO staff and benefit the cyclists and hikers along the way as a temporary resting spot;
- (e) the application site is suitable for the proposed uses since it is located at the fringe of the “U” zone with direct access to Castle Peak Road – Yuen Long Section;
- (f) the proposed uses are low-rise in nature and are compatible with the surrounding land uses which are mainly car parks, workshops and storage sites;
- (g) compared with the approved scheme, the present scheme has no significant change in the nature of use, operation and the total floor area;
- (h) the small scale development will not result in any significant traffic, environmental, drainage, sewerage, landscape and visual impacts;
- (i) being temporary in nature, approval of the present application will not set an undesirable precedent for other similar applications in the “U” zone; and
- (j) approval of the present application will not frustrate the long-term planning intention of the “U” zone and the existing temporary structures at the site can be assembled and removed in a relatively short time of period.

The above planning background and justifications will be explained in detail in the following sections.

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility (Plan A)

The application site is located at Castle Peak Road – Yuen Long Section adjoining Sun Kong Hotel, Au Tau. It is bounded by a open space with parking of vehicles to the north; Sun Kong Hotel to the east (**Photo 1**); a footpath with cycling track along Castle Peak Road to the south and Yuen Long Bypass Floodway (YLBF) to the west.

The application site is accessible by vehicles via Castle Peak Road – Yuen Long Section. There is a footpath at the north-western part of the site that leads to Long Fai Road. The site is 10 minutes walk from Yuen Long MTR Station. A bus stop is located approximately 40m away from the site along Castle Peak Road (**Photo 2**).

2.2 Site and Adjacent Land Uses (Plan B)

The application site has a total area of about 941.07m². It is currently occupied by 4 blocks of structures (**Photos 3, 4, 5, and 6**) with uses comprising of convenience store, vending machine room (**Photo 6**), showroom, toilets, traffic equipment storage use (**Photo 8**), CLP and Water Supplies Department (WSD) meter facilities. There are also 6 parking spaces within the site. The main entrance with a gate is located south of the site facing Castle Peak Road (**Photo 7**).

The surrounding areas are intermixed with parking of vehicles, open storage yards, scattered temporary structures and unused land. To the further west of the site across the YLBF is Pok Oi Hospital.

2.3 Planning History

The application site is zoned “U” on the Approved Nam Sang Wai OZP No. S/YL-NSW/8. According to the Explanatory Statement of the aforesaid OZP, any private developments or redevelopment under this zone require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, Government, institution or community facilities, open space are adequately provided.

The application site is the subject of 7 previous s.16 planning applications. Application No. A/DPA/YL-NSW/6 for residential with ancillary recreational uses and Application No. A/YL-NSW/1 for petrol filling station (PFS) were rejected in 1992 and 1994 respectively. Application No. A/YL-NSW/17 for the proposed PFS was approved by the Board upon review in 1997. Subsequently, a s.16 planning application (No. A/YL-NSW/182) for the same use was approved by the Board in 2009 on a temporary basis for a period of 10 years. Application No. A/YL-NSW/217 for the same use and Application No. A/YL-NSW/250 for proposed PFS with sales office and car parking spaces were both rejected in 2012 and 2017 respectively mainly due to the PFS would pose in undue constraint to the future land use in the area.



Plan B: Site and Land Status Plan



Photo 1: Sun Kong Hotel to the east



Photo 2: Bus stop located approximately 40m away from the Application Site



Photo 3: Block 1: Multi-functional Area (Shops & Services/ Eating Place)



Photo 4: Block 2: Traffic Equipment Storage



Photo 5: Block 3 Traffic Equipment Storage and Back Office



Photo 6: Block 4 Vending Machine Room



Photo 7: Entrance located South of the Site facing Castle Peak Road

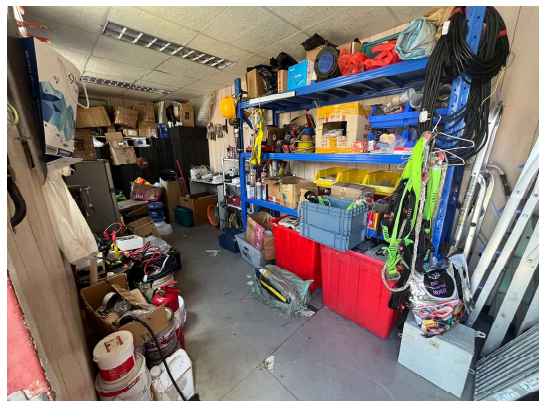


Photo 8: Block 3: Traffic Equipment Storage



Site Photos

(View Points are shown in Plan B)

Lastly, a s.16 planning application for proposed temporary shop and services (convenience store and showroom) and storage use for traffic information technology system facilities with ancillary solar panels for a period of 3 years (Case No. A/YL-NSW/283) was approved by the Board on 5.2.2021.

2.4 Land Status (Plan B)

The application site involves the portion of Lot Nos. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115 and a small piece of adjoining government land. Lot Nos. 999 S.E, 1001 S.A RP and 1002 S.A RP in D.D. 115 are Old Scheduled Agricultural lots which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot No. 1327 RP D.D. 115 is held under Tai Po New Grant No. 6825 for “House” and “Orchard” purposes. The private lots with a total area of about 869.07m² at the site are entirely owned by Gold Asset Development Ltd.. The government land within the site is about 72m².

The Applicant has already obtained relevant STW and STT from LandsD to allow the proposed uses (excluding eating place). The Applicant will submit an application to LandsD to modify the relevant conditions of STW and STT to include ‘eating place’ after the subject s.16 planning application is approved by the Board.

3. DEVELOPMENT PROPOSAL

3.1 Operation of the Proposed Development

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. The Applicant is highly experienced in the provision of transport and traffic advice for both private and public sector clients for new development and redevelopment schemes, infrastructure projects and construction works in Hong Kong, Macau and Mainland China. In order to enhance the business as well as to be in line with the policy address regarding the development of Smart City in Hong Kong, OZZO has continued to develop ITS and related equipment in their business.

The application site has been set up as a showcase location to demonstrate ITS, e.g. license recognition system, automated traffic/pedestrian counting system, automated variable message sign system, automated monitoring system on solar power station, auto pilot related equipment and other smart appliances. Since the Applicant is supported by its related Shenzhen company, the current technology and manufacturer have been connected so that the showcase samples can be installed in the proposed development immediately once the site could officially start operating.

Apart from being a back office for OZZO with supporting traffic-related facilities, due to the colourful design of the Block 1 graffitied by a famous artist – Mr. Alex Croft, this place has become a rising photo taking spot and temporary resting place for cyclists and hikers who pass by. In view of the limited eating choices in close proximity, the Applicant has proposed an additional small scale eating place under the present scheme, which would benefit the OZZO staffs and also the outsiders who pass by as a temporary resting spot.

3.2 Master Layout Plan and Development Parameters

A Master Layout Plan for the temporary use proposal is attached at **Plan C**. The G/F and 1/F floor plans are shown in **Plan D**. The proposed temporary use will continuously provide supporting facilities to serve the needs of private and public sector clients in a convenient location. The current scheme has remained similar to the approved scheme. A table summarizing the development parameters is shown in **Table 3.1** and the operation of the proposed uses is as follows:-

(a) Block 1: Multi-functional Area, Shop and Services and Showroom

1/F of Block 1 will remain as shop and services and showroom for the ITS related facilities as reflected in the approved scheme. On the other hand, in order to benefit the OZZO staffs and also the outsiders who pass by as a temporary resting spot, G/F has been proposed to be a multi-functional area for retail shop (i.e. convenience store) and/or eating place (i.e. café).

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LEGEND

- Internal Access and Transport Facilities
- Pedestrian Circulation Area
- G/F: Multi-functional Area (Shop&Services/ Eating Place)
1/F: Shop&Services, Showroom
- Traffic Equipment Storage & Ancillary Office
- Toilets
- Vending Machine
- CLP and WSD Meter Facilities
- Hose Reel Pump Room and Water Tank
- Application Site Boundary
- Parking Space
- Abandoned Petrol Pipe

Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

Master Layout Plan



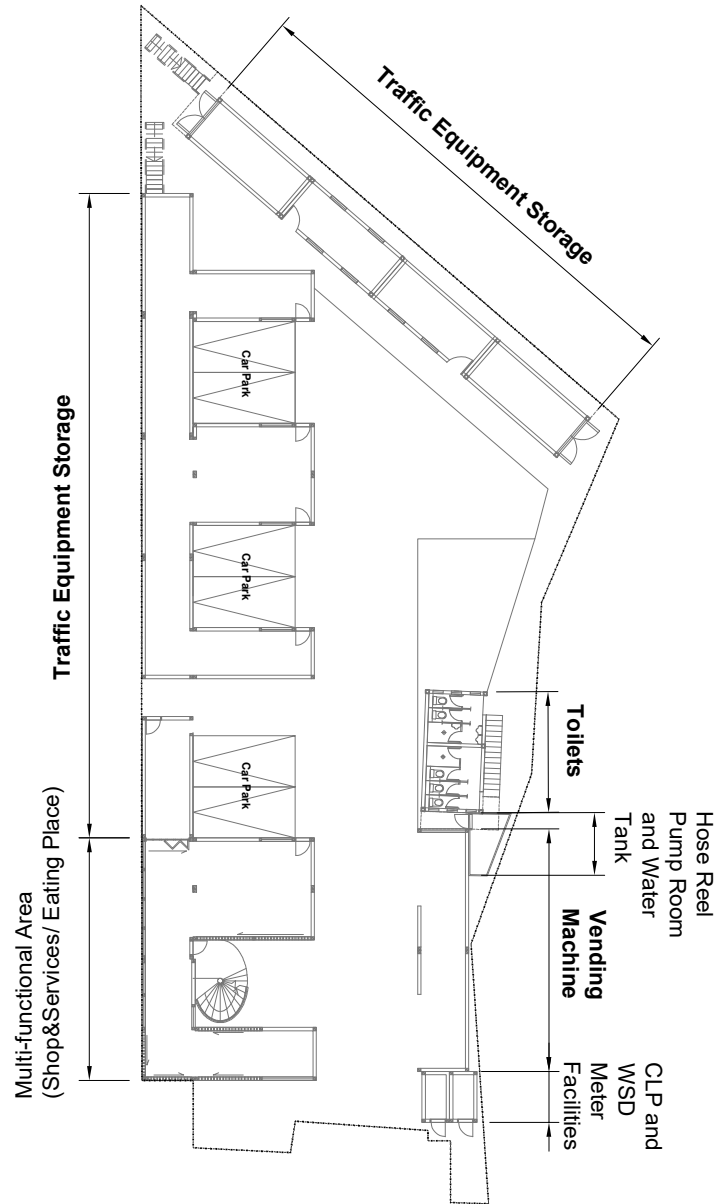
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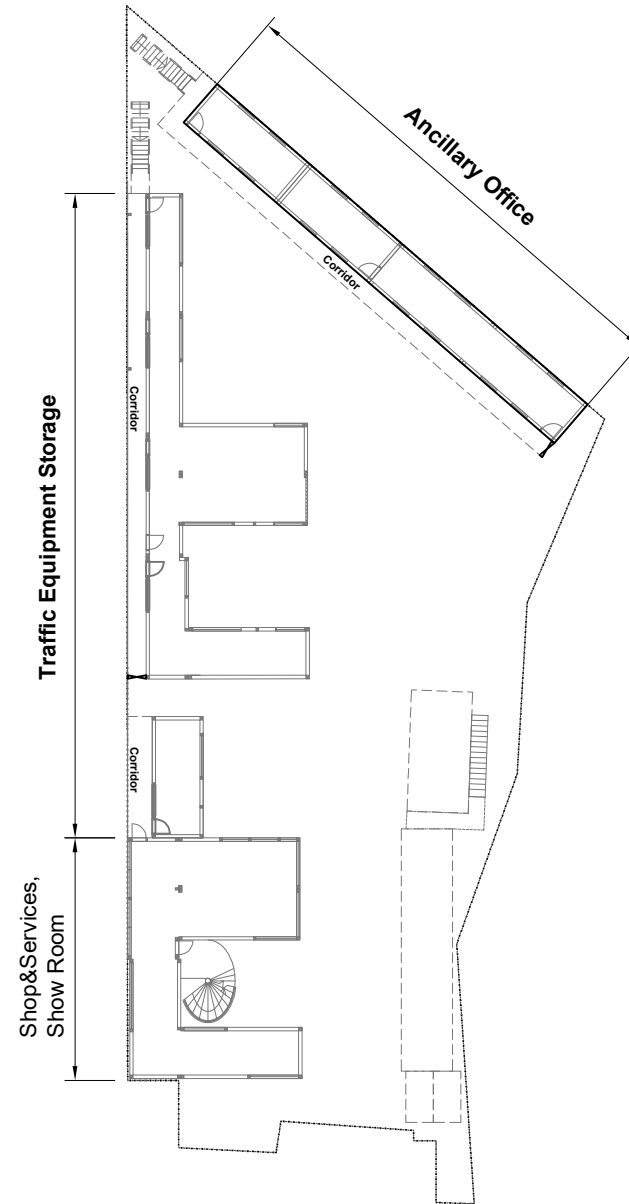


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Plan C

Rev.
B



Ground Floor Plan



1st Floor Plan

Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

G/F and 1/F Floor Plans



Date
21/06/2023

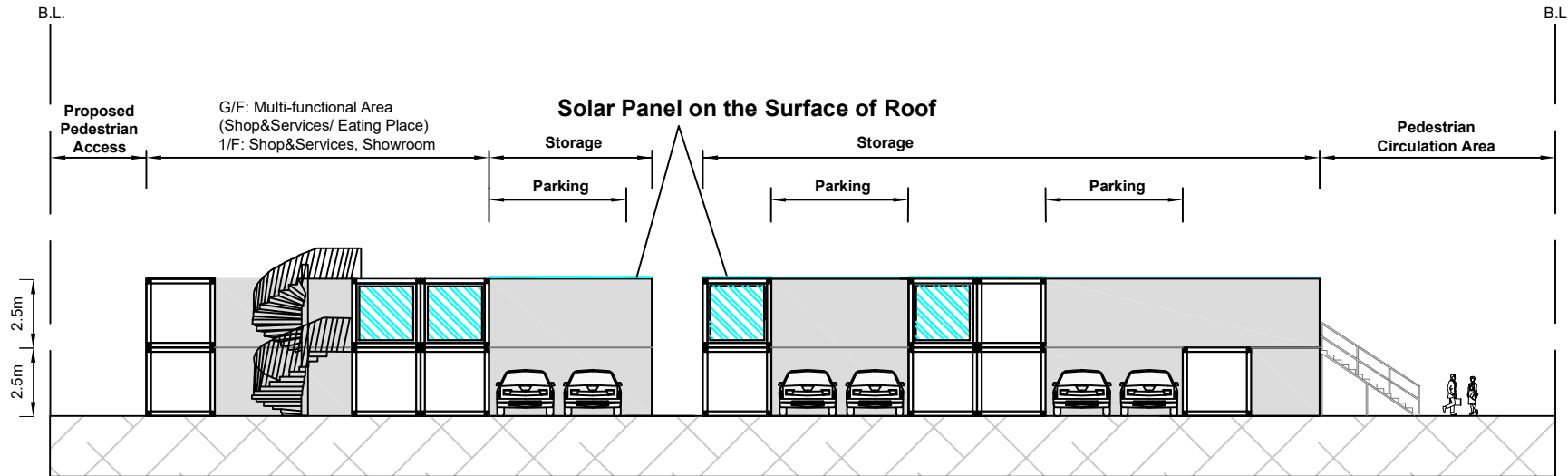
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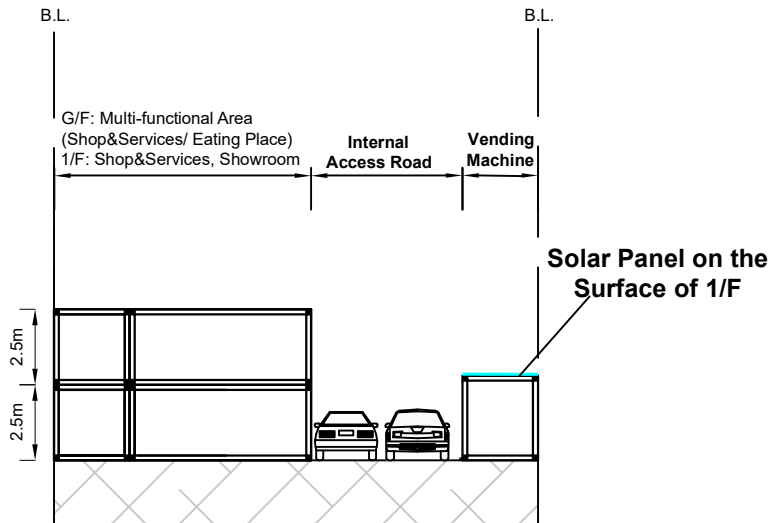
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Plan D

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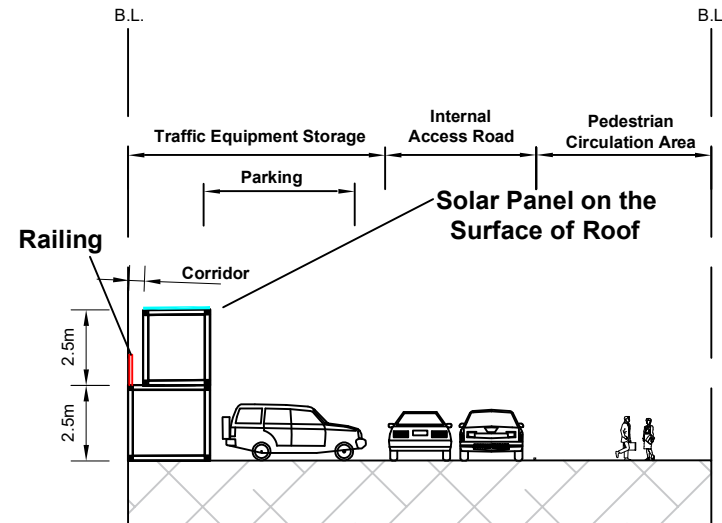
Elevation 1:



Elevation 2:



Elevation 3:



Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

Elevation Plans

(b) Block 2: Traffic Equipment Storage

Compared to the previous scheme, Block 2 has been separated from Block 1 in order to meet fire safety requirements. Other than that, no changes have been made to the use of Block 2. Both the G/F and 1/F will be used as traffic equipment storage as reflected in the approved scheme. The storage space will be mainly for storage and protection of their traffic construction equipment (i.e. welding tools, aerial platform, pump and water tank) and traffic engineering equipments (i.e. traffic cones, traffic signs, water-filled barriers, temporary traffic signals), to support traffic management implementation for the construction works in the market.



(c) Block 3: Traffic Equipment Storage and Back Office

Compared to the approved scheme, 1/F of Block 3 has proposed to be the back office to support the shop and services and showroom in Block 1 and the operation of the traffic equipment storage in the site. G/F will remain as traffic equipment storage as reflected in the approved scheme

(d) Block 4: Vending Machine Room and Ancillary Uses

No changes have been made to the use of Block 4. The toilets, vending machine room, CLP and WSD meter facilities are located in Block 4 as reflected in the approved scheme. An additional space for hose reel, pump room and water tank has been provided in Block 4 in compliance with requirements from the Fire Services Department.

(e) Ancillary Solar Panels

Solar Panels have been proposed to be installed on the rooftops. The electricity generated from the proposed solar panels would be entirely used for the supply of the captioned use at the application site. If there is remaining supply of electricity, the Applicant may apply for CLP's Feed-in-Tariff scheme.

(f) Landscape Consideration

According to the previous application, Landscape Unit has no objection from landscape planning perspective. In the current scheme, no additional block or changes to the orientation of the existing blocks have been proposed, therefore, adverse landscape and visual impact due to the current application is not anticipated.

The Elevations Plan of the proposed scheme is shown on **Plan E**. The proposed temporary use is small scale in nature and the maximum building height of the 2-storey structures at the site will not be more than 4.5m (6.5m including solar panel). The proposed use is very clean and quiet in nature and it will be carried out indoors.

The main operation hours of the proposed development (i.e. shop and services and show room) will be 11:00am – 5:00pm and 7 days per week, including public holiday. The proposed vending machines and toilet will be in operation for 24 hours daily. The daily working population in the application site will be approximately 8-10. It is anticipated that the number of daily visitors to the application site will be approximately 5. The visitors would be visiting the shop and services, showroom and eating place.

The traffic equipment storage will be operated and maintained by staffs and will not be open to visitors. It will operate between 8:00pm to 6:00am. When there is night-time traffic management implementation works order received by the Applicant, based on their experience, the construction vehicle (Light Goods Vehicle (LGV)) would arrive to the site at around 8:00pm to pick up the traffic equipments and leave the site at around 9:00pm. The construction vehicle would come back at around 5:00am to drop off the traffic equipments and leave the site by 6:00am. No vehicles larger than a LGV will access the site.

For the additional eating place, the operating hours of the restaurant will be from 10:00 a.m. and 7:00 p.m. daily. The number of permanent staff will be about 3-4. There will around 10 small tables which will be flexibly placed depending on operational purpose.

Table 3.1: Development Schedule of the Proposed Development

	Application Site	
Site Area (m ²)	About 941.07 m ²	
Plot Ratio	0.66 (approximate)	
Proposed GFA (m ²)	Total	About 621.12 m ²
	Multi-functional Area (Shop & Services / Eating Place)	About 75.44 m ²
	Shop and Services, (Show Room)	About 75.44 m ²
	Vending Machine	About 29.7m ²
	Ancillary Office	About 60 m ²
	Storage -traffic related equipment (including covered walkway)	About 351.35 m ²
	Toilet and Utilities-CLP, WSD Meter, Hose Reel, Pump Room and Water Tank	About 29.19 m ²
Site Coverage	About 37.5 %	
No. of Block(s)	4	
Maximum Building Height	2 Storeys (Not exceeding 6.5m (including solar panel))	
No. of Parking Space	6 (including 4 electrical charge parking spaces)	

3.3 Access and Parking Arrangement

There is a current run-in/out in front of the site, alongside Castle Peak Road – Yuen Long Section, there is no obstruction near the run in/out that would affect the visibility of the access. 6 private car parking spaces (2.4m clear headroom to be maintained) are proposed including four electrical charge parking spaces. 2 parking spaces will be reserved for staff, 4 will be reserved for visitors who booked. Booking is required for entering the site, so that majority of the visitors can be managed. Also, Variable Message Sign will be installed to indicate the available parking spaces. Swept path analysis has been provided in **Plan F** and **Plan G** to demonstrate swept paths for the proposed parking spaces.

Quick loading/unloading activities for light goods vehicles (LGV) for day-time and night-time operation will be carried out at the maneuvering area north of the site. There will be only about 1-2 daily trips made by LGV to deliver goods for the retail shops and restaurant during the day-time off peak hours. During night time operation, a maximum 4 vehicles only (LGV mounted with Flashing Arrow Signs,) would access the site to pick up traffic equipments from the traffic equipment storage. The operation is normally to facilitate night-time traffic management implementation whenever works order received by the Applicant's company. Swept path analysis in **Plan F** and **Plan G** has demonstrated the smooth maneuvering of LGV.

3.4 Environmental Arrangement and Fire Safety Consideration

(a) Drainage Proposal

The application site and its surrounding area are well served by drainage system. The YLBF is located west of the site and there are storm pipes in the vicinity. Site drainage along the site boundary is provided to avoid drainage impact on the adjoining developments. Approval conditions (b) and (c) in relations to the submission and implementation of the drainage proposal of the approved scheme have been complied with (see **Appendices II and III**).

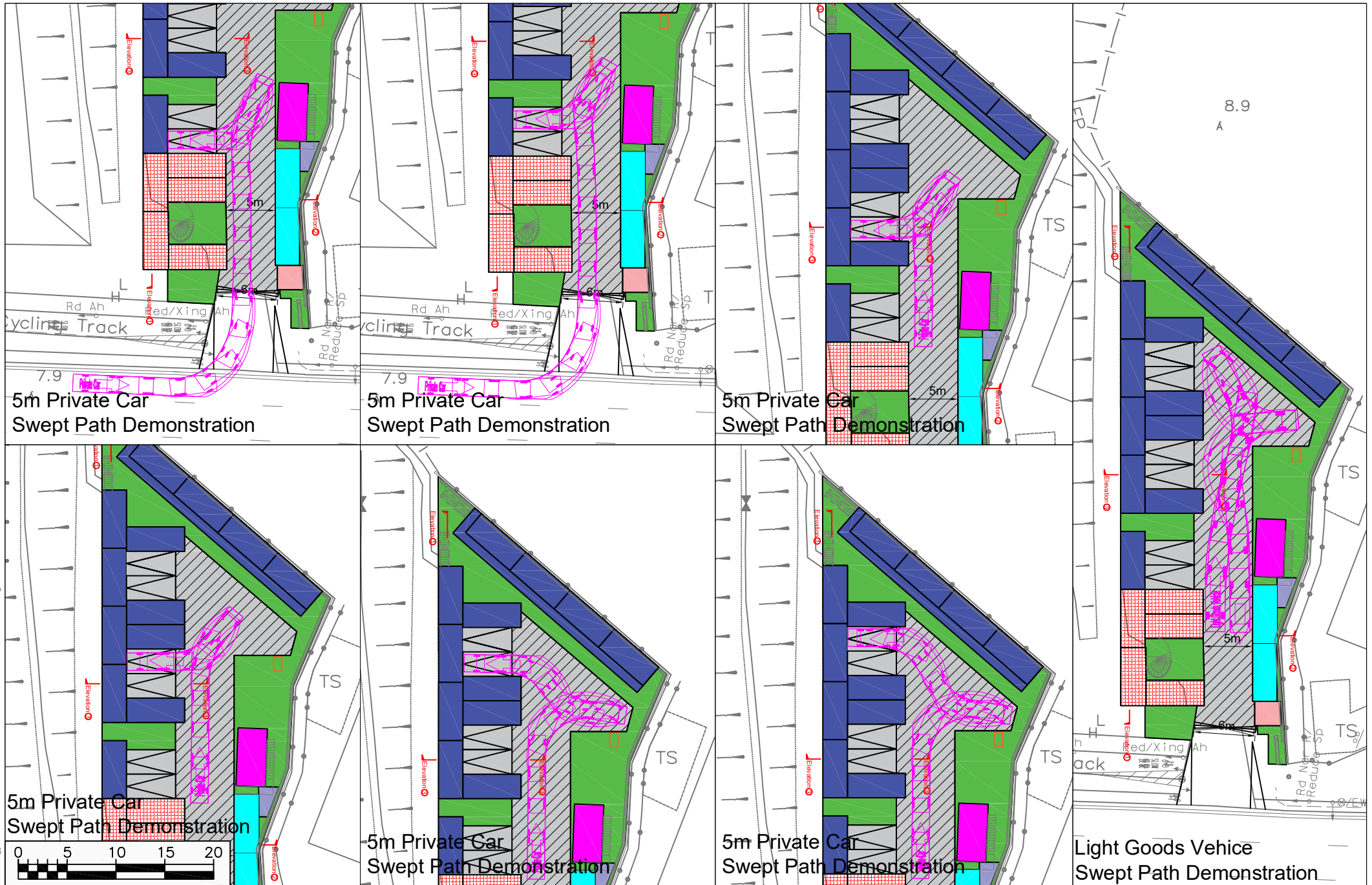
(b) Sewerage Proposal

Container toilets have been provided at the site. Since the anticipated sewage flow from the small scale development is relatively low and the number of staff is limited, it is considered that the container toilets would be sufficient to treat the small quantity of sewage.

(c) Installation of Renewable Energy System

Solar Photovoltaic panels will be installed on the roof of the structures to embrace low-carbon development and promote development of renewable energy and energy conservation.

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**Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long**

Swept Path Analysis



Date
21/06/2023

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Plan F

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Date 21/06/2023 Scale 1:300

Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

Swept Path Analysis



Dwg No. Plan G

Rev. B

(d) Fire Safety Consideration

The application site connects to Castle Peak Road – Yuen Long Section directly and fire protection facilities has been provided at the site to meet the standards of relevant departments. A FSI Proposal have been prepared and submitted to FSD, and approval condition (e) in relation to the submission of a FSI proposal have been complied with (see **Appendix IV**). The Applicant is now working hard to comply with the last condition related to the implementation of the fire service installations proposal.

4. PLANNING JUSTIFICATION

4.1 Meet the Demand for Support of Upgrading Road Networks in the New Territories

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. The Applicant is highly experienced in the provision of transport and traffic advice for both private and public sector clients for new development and redevelopment schemes, infrastructure projects and construction works. The Applicant currently owns a few traffic construction vehicles, e.g. Flashing Arrow Sign vehicle, to support traffic management implementation for the construction works in the market. The Applicant also requires to store traffic cones, traffic signs, water-filled barriers, temporary traffic signals and other necessary traffic equipment to support their traffic business.

One of the main services they provide is the installation and arrangement of temporary traffic management equipments at construction sites or during special events around Hong Kong. Detailed services include:

- installation and maintain of temporary traffic signal;
- installation and supply of temporary traffic management equipments;
- installation of CCTV for traffic and site management;
- installation of GPS and CCTV in construction vehicle for monitoring real time traffic condition; and
- installation of remote control variable message signs.

With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the New Territories, the application site serves as an important and efficient location for their company to store and protect the temporary traffic equipments and ITS facilities to allow a more streamlined process and provide more efficient service to both private and public sector clients.

4.2 In Line with the Policy Address and Enhance Service Quality

In order to enhance the business as well as having a good view and in line with HKSAR's policy address regarding the development of Smart City in Hong Kong, the Applicant has planned to develop ITS and related equipment in their business. The application site would be set up as a showcase location to demonstrate e.g. license recognition system, automated traffic/pedestrian counting system, automated variable message sign system, automated monitoring system on solar power station, auto pilot related equipment and other smart appliances. Since the Applicant is supported by its related Shenzhen company, the current technology and manufacturer have been connected so that the showcase samples can be installed in the proposed development immediately once the site could officially start operating.

4.3 Provide Convenience to Staff and Outsiders as a Temporary Resting Spot

Due to the colourful design of the Block 1 graffitied by a famous artist – Mr. Alex Croft, this place has become a rising photo taking spot and temporary resting place for cyclists and hikers who pass by. In view of the limited eating choices in close proximity, the Applicant has proposed an additional small scale eating place under the present scheme, which would benefit the OZZO staffs and also the outsiders (i.e. cyclists and hikers) who pass by as a temporary resting spot.

4.4 Site Suitability for the Proposed Uses

The application site is suitable for the proposed retail shop, showroom, storage use and its associated facilities based on the following assessment:-

(a) Suitable Location

The application site is conveniently located along Castle Peak Road - Yuen Long Section. A bus stop for bus and mini-bus is located 40m away from the site along Castle Peak Road. Patrons and staffs could easily access the site via different means of public transport.

(b) Land Use Compatibility and Appropriate Form of Development

Compared with the previously approved scheme (No. A/YL-NSW/283), the present scheme has no significant change in the nature of use, operation and total floor area of the proposed development. The small scale structures at the site are compatible with the surrounding townscape environment in terms of the building form and building height which are similar in height and low-rise in nature and with a plot ratio of not more than 0.7. The storage use, retail uses and proposed small scale eating place are compatible with the adjacent land uses which are intermixed with parking vehicles, open storage yards, scattered temporary structures and unused land.

The structures have been built with prefabricated modular units. By using modular units, the existing temporary structures at the site can be assembled and remove in a relatively short time of period. Thus, the development will not adversely affect the view and visual quality of the adjacent buildings but on the other hand, it would coincide with the existing ambience and business around the area.

4.5 Temporary Application Without Affecting the “U” Zone

The application site falls within “U” zone on the Approved Nam Sang Wai OZP. The planning intention of this zone is transitional in nature subject to land use review before appropriate uses can be decided upon. However, the land use review for the subject “U” zone had been carried out for many years and it is not known of the progress and when this review would be completed. The proposed temporary use for a period of 3 years is considered a short period in land development. Its temporary nature will not jeopardize nor pre-empt the planning intention of “U” zone.

The Explanatory Statement stated that any private developments or redevelopment under the “U” zone require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, Government, institution or community facilities, open space are adequately provided.

4.6 No Adverse Impacts

As mentioned in **Section 3.1**, compared with the previously approved scheme (No. A/YL-NSW/283), the present scheme has no significant change in the nature of use, operation and total floor area of the proposed development. The small scale temporary use at the application site will not induce any significant adverse traffic, environmental, drainage, sewerage and landscape impacts on the locality based on the following assessments:

(a) Traffic Consideration

The application site is located along Castle Peak Road – Yuen Long Section. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles and queuing of vehicle is allowed at the site.

In the current scheme, no additional block or significant changes to the orientation of the existing blocks have been proposed as compared to the previously approved scheme. Given the traffic generated by the proposed development is minimal, there would not be any adverse traffic impact to be induced by the proposed development.

(b) Noise and Air Quality Consideration

It is noted that the Environmental Protection Department (EPD) had no adverse comment on the approved scheme. The retail shop, showroom, storage and its associated facilities and proposed eating place are very clean and quiet in nature and majority of the activities will be carried out during business hours of the day and indoors. Also, since the storage facilities and retail shop are temporary and small scale in nature, adverse noise and air quality impacts due to the operation of the proposed use on the surrounding areas are not expected.

The Applicant will continue 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 the EPD.

(c) Drainage and Sewerage Consideration

Site drainage along the site boundary is provided to avoid drainage impact on the adjoining developments. Approval conditions (b) and (c) in relations to the submission and implementation of the drainage proposal of the approved scheme have been complied with (see **Appendices II and III**).

Adequate toilets have been provided at the site. Since the anticipated sewage flow from the small scale development is relatively low, it is considered that the existing toilets which are connected to a septic tank would be sufficient to treat the small quantity of sewage. Thus, adverse impacts on local infrastructure and environmental aspects are not anticipated.

(d) Ecological Consideration

Agriculture, Fisheries and Conservation Department had no adverse comment on the approved scheme. The structures are built with prefabricated modular units. By using modular units, the proposed development can be assembled and remove in a relatively short time of period. The Applicant will continue to adopt good site practices and implement necessary measures to prevent any disturbance or water pollution to the nearby watercourse.

(e) Landscape and Visual

According to the previous application, Landscape Unit has no objection from landscape planning perspective. In the current scheme, no additional block or changes to the orientation of the existing blocks have been proposed, therefore, adverse landscape and visual impact due to the current application is not anticipated.

4.7 Unlikely to Set an Undesirable Precedent

The application site is located at the fringe of the “U” zone. There is no significant change in planning circumstances such as planning policy and land use zoning in the area. This temporary application will not frustrate the long term planning intention of the “U” zone. In fact, there are several temporary planning applications for retail shops or eating places in the vicinity of the site had been recently approved the TPB.

A s.16 planning application for the proposed temporary uses (excluding eating place) at the application site (Case No. A/YL-NSW/283) was approved by the TPB on 5.2.2021 (see **Appendix I**). Subsequently, all the STW and STT applications, which reflect the approved scheme at the application site, were approved by LandsD. Majority of the conditions have been complied with and the Applicant is working hard to comply with the last condition related to the implementation of the fire service installations proposal (see **Appendices II - IV**). As the deadline for compliance of such approval condition will lapse on 5.7.2023, and PlanD advised that no further extension would be granted, the present s.16 planning application is therefore submitted for TPB's approval.

Being temporary in nature, the approval of the present application will not set an undesirable precedent for other similar applications. In addition, the existing structures are built with prefabricated modular units. By using modular units, the existing temporary structures at the site can be assembled and removed in a relatively short time of period.

Thus, the proposed uses are considered appropriate for temporary approval. In addition, the small scale development under this planning application will not have any adverse traffic impact on its surrounding area as it is well served by infrastructures and public transport facilities. Nevertheless, the Applicant will comply with the relevant government departments' requirements to make sure the proposed uses are acceptable.

5. CONCLUSION

This s.16 planning application seeks the temporary permission of TPB to allow the provision of a retail shop for traffic engineering equipments and convenience store, showroom for the ITS facilities, eating place, storage of temporary traffic management and implementation facilities and ancillary solar panels at various lots in D.D. 115 and adjoining government land, Au Tau, Yuen Long.

A s.16 planning application for the above temporary uses (excluding eating place) at the application site was approved by the TPB on 5.2.2021 (Case No. A/YL-NSW/283). Majority of the conditions have been complied with and the Applicant is working hard to comply with the last condition related to the implementation of the fire service installations proposal. As the deadline for compliance of such approval condition will lapse on 5.7.2023, and PlanD advised that no further extension would be granted, the present s.16 planning application is therefore submitted for TPB's approval. In addition, an additional small scale eating place has been proposed in this new s.16 planning application, which would benefit the OZZO staffs and also the cyclists and hikers who pass by as a temporary resting spot. Planning assessments have indicated that the present application is well justified based on the following reasons:-

- (a) the proposed uses are important facilities to serve the needs in the course of upgrading their traffic-related services and to cater for the increasing service demand;
- (b) the proposed uses is in line with the Policy Address regarding the development of Smart City in Hong Kong;
- (c) the proposed retail shop would benefit the nearby locals and patrons by providing a sales outlet in a convenient location;
- (d) the proposed eating place would cater the OZZO staff and benefit the cyclists and hikers along the way as a temporary resting spot;
- (e) the application site is suitable for the proposed uses since it is located at the fringe of the "U" zone with direct access to Castle Peak Road – Yuen Long Section;
- (f) the proposed uses are low-rise in nature and are compatible with the surrounding land uses which are mainly car parks, workshops and storage sites;
- (g) compared with the approved scheme, the present scheme has no significant change in the nature of use, operation and the total floor area;
- (h) the small scale development will not result in any significant traffic, environmental, drainage, sewerage, landscape and visual impacts;
- (i) being temporary in nature, approval of the present application will not set an undesirable precedent for other similar applications in the "U" zone; and
- (j) approval of the present application will not frustrate the long-term planning intention of the "U" zone and the existing temporary structures at the site can be assembled and removed in a relatively short time of period.

In view of the small scale nature of the proposed temporary uses and the justifications presented in the Planning Statement, honourable members of the TPB are requested to approve this planning application.

Approval Letter from the Town Planning Board

城市規劃委員會

TOWN PLANNING BOARD

香港北角渣華道三百三十三號
北角政府合署十五樓

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2577 2862)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NSW/283

26 February 2021

Toco Planning Consultants Ltd.
Unit 5, 13/F, Technology Plaza
651 King's Road
North Point, Hong Kong
(Attn.: Ted Chan)

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Convenience Store and Showroom)
and Storage Use for Traffic Information Technology System Facilities with
Ancillary Solar Panels for a Period of 3 Years in "Undetermined" Zone,
Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and
1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long**

I refer to my letter to you dated 4.2.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 5.2.2024 and is subject to the following conditions :

- (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.8.2021;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.11.2021;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.8.2021;

- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.11.2021;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 6.2.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 5.2.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 19.3.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Irene Lai of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/cl

List of Government Department Contacts

(Application No. A/YL-NSW/283)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	嚴國豪先生 Mr. YIM Kwok Ho, Ivan	2300 1257	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	洪子鈞先生 Mr. HUNG Tsz Kwan	2733 7740	2739 8775

Compliance with Approval Condition in regards to Submission of Drainage Proposal
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

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

本函檔號 Your Reference

By Post & Fax (3020 0370)

本署檔號 Our Reference () in TPB/A/YL-NSW/283

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

7 May 2021

OZZO Engineering (HK) Ltd.
 14/F., EIB Tower,
 Nos. 4-6 Morrison Hill Road,
 Wanchai, Hong Kong
 (Attn: Mr. Stanley CHAN)

Dear Sir,

Compliance with Approval Condition (b)

Submission of Drainage Proposal

**Proposed Temporary Shop and Services (Convenience Store and Showroom) and
 Storage Use for Traffic Information Technology System Facilities with Ancillary Solar
 Panels for a Period of 3 Years in "Undetermined" Zone,
 Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D. 115
 and Adjoining Government Land, Au Tau, Yuen Long**
(Planning Application No. A/YL-NSW/283)

I refer to your submission dated 21.4.2021 regarding submission of drainage proposal in an attempt to comply with condition (b). 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.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. Ivan Kwok-ho YIM (Tel: 2300 1257) of Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
 Fanling, Sheung Shui and Yuen Long East
 Planning Department

C.C.

DSD
CTP/TPB(2)

(Attn.: Mr. Ivan Kwok-ho YIM)

AL/CY/wkl

Compliance with Approval Condition in regards to Implementation of Drainage Proposal

規 劃 署



Planning Department

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

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

By Post & Fax (3020 0370)

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NSW/283
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

13 July 2022

OZZO Engineering (HK) Ltd.
14/F, EIB Tower,
Nos. 4-6 Morrison Hill road,
Wan Chai, Hong Kong
(Attn.: Mr. Stanley CHAN)

Dear Sir,

**Compliance with Approval Condition (c)
Implementation of the Drainage Proposal**

**Proposed Temporary Shop and Services (Convenience Store and Showroom) and
Storage Use for Traffic Information Technology System Facilities with Ancillary
Solar Panels for a Period of 3 Years in "Undetermined" Zone,
Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in
D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
(Section 16 Application No. A/YL-NSW/283)**

I refer to your submission dated 8.7.2022 for compliance with the captioned approval condition. 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 require 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.**

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,


(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. YIM Kwok Ho, Ivan) (Fax: 2770 4761)

AL/CY/kt

Compliance with Approval Condition in regards to Submission of Fire Services Installation Plan

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.

By Post & Fax (3020 0370)

本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-NSW/283

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074 / 3168 4075

12 June 2023

OZZO Engineering (HK) Ltd.
15/F, Heng Sham Centre,
145 Queen's Road East,
Wan Chai, Hong Kong
(Attn.: Mr. Stanley CHAN)

Dear Sir,

**Compliance with Approval Condition (e)
Submission of Fire Service Installations Proposal**

**Proposed Temporary Shop and Services (Convenience Store and Showroom) and
Storage Use for Traffic Information Technology System Facilities with Ancillary
Solar Panels for a Period of 3 Years in "Undetermined" Zone,
Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in
D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long**
(Section 16 Application No. A/YL-NSW/283)

I refer to your submission dated 13.4.2023 for compliance with the captioned approval condition. 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 require 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.**

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. CHAU Nai-yin (Tel: 2733 7781) of the Fire Services Department directly.

c.c.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Attn.: Mr. CHAU Nai-yin)

AL/GL/wm

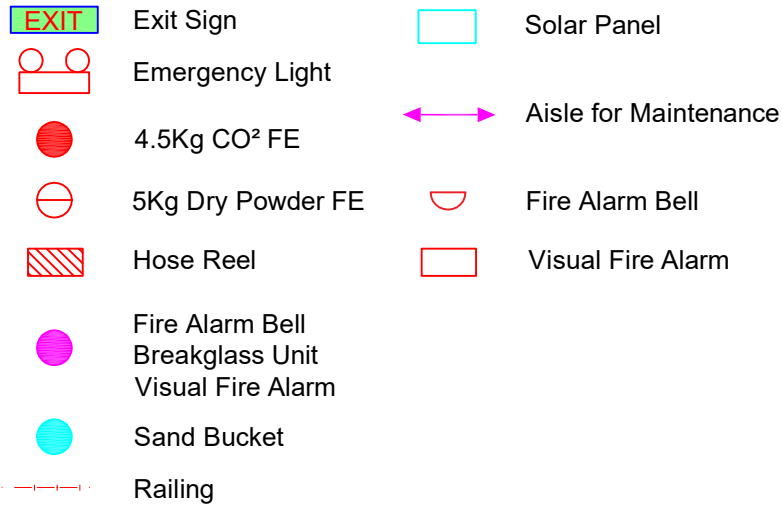
Detailed Comments of D of FS

Appendix

The installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

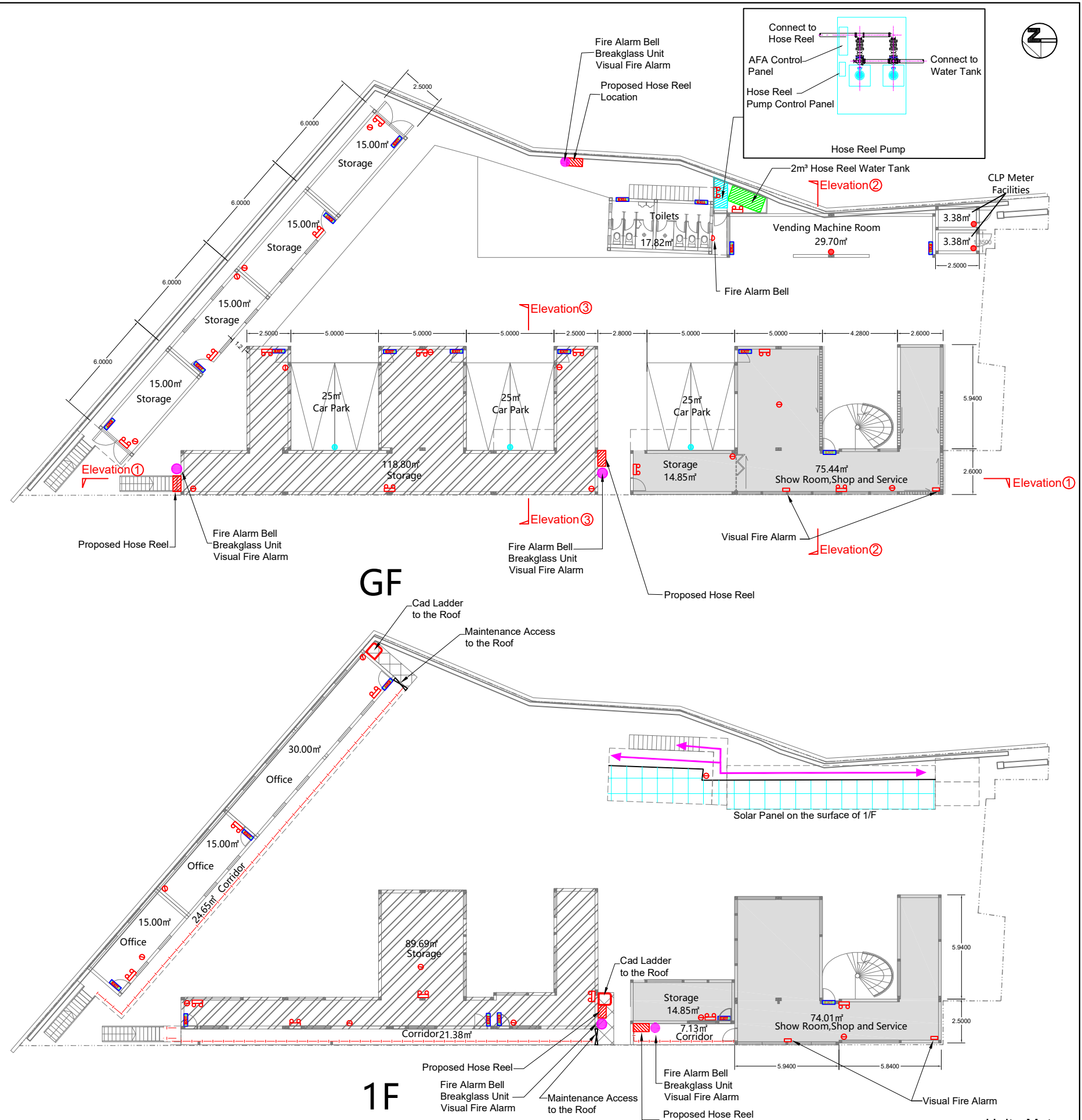
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圖例:



FIRE SERVICES NOTES FOR LOT NOS. 999E (PART), 1001A RP (PART), 1002A RP (PART), AND 1327 RP (PART) IN D.D. 115 AU TAU, YUEN LONG

- EMERGENCY LIGHTING AND EXIT SIGNS**
 - EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021;
 - SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FS CIRCULAR LETTER NO.5/2008 TO ENSURE THAT ALL EXIT ROUTES WITHIN THE PREMISES ARE CLEARLY INDICATED
- VISUAL FIRE ALARM**
 - VISUAL FIRE ALARM SHALL BE IN ACCORDANCE WITH BARRIER FREE ACCESS 2008 AND FSD CIRCULAR LETTER NO. 2/2012;
- FIRE ALARM SYSTEM**
 - FIRE ALAM SYSTEM IN ACCORDANCE WITH BS 5839: PART 1:2002+ A2:2008 AND FSD CIRCULAR LETTER 1/2009;
 - FIRE ALARM CONTROL PANEL SHALL BE PROVIDED FOR THE PREMISES AND LOCATED AT G/F;
- PORTABLE FIRE EXTINGUISHERS**
 - PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE SHALL BE PROVIDED AS INDICATED ON THE PLANS TO THE SATISFACTION OF HKFSD;
- MODIFIED HOSE REEL SYSTEM**
 - A MODIFIED HOSE REEL SYSTEM SUPPLIED BY A 2m³ FIRE SERVICE (FS) WATER TANK SHALL BE PROVIDED.
 - THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH STRUCTURE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING ;
- ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT;**
- ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART7 OR ITS INTERNATIONAL EQUIVALENT OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.**



Unit : Meter



Date	Scale
22/03/2023	1:250 in A3

**Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long**

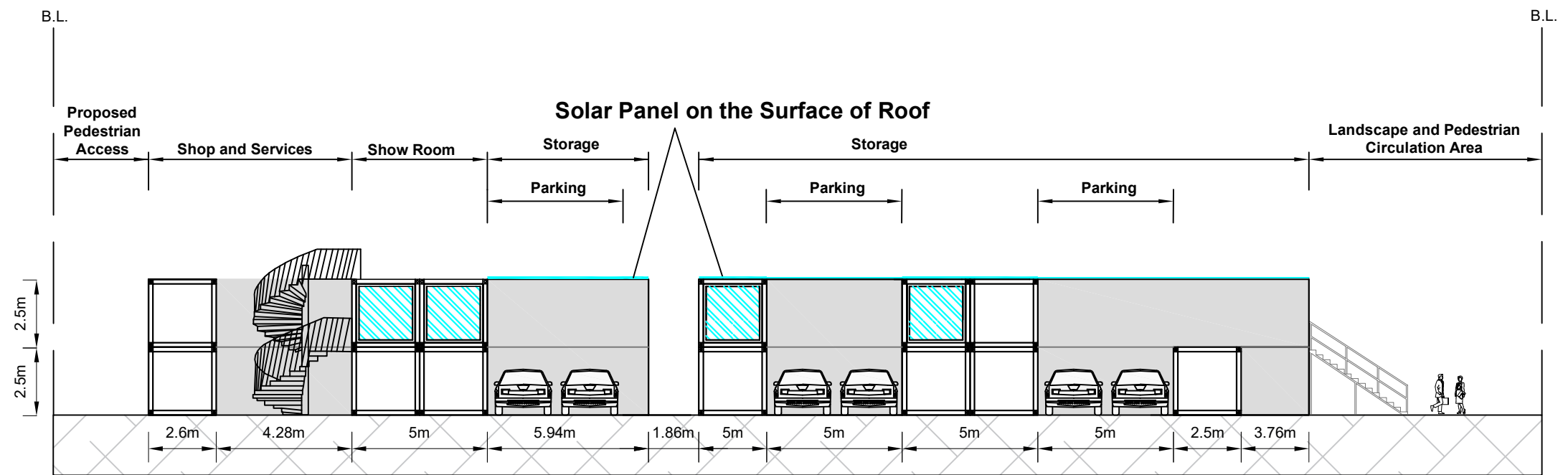
Fire Service Installations on G/F and 1/F



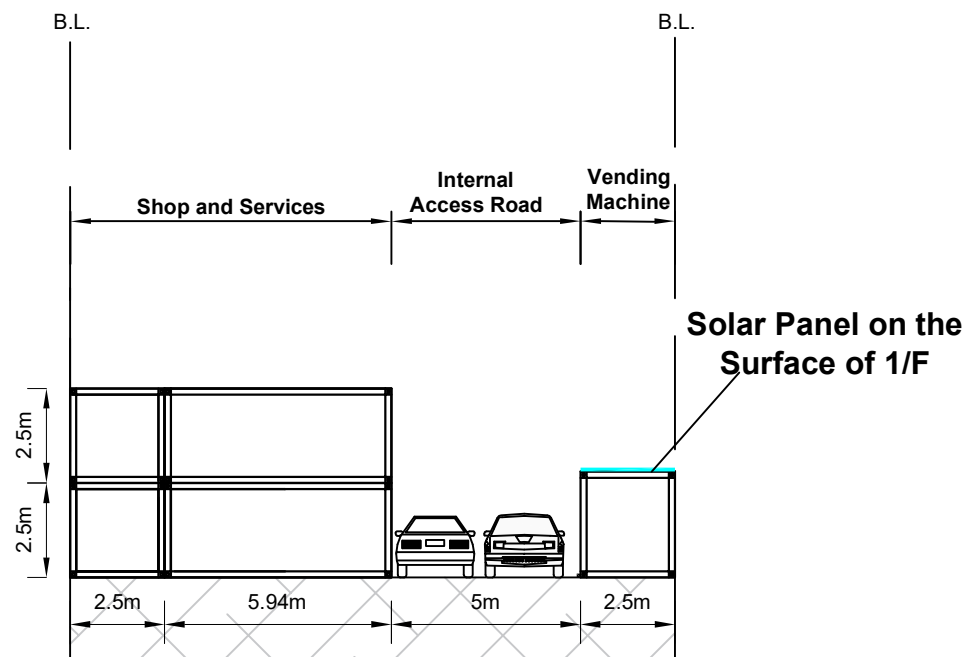
Dwg No.	Rev.
81477-041-FS-001	E



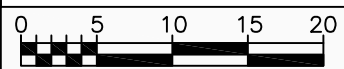
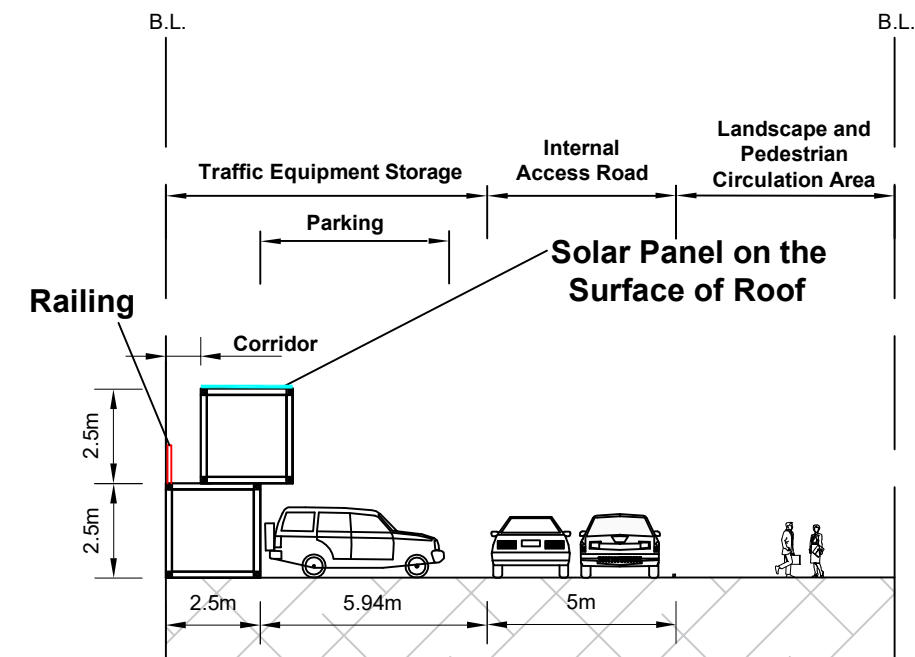
Elevation 1:



Elevation 2:



Elevation 3:



Date: 22/03/2023
Scale: 1:200 in A3

Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long
Elevation Plans



Dwg No. 81477-041-FS-003

Rev. E

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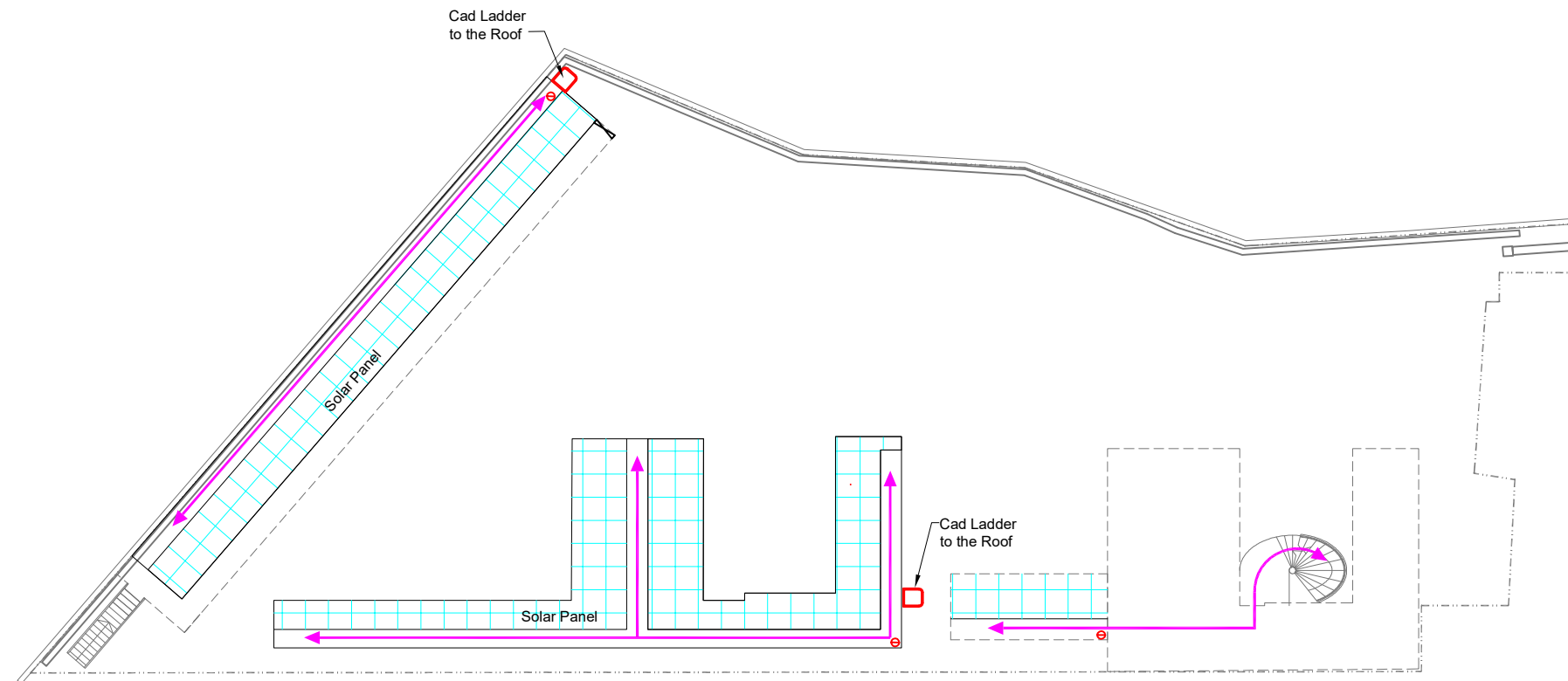
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圖例:

⊖ 5Kg Dry Powder FE

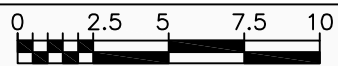
□ Solar Panel

↔ Aisle for Maintenance



NOTE:

1. SOLAR PANEL WILL BE INSTALLED ON THE SURFACE OF ROOF



Date
22/03/2023

Scale
1:250 in A3

Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

Roof Plan



Dwg No.
81477-041-FS-004

Rev.
E



TPB/A/YL-NSW/320 Planning Application 19/09/2023 15:29

From: Chan Ted [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Cc: "fsyledpo@pland.gov.hk" <fsyledpo@pland.gov.hk>, "gtllam@pland.gov.hk" <gtllam@pland.gov.hk>

1 Attachment



TPB Letter 20230919.pdf

Dear Town Planning Board Secretariat,

Please find attached a copy of our letter to your Office for your attention (email only).

Regards,

Toco Planning Consultants Ltd.

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,

No. 651 King's Road,

North Point, Hong Kong

Tel: 2895 0168

Fax: 2577 2862

E-mail: tocoplanning@hotmail.com

Website: <http://www.tocoplanning.com>



達材都市規劃
顧問有限公司

The Secretary,
Town Planning Board
15th Floor
North Point Government Offices
333 Java Road
North Point,
Hong Kong

Your Ref: TPB/A/YL-NSW/320

Dear Sir/ Madam,

19 September, 2023

**Section 16 Planning Application for Proposed Temporary Shop and Services (Convenience Store and Showroom), Eating Place, and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels for a Period of 3 Years
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) and Adjoining Government Land, Au Tau, Yuen Long**

We refer to our captioned application submitted on 5.7.2023.

We have received comments from the Highways Department sent to us via DPO/FS&YLE's email dated 14.9.2023.

We would like to clarify that no modification to the existing run-in/out and other nearby street furnitures is necessary.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director

c.c. *Client*
DPO/FS&YLE- Mr. Gary Lam

**Previous s.16 Applications covering the Application Site
on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NSW/17	Petrol Filling Station	27.6.1997 Approved by RNTPC
2.	A/YL-NSW/182*	Petrol Filling Station	6.3.2009 Approved by TPB on review (Revoked on 6.3.2011)
3.	A/YL-NSW/283*	Proposed Temporary Shop and Services (Convenience Store and Showroom) and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels for a Period of 3 Years	5.2.2021 Approved by RNTPC (Revoked on 5.7.2023)

*denotes permission revoked

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/DPA/YL-NSW/6	Residential with Ancillary Recreational Uses	21.2.1992 Rejected by RNTPC	(1), (2), (3) and (4)
2.	A/YL-NSW/1	Proposed Petrol Filling Station	5.8.1994 Rejected by RNTPC	(5) and (6)
3.	A/YL-NSW/217	Proposed Petrol Filling Station	23.11.2012 Rejected by RNTPC	(7), (8) and (9)
4.	A/YL-NSW/250	Proposed Petrol Filling Station with Sales Office and Ancillary Facilities	28.12.2018 Rejected by TPB on review	(7) and (10)

Rejection Reason(s):

- (1) The proposed development is not in compliance with the planning intention for the area which is for comprehensive development;
- (2) The intensity of the proposed development is excessive and incompatible with the surrounding developments;
- (3) The traffic noise problem from Castle Peak Road has not been properly addressed;
- (4) Water supply will not be available when the residential development is completed;
- (5) The application site falls within an area zoned "Undetermined" to cater for a possible railway proposal through the area as suggested in the Railway Development Study. Approval of the application prior to the finalisation of the study will jeopardize the future planning of the area;
- (6) There is insufficient information in the submission to demonstrate that the vehicular access arrangement will not cause disruption or hazard to the through traffic on Castle Peak Road;
- (7) The proposed petrol filling station was located within an area zoned "Undetermined" which was being comprehensively reviewed. Approval of the application would pose an undue constraint to the future land use in the area;
- (8) There was no strong planning justification for decking a portion of the Yuen Long Bypass Floodway for the proposed petrol filling station use;
- (9) The applicant did not submit any technical assessment to demonstrate that the proposed development would not have adverse drainage, ecological, geotechnical, visual and landscape impacts on the surrounding areas; and
- (10) in view of the cost, works and time required before the proposed petrol filling station could come into operation, a temporary approval was considered not appropriate.

**Similar s.16 Applications within the same “U” Zone
on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NSW/278	Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	26.6.2020 Approved by RNTPC
2.	A/YL-NSW/285*	Proposed Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years	26.2.2021 Approved by RNTPC (Revoked on 26.8.2022)
3.	A/YL-NSW/286*	Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	30.4.2021 Approved by RNTPC (Revoked on 30.10.2022)
4.	A/YL-NSW/296	Temporary Shop and Services (Sales of Hardware Accessories) for a Period of 3 Years	20.5.2022 Approved by RNTPC
5.	A/YL-NSW/304	Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Car) for a Period of 3 Years	25.11.2022 Approved by RNTPC
6.	A/YL-NSW/306	Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years	23.6.2023 Approved by RNTPC
7.	A/YL-NSW/315	Proposed Temporary Eating Place and Shop and Services (Sales of Private Cars) for a Period of 3 Years	23.6.2023 Approved by RNTPC

Government Departments' General Comments

1. Land Administration

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

- The application site (the Site) comprises a New Grant (NG) Lot and 3 Old Schedule Agricultural Lots (OSALs). Lot No. 1327 RP in D.D. 115 is held under Tai Po New Grant No. 6825 for “House” and “Orchard” purposes. The OSALs were 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;
- Within the Site, the following private lots are currently covered by Short Term Waivers (STWs) whereas the GL therein is covered by the Short Term Tenancy (STT), details of which are listed below:

<u>STW /STT No.</u>	<u>Lot Nos. / GL in D.D. 115</u>	<u>Permitted Use</u>
STW 5335	1327 RP	Temporary Shop and Services (Convenience Store and Showroom) and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels
STW 5336	999 S.E and 1001 S.A RP	
STTYL0108	GL	

- Advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- She has no comment on the planning application from traffic engineering perspective;
- Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval

3. Environment

Comments of the Director of Environmental Protection (DEP):

- He has no objection to the application;

- There was no substantiated environmental complaint received at the application site (the Site) in the past three years; and
- Advisory comments as detailed in **Appendix IV**.

4. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- She has no adverse comment; and
- Advisory comments as detailed in **Appendix IV**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- She has no objection to the application from landscape planning perspective;
- Based on the aerial photo of 2022, the Site is located in a rural landscape character comprising of temporary structures, vacant lands and scattered tree groups. Comparing the aerial photo of 2020 and 2022, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the Master Layout Plan and Planning Statement, there is no significant change in the layout. Further significant adverse landscape impact within the site arising from the continuous use is not anticipated.

6. Fire Services

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

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS;
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- Advisory comments as detailed in **Appendix IV**.

7. Drainage

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

- He has no objection in principle to the proposed development in view of the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-NSW/283; and
- Should the application be approved, conditions should be stipulated in the approval letter requiring the applicant:
 - (i) to maintain the drainage facilities implemented under application No. A/YL-NSW/283; and
 - (ii) to submit records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

8. **Others**

The following government departments have no comment on/ no objection to the application and their advisory comments, if any, are in **Appendix IV**:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Housing (D of Housing);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories West, Highways Department (HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Head of Civil Engineering Office, CEDD (HCEO, CEDD);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) should the applicant fail to comply with the approval condition(s) again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the Short Term Waivers (STW) / Short Term Tenancy (STT) holders will need to apply to his office for modification of the STW / STT conditions where appropriate, if any; and
 - given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - the applicant should note that HyD shall not be responsible for the maintenance of any access connecting the application site and Castle Peak Road - Yuen Long. ; and
 - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the DEP.
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department’s (FEHD) facilities will be affected;
 - proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department

and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a convenience store may apply for under the Food Business Regulation:
 - (a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (c) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - (d) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.
 - proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.
 - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.
- (f) to note the comments of the Director of Fire Services (D of FS), Fire Services Department that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if any proposed structures are required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
- if the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at the building plan submission stage.

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



A/YL-NSW/320 DD 115 Au Tau

21/08/2023 02:58

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-NSW/320

Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D.115 and Adjoining Government Land, Au Tau, Yuen Long

Site area : About 941.07 m² Includes Government Land of about 72m²

Zoning : "Undetermined"

Applied Development : Convenience Store / 6 Vehicle Parking

Dear TPB Members,

Conditions for 283 were not fulfilled. Applicant back with some additional Government Land.

So what conditions are the issues?

This site is very close to Pok Oi Hospital. Fire and environmental conditions should be viewed in a serious manner as any incident could have a profound negative impact on the hospital, staff and patients.

TPB members in not questions these factors are negligent in their duty to prioritize the impact of operations they approve on the general community.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 18 January 2021 3:26 AM CST

Subject: A/YL-NSW/283 DD 115 Au Tau

A/YL-NSW/283

Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D.115 and Adjoining Government Land, Au Tau, Yuen Long

Site area : About 912.73 m² Includes Government Land of about 44m²

Zoning : "Undetermined"

Applied Development : Convenience Store / 6 Vehicle Parking

Dear TPB Members,

In 2018 re application for petrol filling station:

58. The Chairperson said that the "U" zone was **one of the 26 potential housing sites for public housing development** as announced in the 2017 Policy Address.

No indication is given as to how the proposed use would integrate with the planned PH development and if it would delay implementation.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, May 31, 2018 2:27:52 AM
Subject: Re: A/YL-NSW/250 Au Tau Petrol Station

Dear TPB Members,

How can this application be allowed to drag on with the flimsiest of excuses:

The applicant provided response to departmental comments with a revised Traffic Impact Assessment and updated photo records of trees.

Time to call a halt on this one.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, March 22, 2018 1:05:25 AM
Subject: Re: A/YL-NSW/250 Au Tau Petrol Station

Dear TPB Members,

It is high time that the board curb foot dragging on these applications and call a halt to the process.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, November 17, 2017 1:25:52 AM
Subject: Re: A/YL-NSW/250 Au Tau Petrol Station

Dear TPB Members,

A few potted plants make no difference, TPB should reject this application.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 27, 2017 12:58:33 AM
Subject: Re: A/YL-NSW/250 Au Tau Petrol Station

Dear TPB Members,

During the meeting of 28 April various departments raised objections to this application as it would infringe on the popular cycling path, incur tree loss and also interfere with plans for potential public housing development.

The application was rejected on the following grounds:

"(a) the proposed petrol filling station is mainly located within an area zoned "Undetermined" which is being comprehensively reviewed. Approval of the application would pose an undue constraint to the future land use in the area; and

(b) the applicant fails to demonstrate that the proposed development would not have adverse traffic, environmental and landscape impacts on the surrounding areas."

It is obvious the members must reject the repeal.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, April 3, 2017 1:46:35 AM
Subject: Re: A/YL-NSW/250 Au Tau Petrol Station

Dear TPB Members,

Once again the public has been excluded from access to further information. One wonders why TPB even bothers posting a new Gist apart from ticking the box on public consultation.

It is obvious that TPB considers that we ordinary folk are too stupid to understand technical documents.

All previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 24, 2017 12:30:37 AM
Subject: Re: A/YL-NSW/250 Au Tau Petrol Station

Dear TPB Members,
 The applicant submitted further information mainly included revised Traffic Impact Assessment, Tree Survey Report and Landscape Proposal (with revised text), and responses to departmental comments. However these were not shared with the general public.

Previous objections upheld

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, November 9, 2016 12:56:37 AM
Subject: A/YL-NSW/250 Au Tau Petrol Station

A/YL-NSW/250
 Lots 999 in D.D.115 and Adjoining Government Land, Au Tau, Yuen Long
 Site area : About 1,170.3 m² Includes Government Land of about 316 m²
 Zoning : "Undetermined" and "Road"
 Applied Development : Petrol Filling Station

Dear TPB Members,

On 23 November 2012 a similar application was rejected for the following reason :

- (a) the proposed petrol filling station was located within an area zoned "Undetermined" which was being comprehensively reviewed. Approval of the application would pose an undue constraint to the future land use in the area;
- (b) there was no strong planning justification for decking a portion of the Yuen Long Bypass Floodway for the proposed petrol filling station use; and
- (c) the applicant did not submit any technical assessment to demonstrate that the proposed development would not have adverse drainage, ecological, geotechnical, visual and landscape impacts on the surrounding areas.

No information has been provided to indicate that the above material circumstances have changed.

It is also undesirable to locate a petrol station so close to a hospital, hotel and other buildings. A fire or explosion on site would cause serious air pollution.

TPB should therefore reject the application again.

Mary Mulvihill

申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界元朗凹頭丈量約份第 115 約地段第 999SE、第 1001SARP、
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本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

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2. 擬議的食肆及便利店除了為員工提供便利，還便利於附近經過的運動人士以提供臨時休憩地點
3. 用途屬臨時性和便民性服務，不會對地區內土地規劃造成影響和立下不良先例

姓名: 林世穎

簽署: 林世穎

日期: 2023.8.7.



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名： 林琳

簽署： 林琳

日期： 7/8/2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 王兆安

簽署: [Signature]

日期: 2023.08.07



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: Tennue

簽署: Tennue

日期: 2023/08/07



申請編號：A/YL-NSW/320

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姓名: 李莎娜

簽署: shana

日期: 2023.8.7



申請編號：A/YL-NSW/320

致：城市規劃委員會
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姓名: Nora

簽署: Nora

日期: 2023.8.7



申請編號：AYL-NSW/320

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姓名：張彩琴

簽署：[Signature]

日期：2023-8-7



申請編號：A/YL-NSW/320

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姓名: 閔雪嬌

簽署: 閔雪嬌

日期: 2023. 8. 7



申請編號：A/YL-NSW/320

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姓名: 鄭文靜

簽署: Janel

日期: 2023.8.7



申請編號：A/YL-NSW/320

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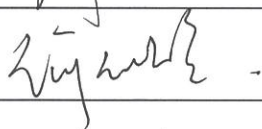
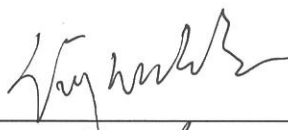
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姓名：

簽署：

日期：



2023/8/10



申請編號：AYL-NSW/320

致：城市規劃委員會
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姓名: elaine so

簽署: elaine

日期: 4-8-2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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3. 用途屬臨時性和便民性服務，不會對地區內土地規劃造成影響和立下不良先例

姓名: Cheung Moly

簽署: Rueley

日期: 10 August 23



申請編號：AYL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界元朗凹頭丈量約份第 115 約地段第 999SE、第 1001SARP、
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姓名: Mr. Chan Yat

簽署: [Signature]

日期: 10 / 8 / 2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名： 李俊樂

簽署： Angus

日期： 10/8/2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
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日期：_____



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姓名：鄭惜惜

簽署：lib

日期：10-08-2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: Mandy Chen 陳美苑

簽署: Mandy

日期: 2023.08.07



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 黃小雄

簽署: 

日期: 20230807



申請編號：A/YL-NSW/320

致：城市規劃委員會
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姓名: 吳達

簽署: ms

日期: 2023. 8. 7



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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3. 用途屬臨時性和便民性服務，不會對地區內土地規劃造成影響和立下不良先例

姓名: 張志

簽署: 張志

日期: 2023.08.07



申請編號：A/YL-NSW/320

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姓名: 宋昭祥

簽署: 宋昭祥

日期: 2023-8-7



申請編號：A/YL-NSW/320

致：城市規劃委員會
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姓名: Wj. xing

簽署: Wja xing

日期: 2023/8/7



申請編號：A/YL-NSW/320

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姓名: ZHUANG Hanxin

簽署: John Zhang

日期: 2023/8/7



申請編號：AYL-NSW/320

致：城市規劃委員會
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姓名：鄭浩然

簽署：鄭浩然

日期：4-8-2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: Jacqueline Kwok

簽署: 

日期: 4/8/2023.



申請編號：A/YL-NSW/320

致：城市規劃委員會
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姓名: Tommy

簽署: 

日期: 10 / 8 / 2023



申請編號：A/YL-NSW/320

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香港北角渣華道 333 號
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姓名: Dickson Poon

簽署: 

日期: 10/8/2023



申請編號：A/YL-NSW/320

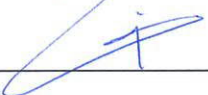
致：城市規劃委員會
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姓名: Ling Leung

簽署: 

日期: 10 Aug 2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 張

簽署: 張

日期: 7.8.2023



申請編號：A/YL-NSW/320

致：城市規劃委員會
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姓名: 趙名龍

簽署: [Signature]

日期: 7-8-23



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致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界元朗凹頭丈量約份第 115 約地段第 999SE、第 1001SARP、
第 1002SARP、第 1327RP 及毗連政府土地
擬議臨時商店及服務行業（便利店及陳列室）、食肆以及存放交通信息技術系統
連附屬太陽能板設施（為期 3 年）

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

1. 規模細小，沒有不良影響
2. 擬議的食肆及便利店除了為員工提供便利，還便利於附近經過的運動人士以提供臨時休憩地點
3. 用途屬臨時性和便民性服務，不會對地區內土地規劃造成影響和立下不良先例

姓名： 戴文達

簽署： [Signature]

日期： 10/8/2023



申請編號：A/YL-NSW/320

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10/08/2023



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姓名：

Mann

簽署：

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姓名: Long Wan Kuen

簽署: [Signature]

日期: 10/8/2023

