

This document is received on 8 OCT 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2402159 4/9 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC PH/1032
	Date Received 收到日期	8 OCT 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

LAM WAI DAN 林煒丹

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOTS 336D, 336H AND 336RP(PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 248 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 66 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED PAT HEUNG OUTLINE ZONING PLAN (OZP) NO. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

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

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

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

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

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

- ☒ 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」[#]遞送要求同意書[&]

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 4/9/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&](請見夾附的通知副本)
- ☐ 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 3/9/2024 (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[&] (請見夾附由郵局發出的收條)。

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	TEMPORARY SHOP AND SERVICES AND FILLING OF LAND (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	182sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	66sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	66sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	66sq.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) G/F (ONE-STOREY): SHOP AND SERVICES (WITH 5M FLOOR HEIGHT)	
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 NIL Motorcycle Parking Spaces 電單車車位 NIL Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NIL Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NIL Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NIL Others (Please Specify) 其他 (請列明) NIL	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 NIL Coach Spaces 旅遊巴車位 NIL Light Goods Vehicle Spaces 輕型貨車車位 1.(7M.x.3.5M) Medium Goods Vehicle Spaces 中型貨車車位 NIL Heavy Goods Vehicle Spaces 重型貨車車位 NIL Others (Please Specify) 其他 (請列明) NIL	

Proposed operating hours 擬議營運時間

FROM 8 A.M. TO 11 P.M. DAILY (FROM MONDAY TO 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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) LOCAL TRACK TO FAN KAM ROAD <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 248 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

PLEASE REFER TO THE PLANNING STATEMENT

8. Declaration 聲明


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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署



ANSON LEE

Name in Block Letters

姓名（請以正楷填寫）

TOWN PLANNER

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他 PIA

on behalf of

代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

04 SEP 2024

(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，其地址為香港北角道華道333號北角政府合署15樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOTS 336D, 336H AND 336RP(PART) IN DD 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES.	
Site area 地盤面積	248 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED PAT HEUNG OUTLINE ZONING PLAN (OZP) NO. S/YL-PH/11	
Zoning 地帶	VILLAGE TYPE DEVELOPMENT	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND FILLING OF LAND	

(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	66 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.266 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	26.6 % <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		NIL
	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)		NIL NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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)		NIL NIL 1 (7M x 3.5M) NIL NIL NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan), Extract of Approved Pat Heung OZP.		
Approved Run-in/out Plan, Drainage Plan and FSI Plan		
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。

PLEASE REFER TO THE PLANNING STATEMENT

Plan for Boundary of Filling of Land



Remark



: Boundary of filling of land

(Note (i) Material used for filling of land : concrete

(ii) Purpose of filling : site formation)

From: [REDACTED]
Sent: Thursday, October 17, 2024 10:49 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Various lots in DD 111, Pat Heung, Yuen Long

Dear Ms. Hui,

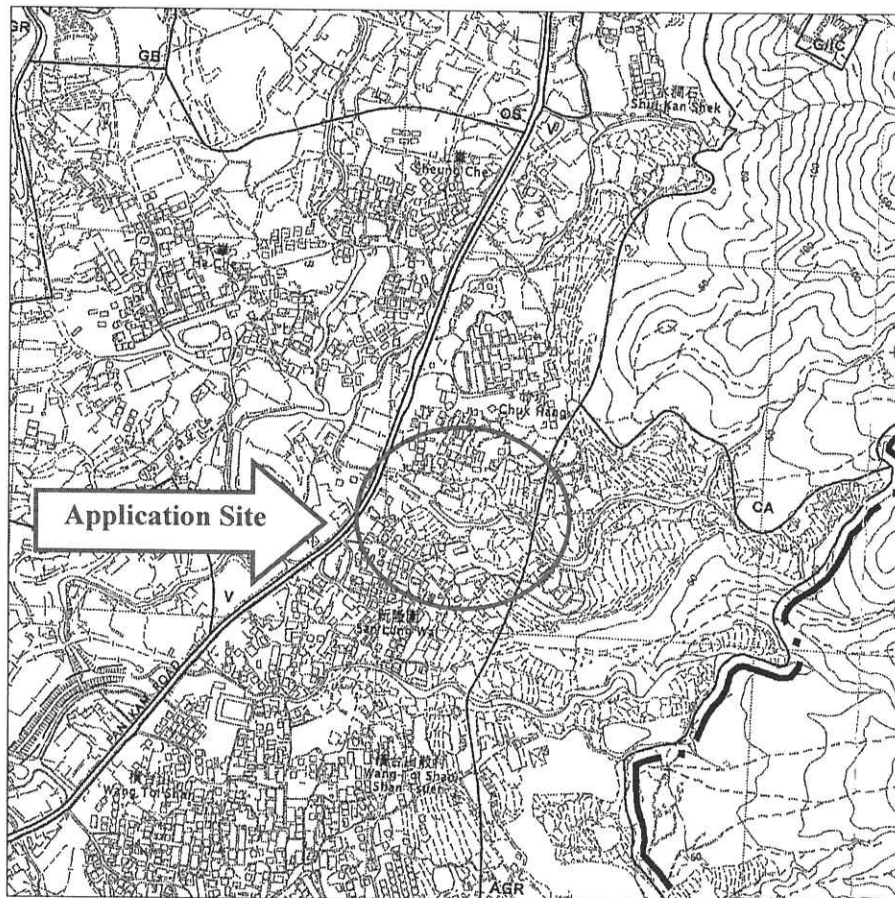
Enclosed please the revised P.5, P.6, P.10 and a plan for boundary of filling of land for your attention.
Should you have any query, please feel free to contact us.

Thanks & Best Regards,
Ivy Ng
Sec. to Mr. Rock Tsang

Lanbase Surveyors Ltd.
9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon
Tel : 2301-1869 Fax : 2739-1913

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Temporary Shop and Services
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

September 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 336D, 336H and 336RP(Part) in D.D. 111, Pat Heung, Yuen Long, New Territories. It is located in Chuk Hang and at about 75m east of Fan Kam Road. The Site is applied for “Temporary Shop and Services” use for a period of 3 years. The Site has an area of about 248m². In accordance with the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 dated 27.10.2006, the Site falls within an area zoned “Village Type Development” (“V”).

The Site was the subject of previous Planning Applications No. A/YL-PH/816 and A/YL-PH/925 approved on 4.10.2019 and 23.9.2022 respectively for the use of “Temporary Shop and Services”. Since the Site is small in scale and the proposed “Temporary Shop and Services” use is to primarily serve the local community, no adverse ecological, environmental and traffic impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the Planning Intention; 2) Previous Planning Permission for the Same Use; 3) No Objection from the Neighbourhood; 4) Compliance with Previous Planning Approval Conditions; 5) Similar to Ground Floor Shop of a New Territories Exempted House; 6) Recent Planning Permissions for Similar Use near the Site; 7) Compatible with the Surrounding Land Uses; 8) Meeting the Local Demand; 9) No Adverse Visual Impact; 10) No Adverse Environmental Impact; 11) No Adverse Traffic Impact; and 12) Good Accessibility.

申請摘要

申請場地乃新界元朗八鄉丈量約份111約地段第336號D段、第336號H段及第336號餘段(部份)。申請場地位於竹坑及距離粉錦公路東面約75米的位置。現申請用作三年「臨時商店及服務行業」用途。申請地段佔地約248平方米。是項申請地段位於八鄉分區計劃大綱核准圖編號S/YL-PH/11(於2006年10月27日發表)內之「鄉村式發展」地帶。

申請場地乃早前分別於2019年10月4日及2022年9月23日獲批准的規劃申請編號：A/YL-PH/816及A/YL-PH/925之場地，作「臨時商店及服務行業」用途。基於是項申請場地規模細小及所擬議的「臨時商店及服務行業」用途主要服務所屬社區，相信該發展並不會衍生生態、環境及交通問題。

是項申請的理由如下：1)無違反規劃意向； 2)跟以前獲批准的方案相同； 3) 鄰里不反對； 4)履行之前的規劃條款； 5) 與新界豁免管制屋宇地舖相似； 6)在場地附近已有相類似用途的規劃申請獲批准；7)與附近的土地用途相融； 8)迎合本地需求； 9)沒有造成不良的視覺影響； 10)沒有對環境造成不良影響；11)沒有對交通造成不良影響；及12) 場地容易出入。

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Appendices

LIST OF APPENDICES

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Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-PH/925 dated 14.10.2022
Appendix 6	The Approved Run-in/out Proposal and the Compliance Letter for Submission of Run-in/out Proposal at Fan Kam Road under Previous Planning Application No. A/YL-PH/816
Appendix 7	The Approved Drainage Proposal and the Compliance Letters for Submission and Implementation of Drainage Proposal under Previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925
Appendix 8	The Approved Fire Service Installations Proposal and the Compliance Letter for Submission of Fire Service Installations Proposal under Previous Planning Application No. A/YL-PH/816
Appendix 9	Consent Letters from the Registered Owners of the Adjoining Lots under Previous Planning Application No. A/YL-PH/816
Appendix 10	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 336D, 336H and 336RP(Part) in D.D. 111, Pat Heung, Yuen Long, New Territories. It is located in Chuk Hang and at about 75m east of Fan Kam Road. In accordance with the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 dated 27.10.2006, the Site falls within an area zoned “Village Type Development” (“V”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Shop and Services” for a period of 3 years. According to the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. Therefore, it is required to seek a planning permission from the Town Planning Board (“the Board”).
- 1.3 The Site was the subject of previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925 approved on 4.10.2019 and 23.9.2022 respectively for the use of “Temporary Shop and Services”.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lots 336D, 336H and 336RP(Part) in D.D. 111, Pat Heung, Yuen Long, New Territories. The Site has an area of about 248m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 111 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Existing Condition

The Site is vacant and hard paved.

2.4 Surrounding Land Uses

2.4.1 It is located in Chuk Hang and at about 75m east of Fan Kam Road.

2.4.2 It falls within a residential area with mainly village houses development and some ground floor shops.

2.4.3 There are shop and services and /or eating places in the surroundings.

2.4.4 There are some open storages across Fan Kam Road at west of the Site.

2.5 Accessibility

2.5.1 The Site is accessible from a local track connecting to Fan Kam Road.

2.5.2 Public transports such as franchised buses, minibuses and taxis serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 dated 27.10.2006. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. A planning permission is required by the Board for the proposed “Temporary Shop and Services” use.
- 3.3 The Site was the subject of previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925 approved on 4.10.2019 and 23.9.2022 respectively for the use of “Temporary Shop and Services”.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Shop and Services” on Site for a period of 3 years in order to provide some shop and services such as retail shop, fast food shop and commercial service to serve local community.

4.2 Proposed Use and Site Layout

It is proposed to develop a single-storey temporary structure to provide shop and services to local community.

4.3 Site Area and GFA

The Site has an area of about 248m² with GFA of about 66m².

4.4 Operation Hours

The proposed “Temporary Shop and Services” would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays).

4.5 Traffic

4.5.1 Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.5.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

4.6 Run-in/out

The Applicant will provide proper run-in/out at the Site. Approval condition for provision of run-in/out is acceptable. The approval condition for submission of run-in/out proposal under previous Planning Application No. A/YL-PH/816 was complied with, as shown at **Appendix 6**.

4.7 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable. The approval condition for submission of drainage proposal under previous Planning Application No. A/YL-PH/816 and implementation of the drainage proposal under previous Planning Application No. A/YL-PH/925 were complied with, as shown at **Appendix 7**.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable. The approval condition for submission of fire service installations proposal under previous Planning Application No. A/YL-PH/816 was complied with, as shown at **Appendix 8**.

4.9 Landscape

As there is no existing tree and hard paving on the ground, no tree preservation and planting is required.

5. JUSTIFICATIONS

5.1 No Contravention to the Planning Intention

Although the subject “V” zone is primarily intended for development of Small Houses by indigenous villagers and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services, selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House, and other commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, approval of the proposed use on a temporary basis will not prejudice the future long term planning of the area. Therefore, the proposed “Temporary Shop and Services” use is considered not contravene to the subject planning intention.

5.2 Previous Planning Permission for Same Use

The Site was the subject of previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925, which were approved by the Board on 4.10.2019 and 23.9.2022 respectively. The proposed “Temporary Shop and Services” is identical to previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925. Therefore, it is considered that the Site should be allowed for the applied use.

5.3 Compliance with Previous Planning Conditions

5.3.1 The approval conditions relating submission of the technical proposal imposed on previous Planning Application No. A/YL-PH/816 were satisfactorily complied with. Please refer to the relevant approved proposals and the compliance letters relating run-in/out, drainage facilities and fire service installations at **Appendix 6**, **Appendix 7** and **Appendix 8** respectively.

5.3.2 With regard to the implementation works, the approval condition for implementation of the approved drainage proposal was satisfactorily complied with under previous Planning Application No. A/YL-PH/925, as shown in the compliance letter at **Appendix 7**. However, the implementation of the approved run-in/out proposal under previous Planning Application No. A/YL-PH/925 could not be complied with as the contractor was unable to provide the test report to Highways Department for approval, and quitted and hung up the project without notification. Therefore, the construction works could not be completed and the relevant approval condition

about implementation of fire service installations proposal could not be complied with as well. The Applicant will appoint a new contractor to complete the implementation works after obtaining a new planning permission.

- 5.3.3 There is no doubt that the Applicant has provided genuine efforts to carry out the implementation works for compliance with the relevant approval conditions. Therefore, the planning application for the use of “Temporary Shop and Services” should be approved continuously.

5.4 No Objection from the Neighbourhood

The site is physically separated from the adjoining house erected at Lots 336B, 336C, 336G and 336F in D.D. 111, and there would be an exclusive physical entrance provided for the application site. In addition, the registered owner of Lots 336C and 336G in D.D. 111, also the Applicant of the captioned Planning Application, and the registered owner of Lots 336B and 336F in D.D. 111, Chan Sui Fong do not have any objection to the proposed “Temporary Shop and Services” at the captioned site, as shown in the relevant Consent Letters under Previous Planning Application No. A/YL-PH/816 at **Appendix 9**.

5.5 Similar to Ground Floor Shop of a New Territories Exempted House

According to the Notes of the OZP, “Shop and Services” is an always-permitted use on the ground floor of a New Territories Exempted House (“NTEH”). Although the proposed “Shop and Services” is not situated on ground floor of a NTEH, there would be only a single-storey temporary structure with GFA of about 66m² that is similar to the scale of a ground floor of a NTEH. Therefore, the proposed “Temporary Shop and Services” is similar to a ground floor shop of a NTEH and it should be allowed on the Site.

5.6 Recent Permissions for Similar Use Near the Site

- 5.6.1 There are planning applications for similar uses approved in “V” zone in a year. These include:

	Application No.	Applied Use	Zoning	Approval Date
1	A/YL-PH/964	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	“V”	25.8.2023

2	A/YL-PH/966	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	“V”	26.1.2024
3	A/YL-PH/970	Proposed Temporary Shop and Services (Sales of Motor-vehicle and Showroom) for a Period of 3 Years and Filling of Land	“V”	13.10.2023
4	A/YL-PH/1007	Proposed Temporary Shop and Services (Vehicles Showroom) for a Period of 3 Years	“V”	19.7.2024

5.6.2 Given that they are all located in “V” zone in the same district, the permissions granted by the Board for the similar uses revealed that the proposed “Temporary Shop and Services” should be suitable on the Site.

5.7 **Compatible with the Surrounding Land Uses**

Besides the small houses development in the vicinity, there are commercial activities including some “Shop and Services” and “Eating Place” uses in the surrounding to serve the local community. In addition, there are some public car parks and open storages in the vicinity. Therefore, the proposed “Temporary Shop and Services” use is compatible with the surrounding land uses.

5.8 **Meeting the Local Demand**

Although there are many people living in the area, there is inadequate local shop and services serving the local community. Under this situation, the proposed “Temporary Shop and Services” would provide local residents one more choice for supporting their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.9 **No Adverse Visual Impact**

The proposed “Temporary Shop and Services” would only involve a development of a temporary single-storey structure, which is lower than the surrounding houses development. Therefore, the proposed use would unlikely have significant adverse visual impact to the vicinity.

5.10 No Adverse Environmental Impact

It is considered that the proposed “Temporary Shop and Services” use is a less environmental sensitive use, and there are appropriate drainage facilities provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.11 No Adverse Traffic Impact

5.11.1 The proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

5.11.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.11.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

5.12 Good Accessibility

The Site is accessible from a local track connecting to Fan Kam Road. In addition, public transports such as franchised buses, minibuses and taxis are available in the area. Therefore, the accessibility of the Site is good.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- no contravention to the planning intention;
- previous planning permission for same use;
- compliance with previous planning conditions;
- no objection from the neighbourhood;
- similar to ground floor shop of a New Territories Exempted House;
- recent planning permissions for similar use near the Site;
- compatible with the surrounding land uses;
- meeting the local demand;
- no adverse visual impact;
- no adverse environmental impact;
- no adverse traffic impact; and
- good accessibility.

the Board is requested to approve the planning application for the use of "Temporary Shop and Services" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of the Approved Pat Heung Outline Zoning Plan No.
S/YL-PH/11 dated 27.10.2006 and its Relevant Notes**

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

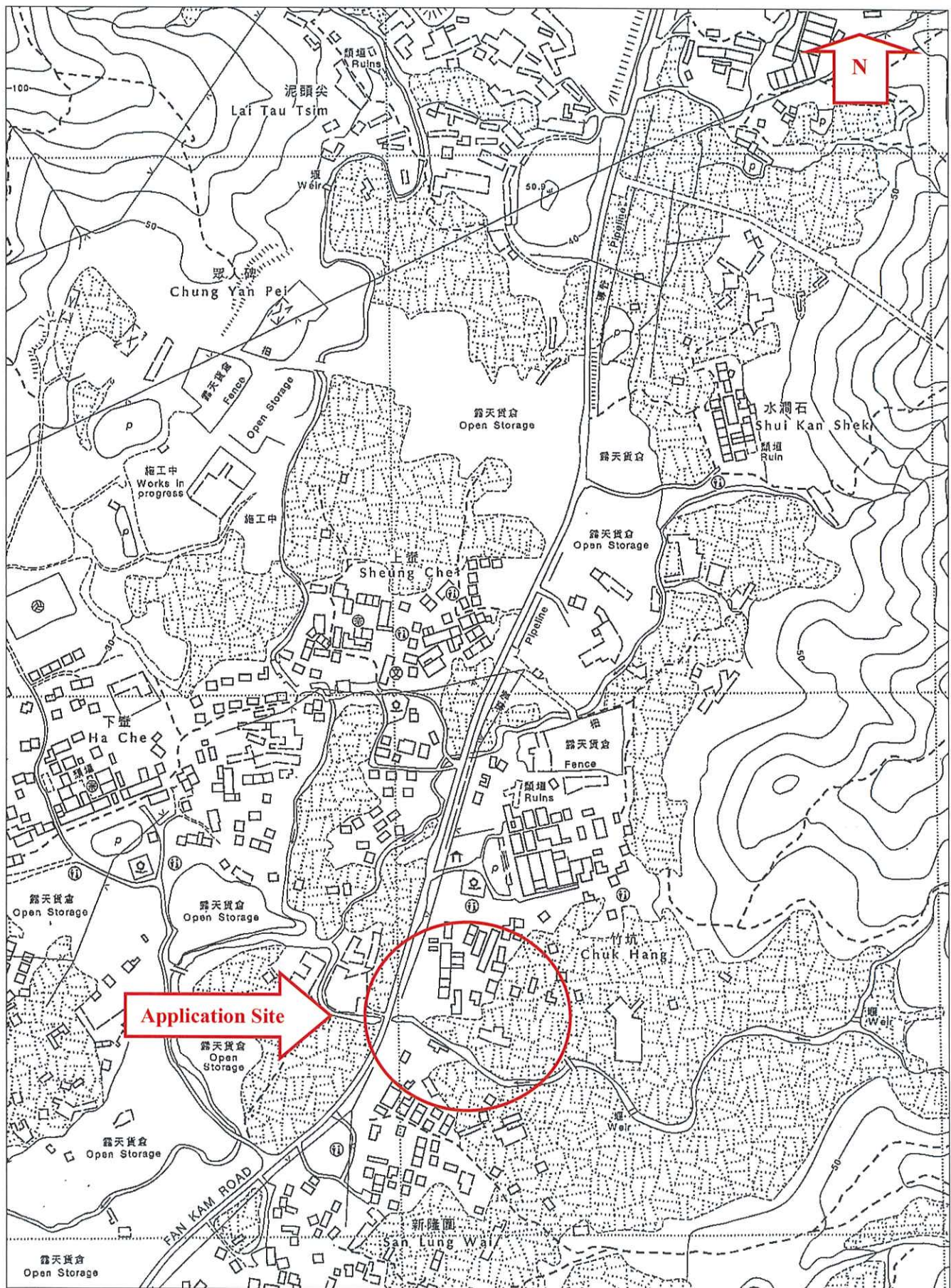
The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

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For Identification Purposes Only

Application Site



Locality :

Lot Index Plan No. : ags_S00000019529_0001

District Survey Office : Lands Information Center

Date : 06-May-2019

Reference No. : 6-NE-9D, 6-NE-9B



APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

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地政總署測繪處 Survey and Mapping Office Lands Department

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For Identification Purposes Only

Application Site



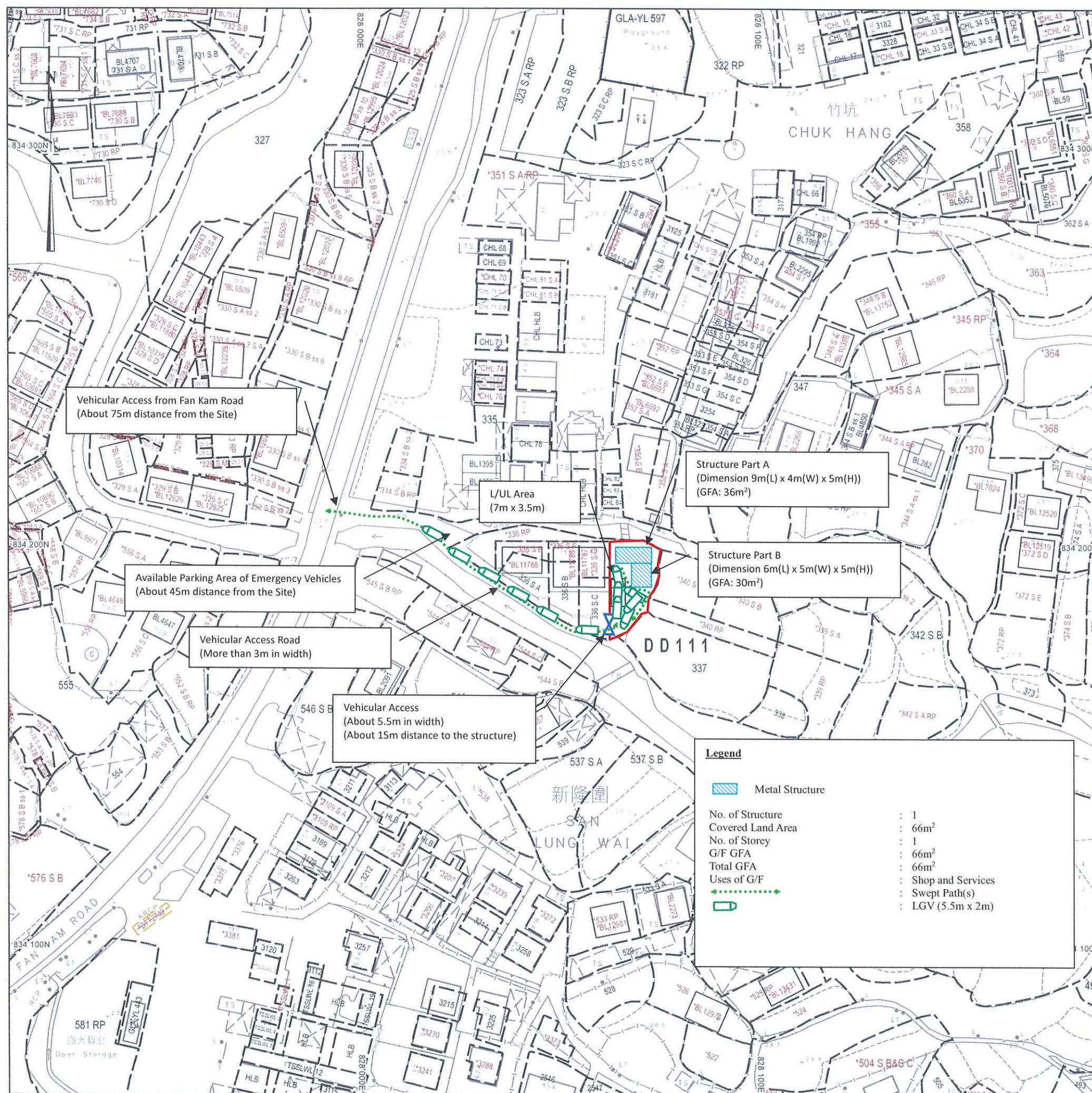
Locality :

Lot Index Plan No. : ags_S00000019529_0001

District Survey Office : Lands Information Center

Date : 06-May-2019

Reference No. : 6-NE-9D, 6-NE-9B



APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-PH/925
dated 14.10.2022**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

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-PH/925

By Email

info@lanbase.com.hk

14 October 2022

Dear Sir/Madam,

**Proposed Temporary Shop and Services
for a Period of 3 Years in "Village Type Development" Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long**

I refer to my letter to you dated 22.9.2022.

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 23.9.2025 and is subject to the following conditions :

- (a) the implementation of the accepted run-in/out proposal at Fan Kam Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.3.2023;
- (b) the implementation of the accepted 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 23.3.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted 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 23.3.2023;
- (e) if the above planning condition (c) 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
- (f) if any of the above planning condition (a), (b) or (d) 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 IV 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, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D 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 24.9.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/704_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 23.9.2022 is 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 4.11.2022). 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 Mr. Wallace Tang of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4036. 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,

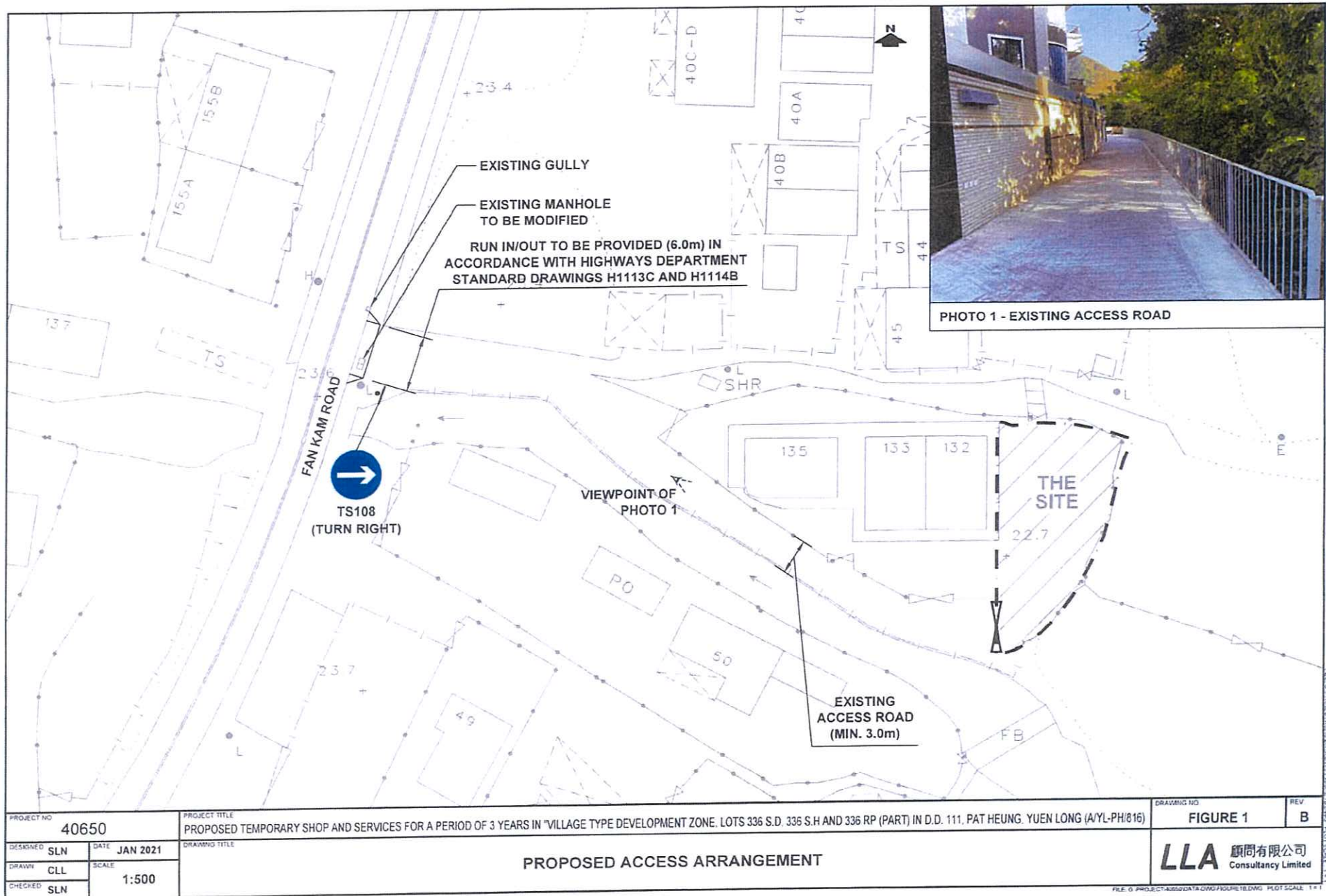


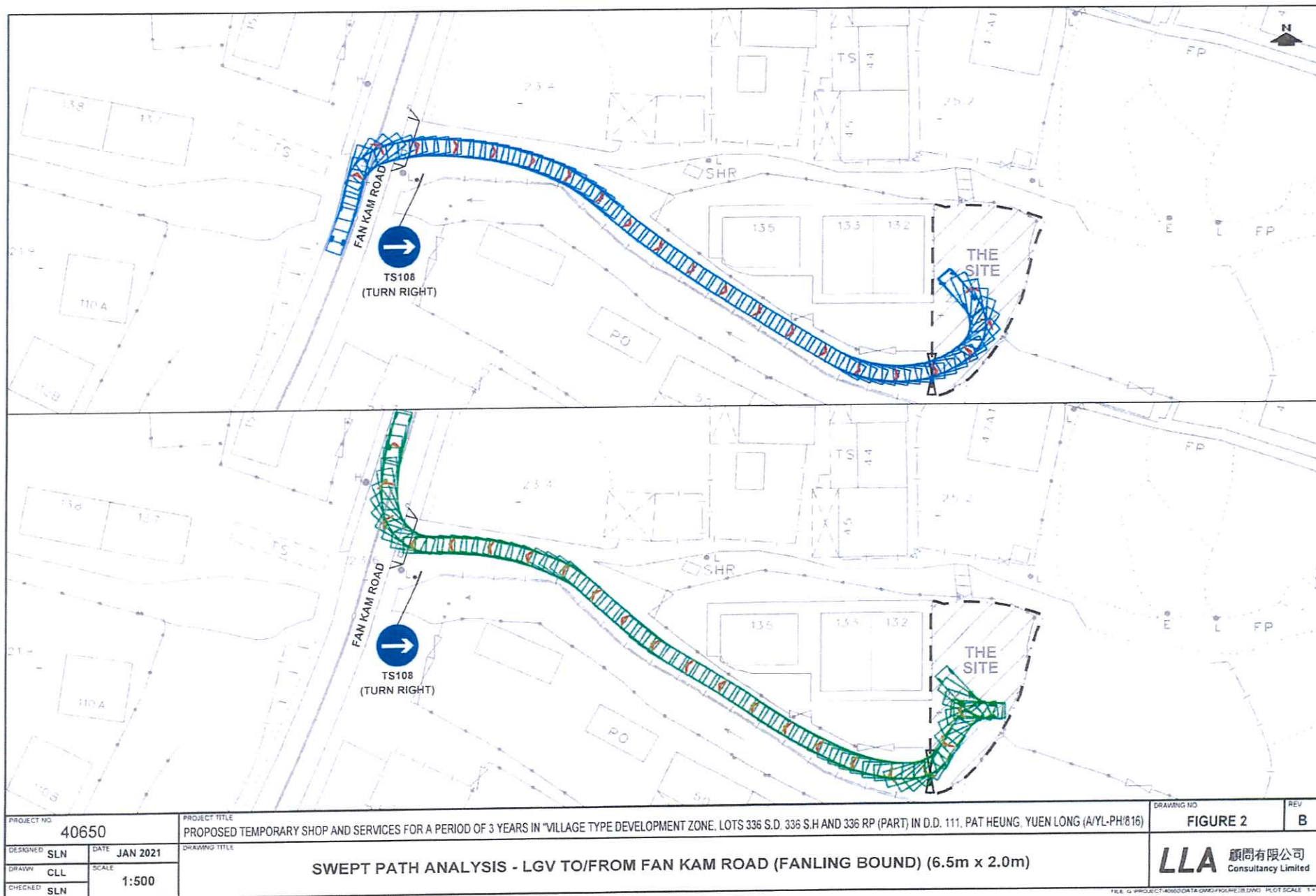
(Leticia LEUNG)
for Secretary, Town Planning Board

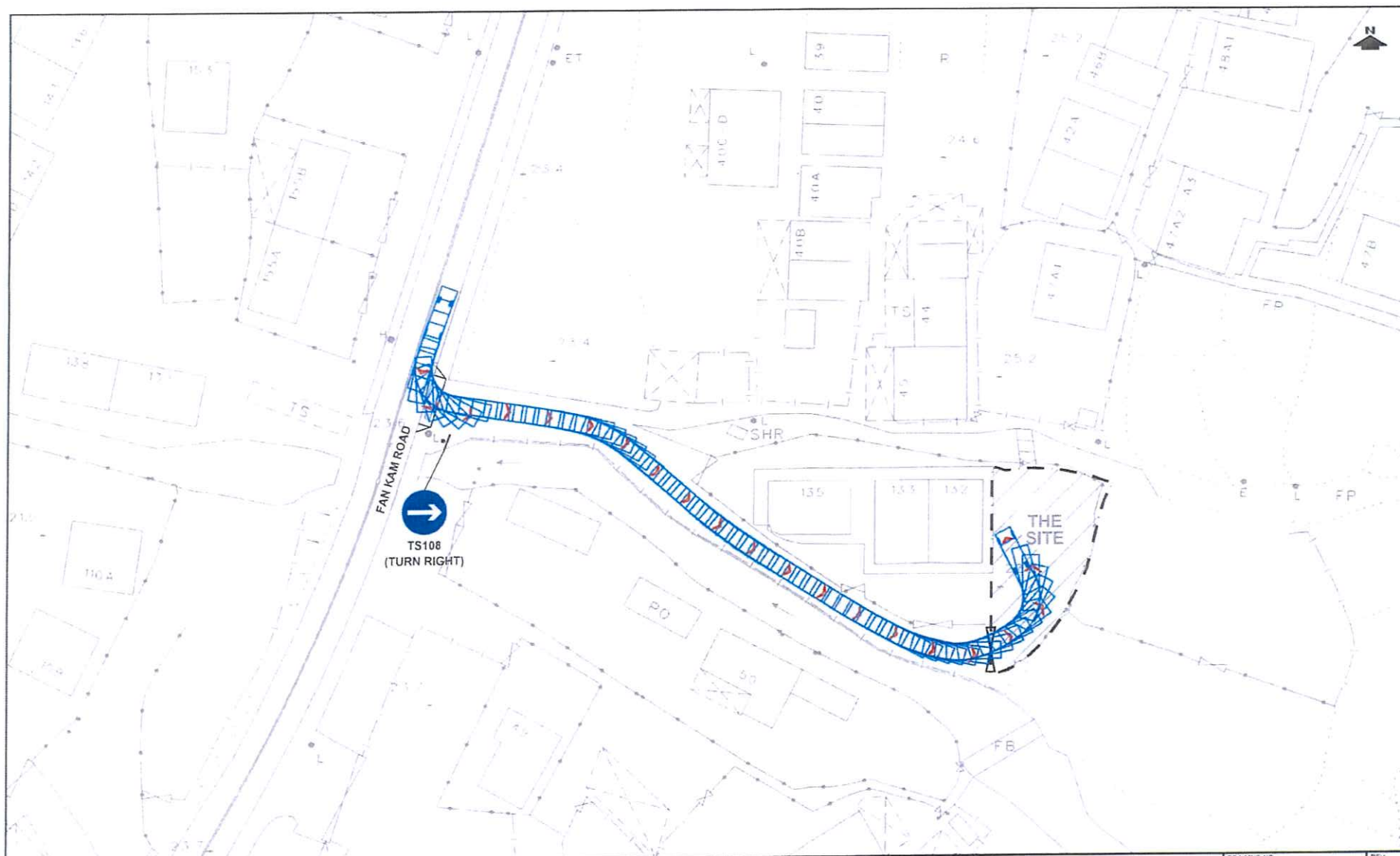
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APPENDIX 6

**The Approved Run-in/out Proposal and the Compliance
Letter for Submission of Run-in/out Proposal at Fan Kam
Road under Previous Planning Application
No. A/YL-PH/816**







PROJECT NO. 40650		PROJECT TITLE PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT ZONE, LOTS 336 S.D. 336 S.H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG (A/YL-PH/816)		DRAWING NO. FIGURE 3	REV A
DESIGNED SLN	DATE JAN 2021	DRAWING TITLE SWEPT PATH ANALYSIS - LGV FROM FAN KAM ROAD (YUEN LONG BOUND) (6.5m x 2.0m)		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500				
CHECKED SLN					

FILE: G:\PROJECT\40650\DATA\DWG\FIGURE3A.DWG PLOT SCALE: 1:1

規 劃 署

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



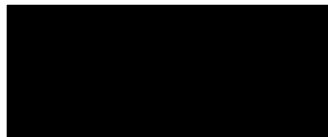
Planning Department

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

來函檔號 Your Reference : YL/TPN/2338A/L30
本署檔號 Our Reference : TPB/A/YL-PH/816
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

RECEIVED 01 FEB 2021

By Post & Fax (2739 1913)



28 January 2021

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (d) - Submission of a run-in / out proposal

**Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development"
("Village Type Development") Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(Application No. A/YL-PH/816)**

I refer to your submission dated 19.1.2021 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Wilson LEE (Tel: 2399 2421) of the Transport Department and Ms. Patsy CHEUNG (Tel.: 2762 4185) of the Highways Department directly.

Yours faithfully,

(Mr. Anthony LUK)

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

c.c.

C for T
CHE/NTW, HyD

(Attn.: Mr. Wilson LEE)
(Attn.: Ms. Patsy CHEUNG)

Internal

CTP/TPB

AL/TW

Appendix

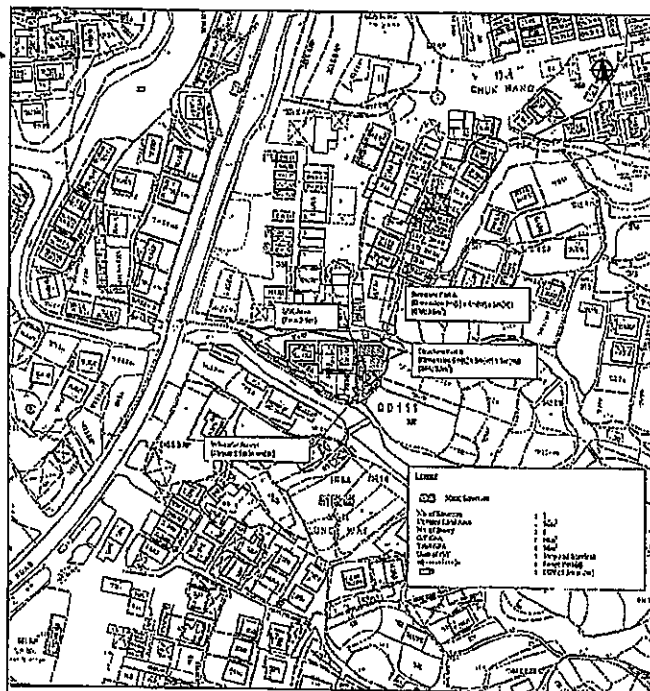
Comments from the CHE/NTW, HyD

The applicant should ensure that:

- 1. the proposed run-in/out is to be formed in accordance with the Highways Standard Drawings No. H1113C and H1114B*
- 2. vehicles will not roll over the aprons of the run-in/out and existing gully nearby according to the latest swept paths*
- 3. the proposed traffic sign is to be constructed and maintained by the applicant to forbid the vehicles leaving the site via Yuen Long bound of Fan Kam Road*

APPENDIX 7

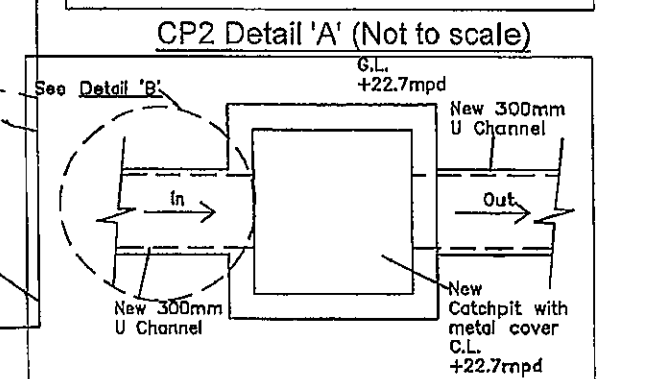
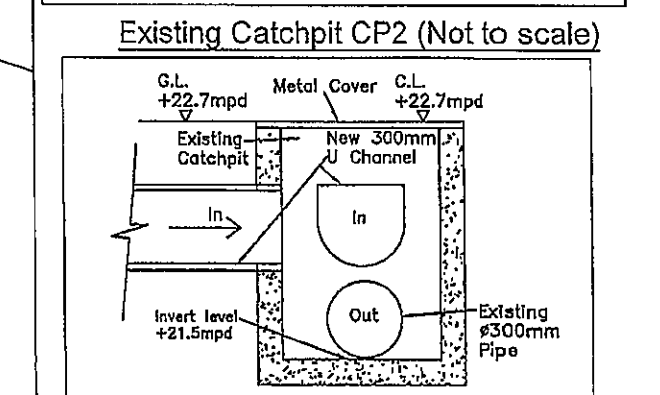
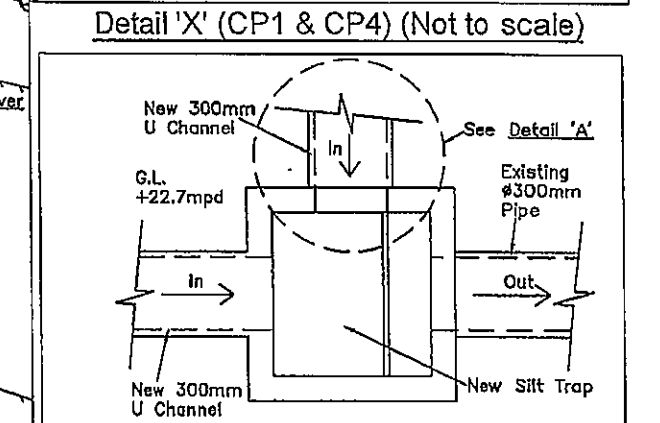
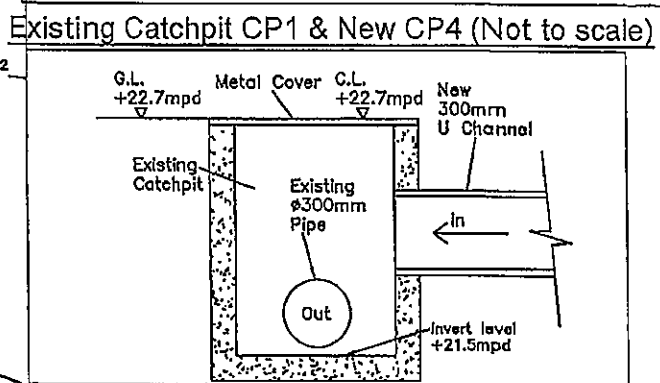
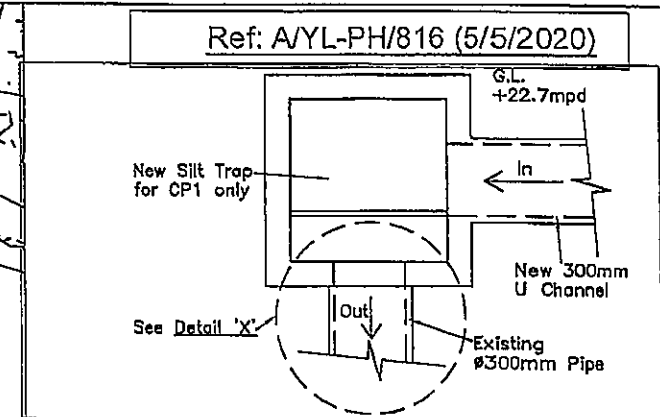
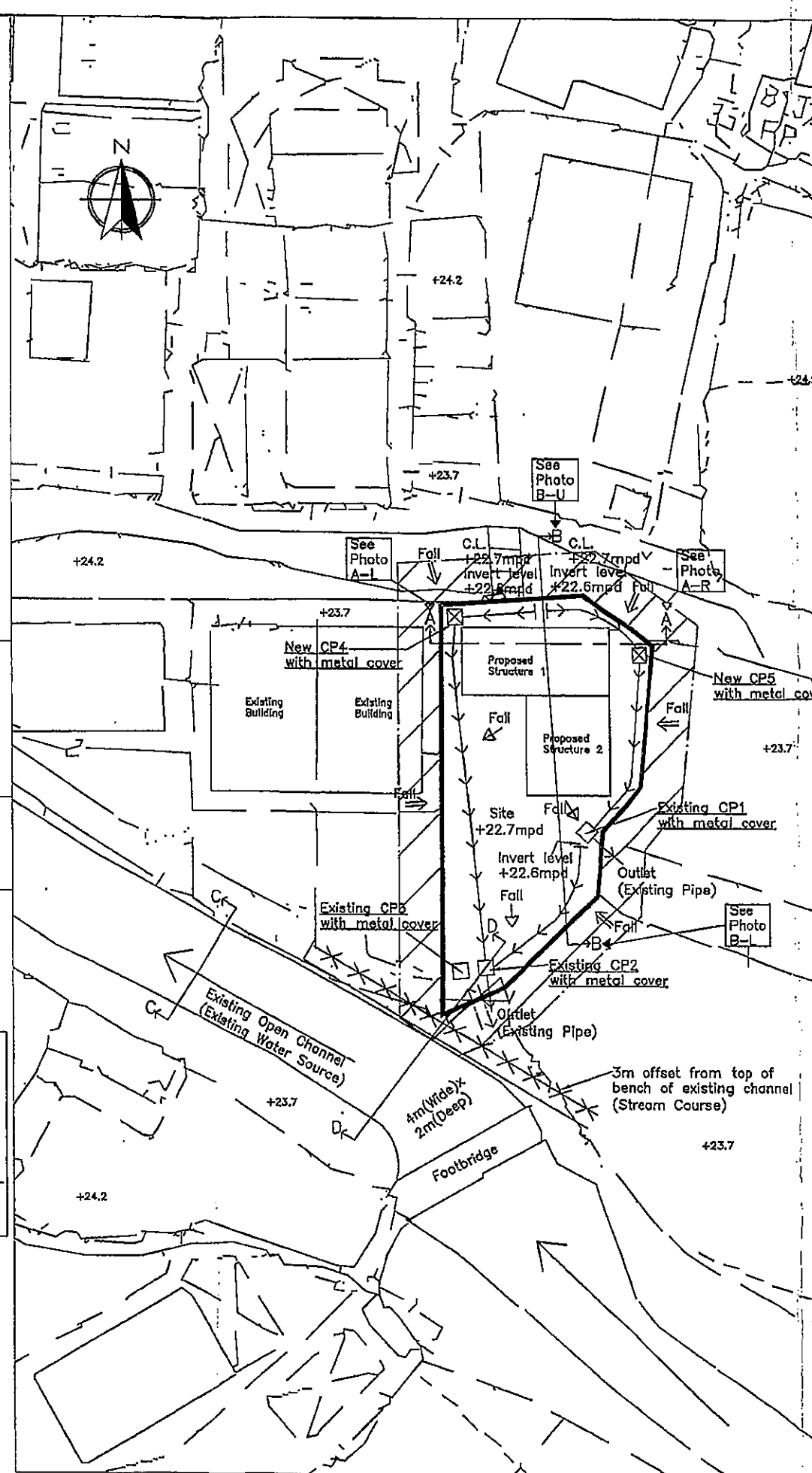
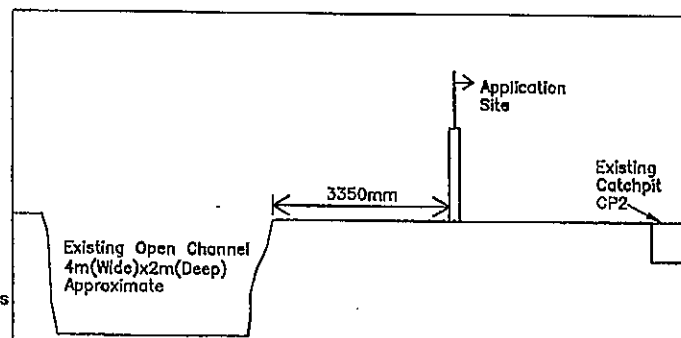
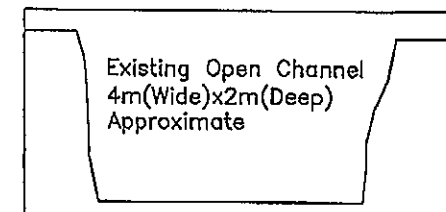
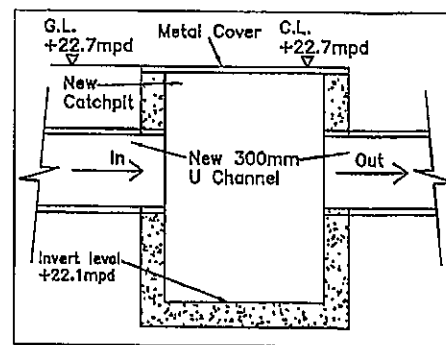
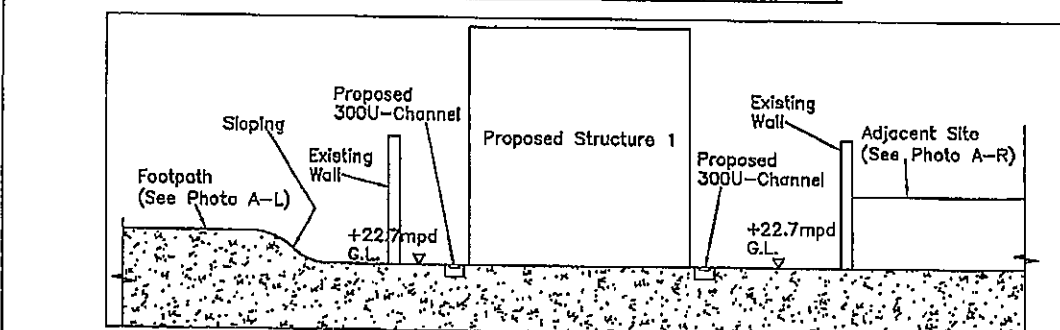
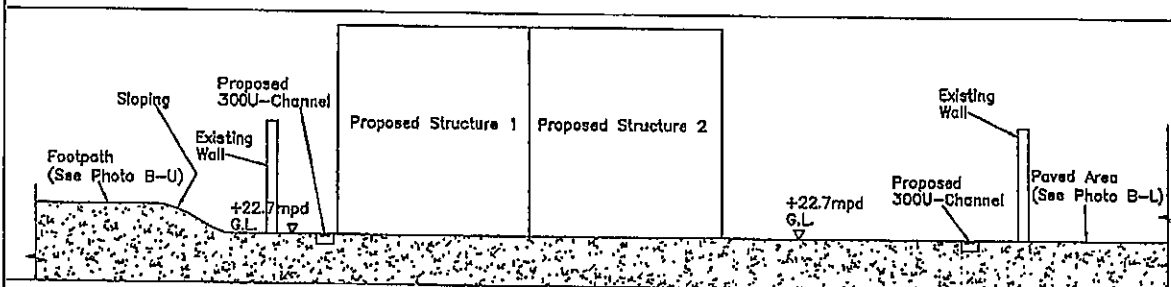
**The Approved Drainage Proposal and the Compliance
Letters for Submission of Drainage Proposal and
Implementation of Drainage Proposal under
Previous Planning Applications No. A/YL-PH/816
and No. A/YL-PH/925**



Legend

- Boundary of estimated catchment adjoining development site (248m²)
- Site Boundary
- Ingress/Egress
- CP1, CP2, & CP3 - Existing Catchpits
- CP4 & CP5 - New Catchpits
- Proposed 300U-Channel with metal cover
- Fall 1:100 (Within site)
- Fall 1:500 (Outside site)

Notes:
 1. All the invert levels of U-channels and catchpits shall be confirmed on site.
 2. All the locations of U-channels and catchpits shall be confirmed on site.



規 劃 署

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



Planning Department

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

來函檔號 Your Reference : YL/TPN/2338A/L15
本署檔號 Our Reference : TPB/A/YL-PH/816
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2739 1913)

7 July 2020

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (f) - Submission of Drainage Proposal

Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development"
("Village Type Development") Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(Application No. A/YL-PH/816)

I refer to your submission dated 22.6.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. YUEN Yui-tai (Tel: 2300 1235) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.
DSD
Internal
CTP/TPB

(Attn.: Mr. YUEN Yui-tai)

WL/TW/cl

Appendix

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

The applicant is requested to implement and maintain the drainage proposal for the development.

規 劃 署

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



Planning Department

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

來信編號 Your Reference: YL/TPN/2338B/L11
本署編號 Our Reference: TPB/A/YL-PH/925
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

RECEIVED 19 JUN 2024

By Post & Fax (2739 1913)

14 June 2024

Dear Sir/Madam,

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

**Proposed Temporary Shop and Services
for a Period of 3 Years in "Village Type Development" Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heang, Yuen Long**
(Application No. A/YL-PH/925)

I refer to your submission on 8.5.2024 for compliance with the captioned approval condition. Relevant departments have been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Kenneth CHAN (Tel: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(K WNG)

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

- 2 -

C.C.

CE/MN, DSD

(Attn.: Mr. Kenneth CHAN)

Internal

CTP/TPB

KWN/CKP/ym

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

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

APPENDIX 8

**The Approved Fire Service Installations Proposal and the
Compliance Letter for Submission of Fire Service
Installations Proposal under Previous Planning Application
No. A/YL-PH/816**



地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地塊界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須經過實地測量予以核實。當有更佳或新的地界證據時，地政索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 版權所有
© Copyright reserved — Hong Kong SAR Government

For Identification Purposes Only

Application Site

SCALE 1 : 1 000
metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags_S00000019529_0001

District Survey Office : Lands Information Center

Date : 06-May-2019

Reference No. : 6-NE-9D, 6-NE-9B

FS NOTES**1. EMERGENCY LIGHTING AND EXIT SIGN**

- i) EMERGENCY LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SER INSTALLATIONS AND EQUIPMENT 2012 EDITION, BS5266-1:2001 AND BSEN1838:2013. THE EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTERS 5/2008.
- ii) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY ONLY.
- iii) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS SHOWN ON PLAN.
2. PORTABLE FIRE EXTINGUISHER APPLIANCES SHALL BE PROVIDE AT POSITION AS INDICATED ON LAYOUT PLAN IN ACCORDING TO CODES OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT

LEGEND

5KG CO2 TYPE FIRE EXTINGUISHER



EXIT SIGN C/W 2 HOURS DURATION BATTERY



EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY



5KG CO2 TYPE FIRE EXTINGUISHER (SECTION)




EXIT SIGN C/W 2 HOURS DURATION BATTERY (SECTION)



EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY (SECTION)

REV	DATE	BY	APP	DESCRIPTION
A	MAR-20	LW	YT	1st SUBMISSION
B	SEP-20	LW	YT	2nd SUBMISSION

CLIENT:
POWER HONG KONG LIMITED

FS CONTRACTOR:
 山田火工有限公司
 SHAN TIN FIRE ENGINEERING COMPANY LTD.

PROJECT:
 WORKING FOR SUPPLY AND SERVICES FOR A PHASE OF 2
 TOWER'S "VILLAGE GREEN" PROJECT, LOT 2 OF 2, AND 2 H
 AND 20 OF 20 IN 20, YU LUN ROAD, TAI KOW

STATUS:

DRAWING TITLE:
FS NOTES AND LEGENDS

DESIGNED LW	CHECKED WT	APPROVED YT
DRAWN N.T.S.	DATE SEP-20	REV B
JOB NO.	PH-FS-W-001	REV B



LD REF.: TPB/AYL-PH/816

A	SEP-20	LW	YT	IN SUBMISSION
REV	DATE	BY	APP	DESCRIPTION

QUANT:
POWER HONG KONG LIMITED

FS CONTRACTOR

KAN TIN S'P'LE ENGINEERING COMPANY LTD.

PROJECT

PROPOSED REPLYMENT AND RELAYED FOR A PERIOD OF 3
YEARS OF ALLEGED TYPE DEVELOPMENT UNDER THE U.S. IN
AND THE IN OTHER PUBLICITY, PATENTABLE, UNDER

DIATON

ORGANIC ITEM

**FIRE SERVICES LAYOUT
(SECTION A - A)**

ORIGIN LW	ORIGIN WT	ATTACHED YT
ICR A1 (155)		DATE SEP-20
AGE NO.	DATE NO. PHFS-W-005	TIME A

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

RECEIVED 19 NOV 2020



Planning Department

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

來函檔號 Your Reference : YL/TPN/2338A/L24
本署檔號 Our Reference : TPB/A/YL-PH/816
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2739 1913)

17 November 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (i)
- Submission of Fire Service Installations Proposal**

**Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development"
("Village Type Development") Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(Application No. A/YL-PH/816)**

I refer to your submission dated 12.11.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

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

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.

D of FS

(Attn.: Mr. YEN Chung-ming)

Internal

CTP/TPB

Appendix

Comments from the D of FS:

- (a) *The applicant is advised that the installation / maintenance / modification / repair work of fire service installation (FSI) shall be undertaken by a 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.*

APPENDIX 9

**Consent Letters from the Registered Owners of the
Adjoining Lots under Previous Planning Application
No. A/YL-PH/816**

Date: 26/9/2019

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

By Post

Dear Sir/Madam,

Planning Application for
A "Temporary Shop and Services"
for a Period of Three Years
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/816)

I, Lam Wai Dan (HKID No. [REDACTED]), the registered owner of Lot 336C and Lot 336G in D.D. 111, and also the Applicant of the captioned Planning Application do not have any objection to the proposed "Temporary Shop and Services" at the captioned site under Planning Application No. A/YL-PH/816.

Yours faithfully,



Lam Wai Dan

Date: 26/9/2019

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

By Post

Dear Sir/Madam,

Planning Application for
A "Temporary Shop and Services"
for a Period of Three Years
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/816)

I, Chan Sui Fong (HKID No. [REDACTED]) the registered owner of Lot 336B and Lot 336F in D.D. 111 do not have any objection to the proposed "Temporary Shop and Services" at the captioned site under the Planning Application No. A/YL-PH/816.

Yours faithfully,

陳瑞芳

Chan Sui Fong

APPENDIX 10

Site Photo

Site Photo

Application Site



宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong

Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk

香港九龍尖沙咀漆咸道南9號均輝大廈9樓

Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2338C/L02

21 November 2024

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A “Temporary Shop and Services”
for a Period of Three Years
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/1032)**


We refer to the captioned planning application.

Please note that the proposed site boundary, proposed uses, proposed development parameters and fire service installations remain unchanged from previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/926.

We would like to provide herewith a set of Response-to-Comments (“R-to-C”) in responding to the Fire Services Department (FSD)’s comments, and the fire service installations proposal, which is identical to the previously approved one, and the relevant compliance letter for submission.

Should you have any queries, please feel free to call our [REDACTED].
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
RK/AL
Encl.

C.C.
DPO/FS&YLE [REDACTED]



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	<u>Fire Services Department (FSD)</u> <u>(Contact: Mr. Cheung Wing-hei at 2733-7737)</u>	
1.	In consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:	Please note that the proposed site boundary, proposed uses, proposed development parameters and fire service installations remain unchanged from previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/926. Attached please find the fire service installations proposal which is identical to the previously approved FSIs, and the relevant compliance letter for submission.
(ii)	The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and	Noted. Please see the attached FSIs for your reference.
(ii)	The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	Noted. Please see the attached FSIs for your reference.
2.	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.	Noted.

規 劃 署

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

RECEIVED 19 NOV 2020



Planning Department

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

來函檔號 Your Reference : YL/TPN/2338A/L24
本署檔號 Our Reference : TPB/A/YL-PH/816
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2739 1913)

17 November 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (i)
- Submission of Fire Service Installations Proposal**

**Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development"
("Village Type Development") Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(Application No. A/YL-PH/816)**

I refer to your submission dated 12.11.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

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

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.

D of FS

(Attn.: Mr. YEN Chung-ming)

Internal

CTP/TPB

Appendix

Comments from the D of FS:

- (a) *The applicant is advised that the installation / maintenance / modification / repair work of fire service installation (FSI) shall be undertaken by a 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.*

FS NOTES


1. EMERGENCY LIGHTING AND EXIT SIGN
- i)


EMERGENCY LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SER INSTALLATIONS AND EQUIPMENT 2012 EDITION, BS5266-1:2001 AND BSEN1838:2013. THE EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTERS 5/2008.
- ii)


EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY ONLY.
- iii)


EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS SHOWN ON PLAN.
2. PORTABLE FIRE EXTINGUISHER APPLIANCES SHALL BE PROVIDE AT POSITION AS INDICATED ON LAYOUT PLAN IN ACCORDING TO CODES OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT


LEGEND

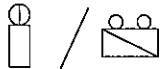
- 

5KG CO2 TYPE FIRE EXTINGUISHER
- 

EXIT SIGN C/W 2 HOURS DURATION BATTERY
- 

EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY
- 

5KG CO2 TYPE FIRE EXTINGUISHER (SECTION)
- 

EXIT SIGN C/W 2 HOURS DURATION BATTERY (SECTION)
- 

EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY (SECTION)

LD REF. : TBA/AYL-PH/1032

B	SEP-20	LW	YT	2nd SUBMISSION
A	MAR-20	LW	YT	1st SUBMISSION
REV	DATE	BY	APP	DESCRIPTION

CLIENT :
POWER HONG KONG LIMITED

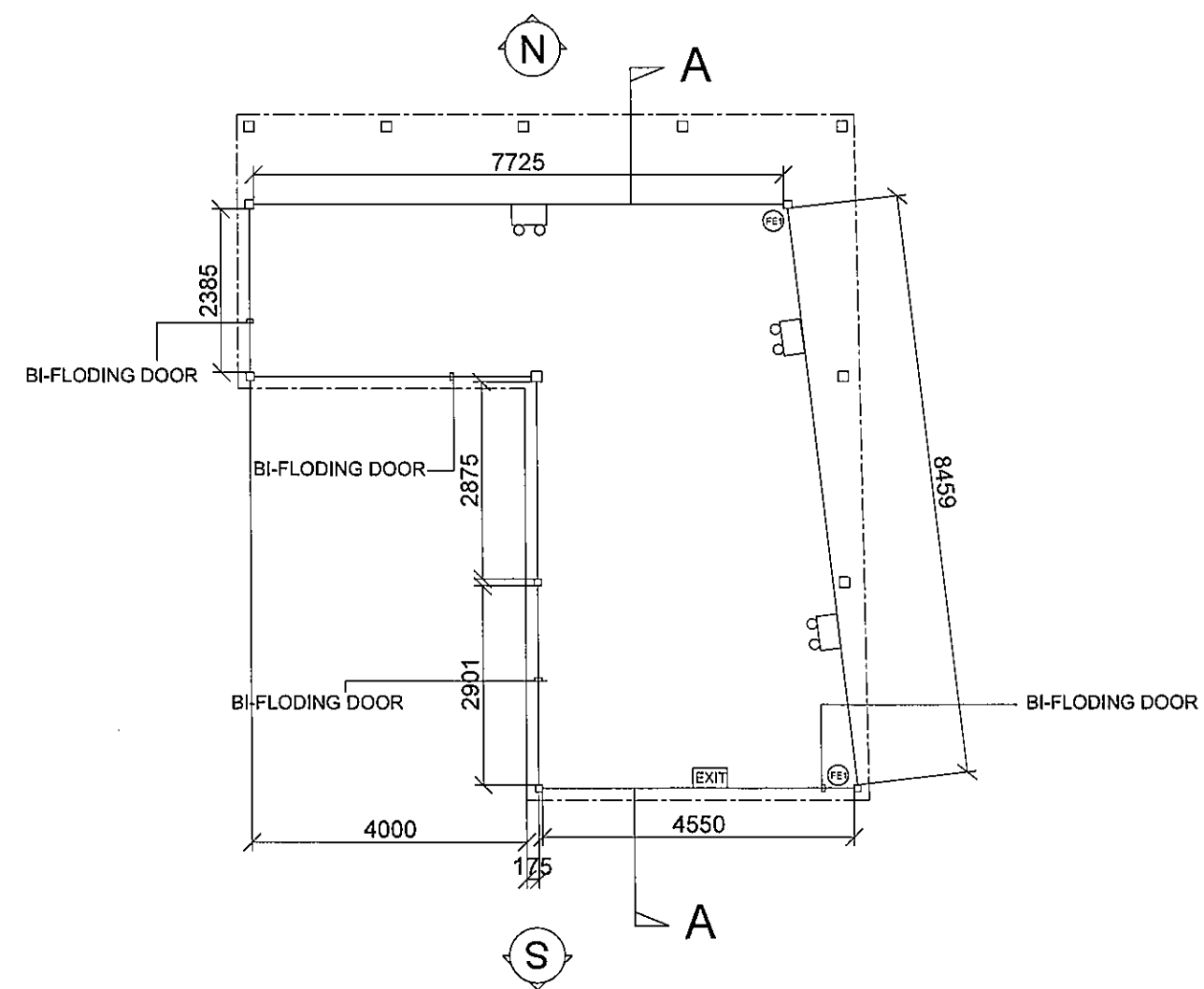
FS CONTRACTOR
 金錫消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN VILLAGE TYPE DEVELOPMENT ZONE, LOTS 336 S.D., 336 S.H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG

STATUS

DRAWING TITLE
FS NOTES AND LEGENDS

DRAWN LW	CHECKED WT	APPROVED YT
SCALE N.T.S	DATE SEP-20	REV B
JOB NO.	DWG NO. PH-FS-W-001	



LD REF. : TPB/AYL-PH/032

REV	DATE	BY	APP	DESCRIPTION
B	SEP-20	LW	YT	2nd SUBMISSION
A	MAR-20	LW	YT	1st SUBMISSION

CLIENT :
POWER HONG KONG LIMITED

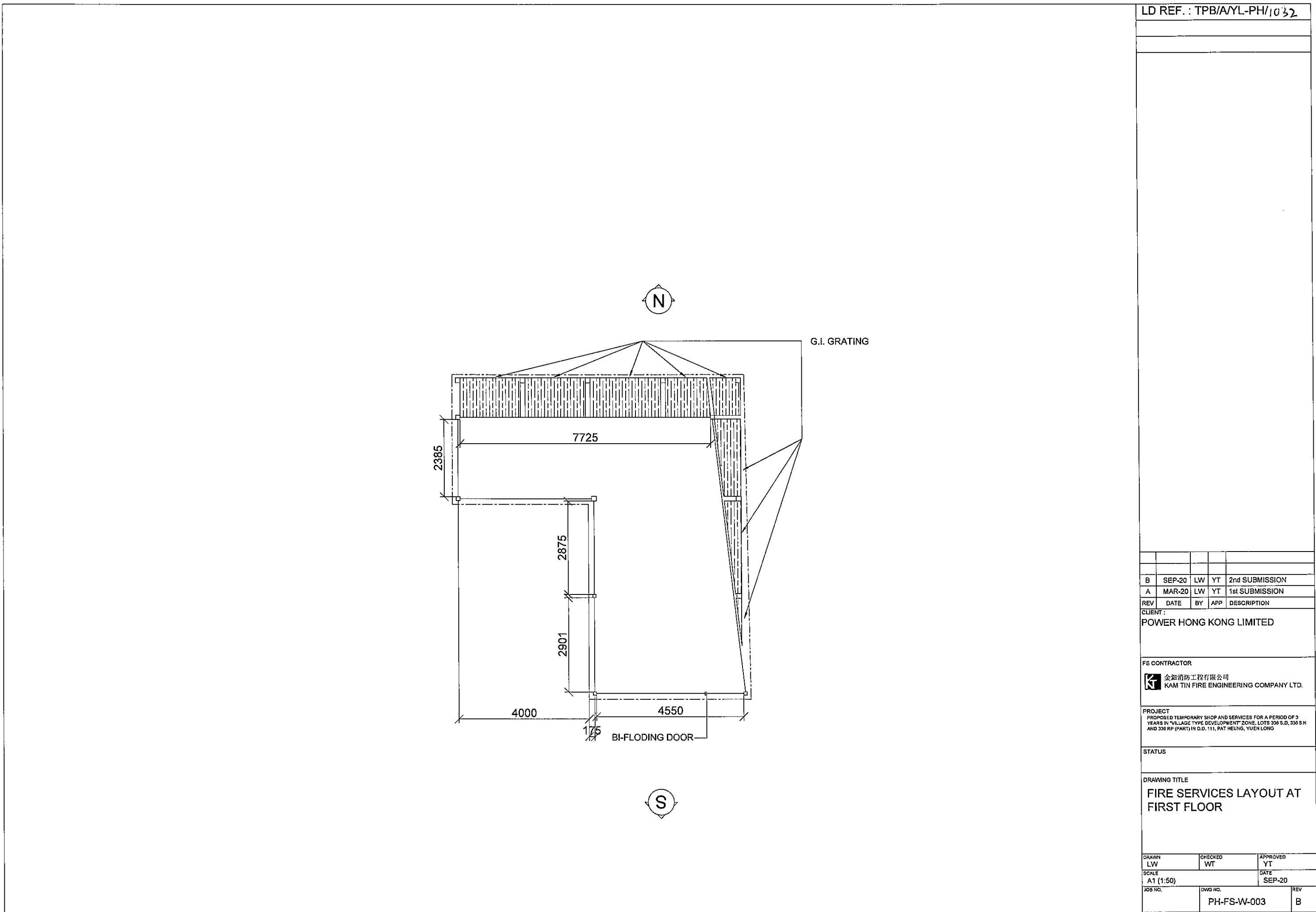
FS CONTRACTOR
 金錫消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

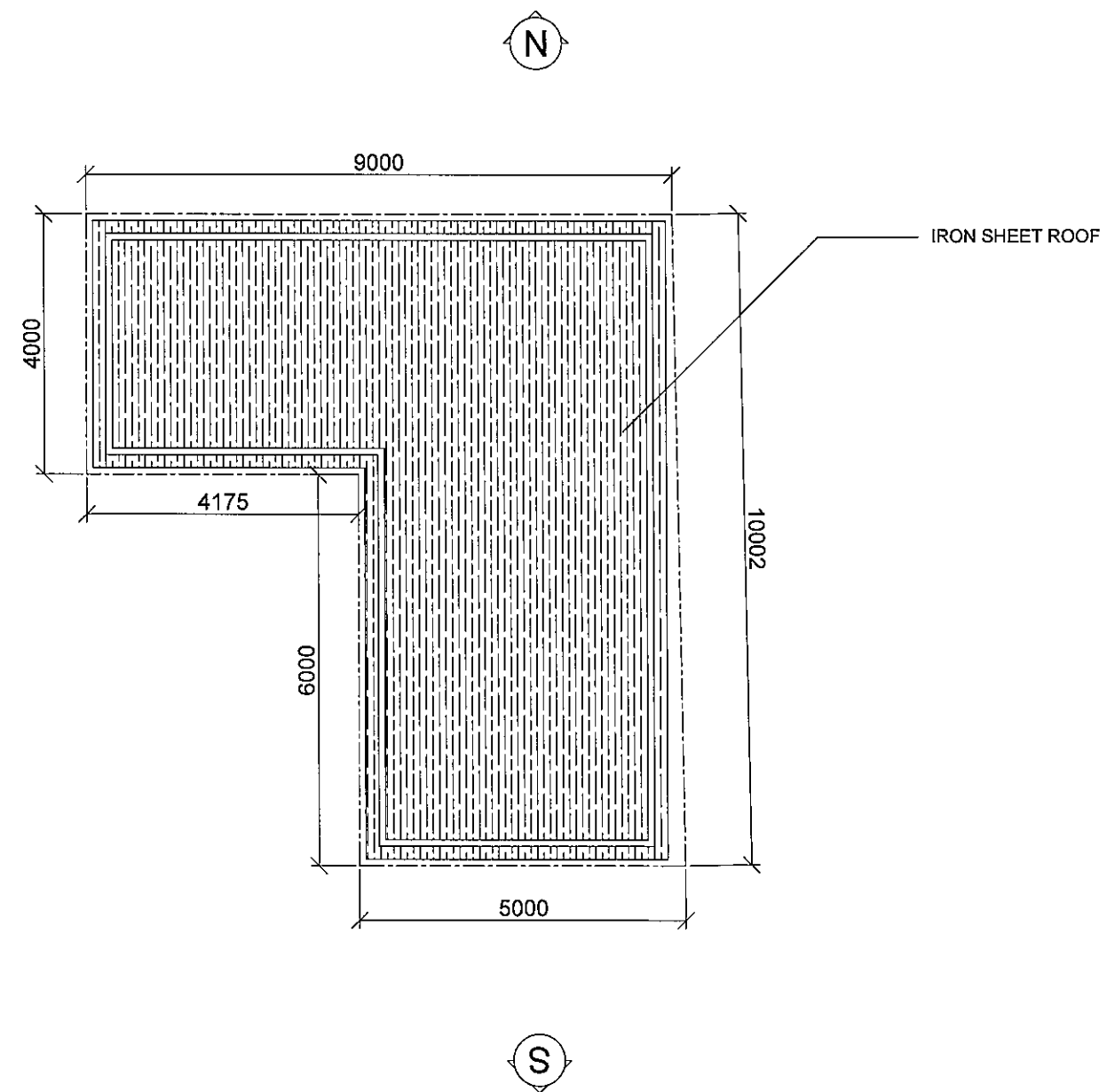
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE, LOTS 336 S.D, 336 S.H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG

STATUS

DRAWING TITLE
FIRE SERVICES LAYOUT AT GROUND FLOOR

DRAWN LW	CHECKED WT	APPROVED YT
SCALE A1 (1:50)	DATE SEP-20	REV B
JOB NO.	DWG NO. PH-FS-W-002	





LD REF. : TPB/A/YL-PH/1032

B	SEP-20	LW	YT	2nd SUBMISSION
A	MAR-20	LW	YT	1st SUBMISSION

REV DATE BY APP DESCRIPTION

CLIENT :
POWER HONG KONG LIMITED

FS CONTRACTOR
金錫消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE, LOTS 336 S.D, 336 S.H AND 336 RP (PART) IN D.O. 111, PAT HEUNG, YUEN LONG

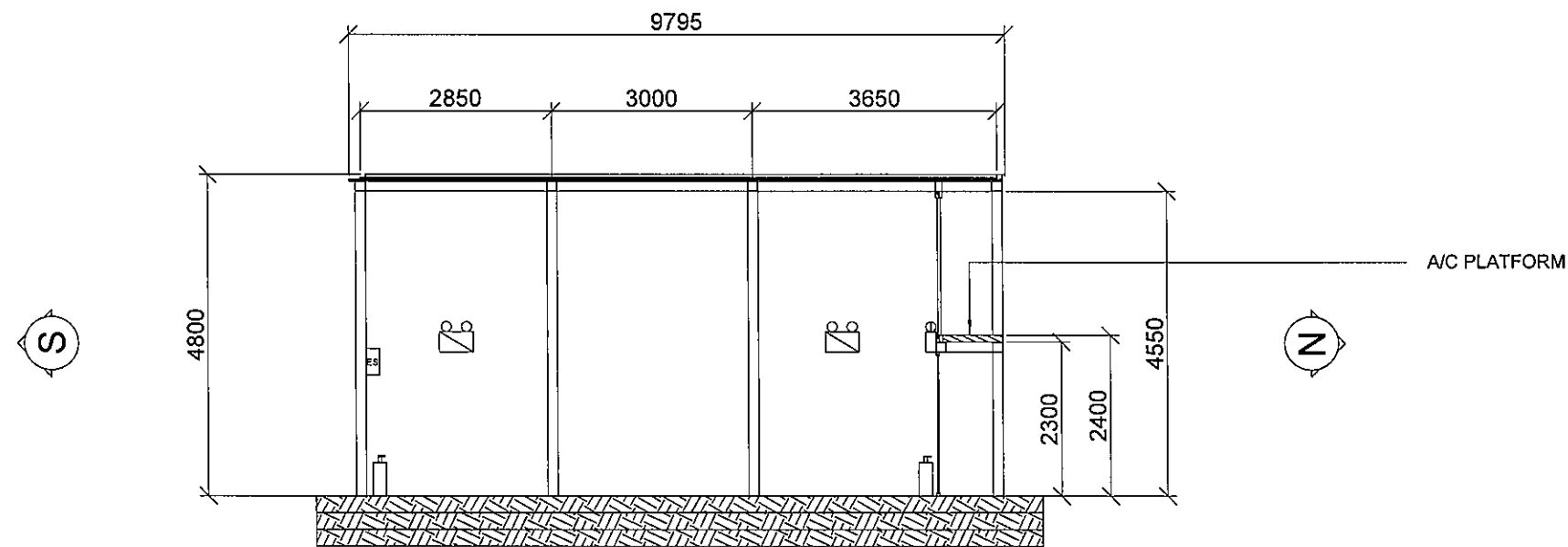
STATUS

DRAWING TITLE
FIRE SERVICES LAYOUT AT
ROOF FLOOR

DRAWN LW CHECKED WT APPROVED YT

SCALE A1 (1:50) DATE SEP-20

JOB NO. DWG NO. PH-FS-W-004 REV B



SECTION A - A

LD REF. : TPB/AYL-PH/1032

REV	DATE	BY	APP	DESCRIPTION
A	SEP-20	LW	YT	1st SUBMISSION

CLIENT :

POWER HONG KONG LIMITED

FS CONTRACTOR

 金錫消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3
YEARS IN VILLAGE TYPE DEVELOPMENT ZONE, LOTS 338 S.D, 336 S.H
AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG

STATUS

DRAWING TITLE
FIRE SERVICES LAYOUT
(SECTION A - A)

DRAWN	CHECKED	APPROVED
LW	WT	YT

SCALE	DATE
A1 (1:50)	SEP-20

JOB NO.	DWG NO.	REV
	PH-FS-W-005	A

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref : YL/TPN/2338C/L04

16 December 2024

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A "Temporary Shop and Services"
for a Period of Three Years
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/1032)**

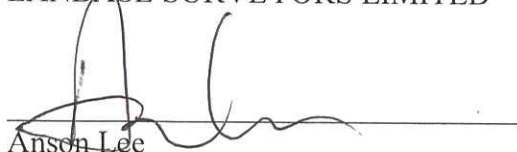
We refer to the captioned planning application.

We act on behalf of the Applicant to submit herewith a set of "Response-to-Comments" and a revised fire service installations proposal in response to the Fire Services Department's comments for re-activating the captioned planning application.

We should be grateful if you could make decision on the captioned planning application at the earliest meeting date upon receipt of this further information.

Should you have any queries, please feel free to call our [REDACTED].
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee

Encl.
RK/AL

c.c.
DPO/FS&YLE [REDACTED]



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments




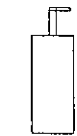


	Departmental Comments	Responses
	<u>Fire Services Department (FSD)</u> (Contact: Mr YUEN Tsz-fung at 2733-7781)	
	Based on the submitted FSI proposal, I have the following comments:	
(i)	The standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'.	Noted. Please refer to the revised FSI proposal.
(ii)	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Noted. Please refer to the revised FSI proposal.
(iii)	Fire extinguishers shall be provided to every level of the Structure.	Noted. Please refer to the revised FSI proposal.

FS NOTES

1. EMERGENCY LIGHTING AND EXIT SIGN

- i) EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016, BSEN1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021. THE EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTERS 5/2008.
- ii) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY ONLY.
- iii) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS SHOWN ON PLAN.
2. PORTABLE FIRE EXTINGUISHER APPLIANCES SHALL BE PROVIDE AT POSITION AS INDICATED ON LAYOUT PLAN IN ACCORDING TO CODES OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT

LEGEND

-  5KG CO2 TYPE FIRE EXTINGUISHER
-  EXIT SIGN C/W 2 HOURS DURATION BATTERY
-  EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY
-  5KG CO2 TYPE FIRE EXTINGUISHER (SECTION)
-  EXIT SIGN C/W 2 HOURS DURATION BATTERY (SECTION)
-  EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY (SECTION)

LD REF. : A/YL-PH/1032

REV	DATE	BY	APP	DESCRIPTION
C	DEC-24	LW	YT	3rd SUBMISSION
B	SEP-20	LW	YT	2nd SUBMISSION
A	MAR-20	LW	YT	1st SUBMISSION

CLIENT :
POWER HONG KONG LIMITED

FS CONTRACTOR
 金錫消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

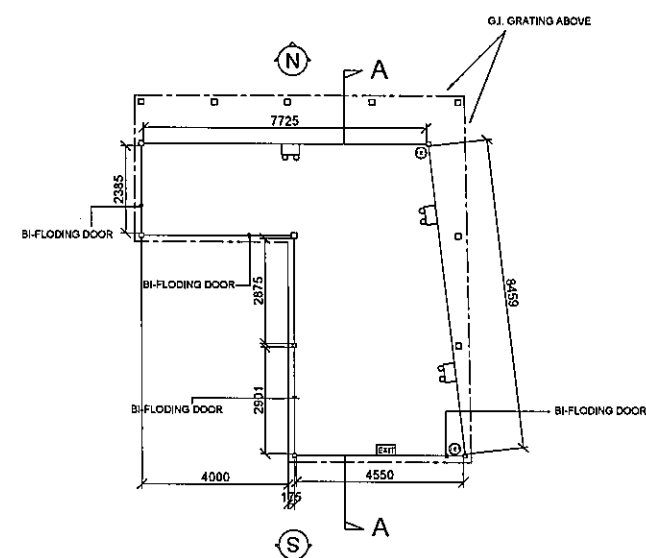
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE, LOTS 336D, 336H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

STATUS

DRAWING TITLE
FS NOTES AND LEGENDS

DRAWN LW	CHECKED WT	APPROVED YT
SCALE N.T.S	DATE DEC-24	REV C
JOB NO.	DWG NO. PH-FS-W-001	

LD REF. : A/YL-PH/1032



C	DEC-24	LW	YT	3rd SUBMISSION
B	SEP-20	LW	YT	2nd SUBMISSION
A	MAR-20	LW	YT	1st SUBMISSION
REV	DATE	BY	APP	DESCRIPTION

REV	DATE	BY	APP	DESCRIPTION
CLIENT :				
POWER HONG KONG LIMITED				

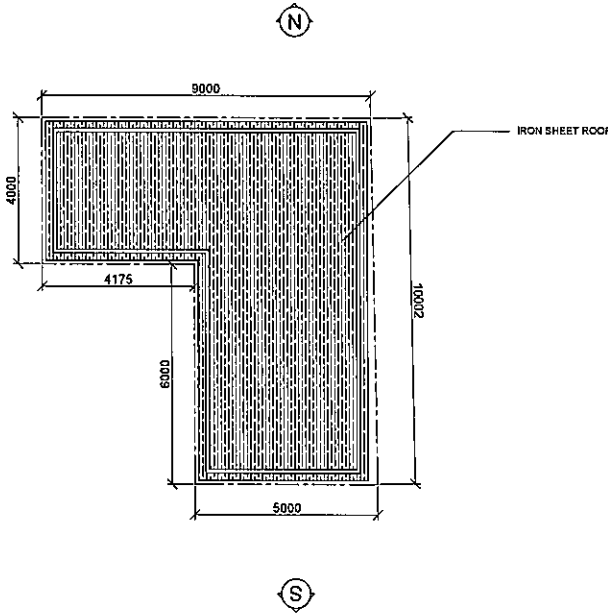
FS CONTRACTOR

 **金錫消防工程有限公司**
KAM TIN FIRE ENGINEERING COMPANY LTD.

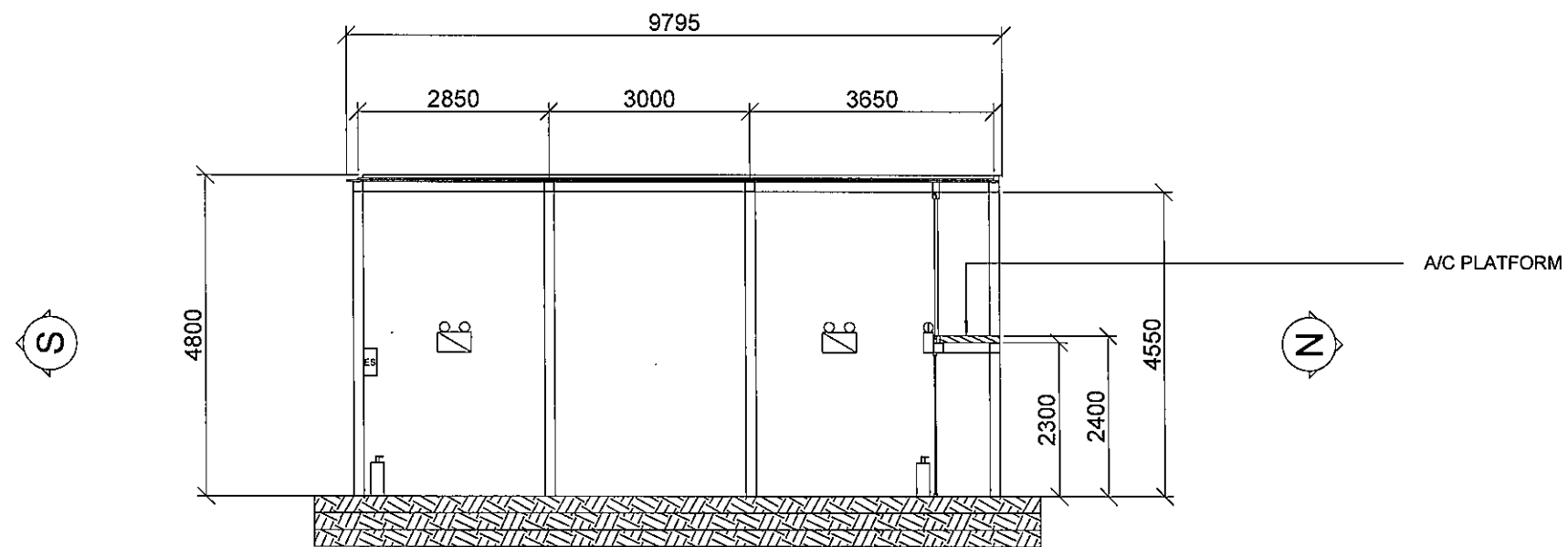
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3
YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE, LOTS 336D, 336H AND
336 RP (PART) IN D.O. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

STATUS
DRAWING TITLE
FIRE SERVICES LAYOUT AT GROUND FLOOR

DRAWN LW	CHECKED WT	APPROVED YT
SCALE A1 (1:100)		DATE DEC-24
JOB NO.	DWG NO. PH-FS-W-002	REV C



C	DEC-24	LW	YT	3rd SUBMISSION
B	SEP-20	LW	YT	2nd SUBMISSION
A	MAR-20	LW	YT	1st SUBMISSION
REV	DATE	BY	APP	DESCRIPTION
CLIENT :				
POWER HONG KONG LIMITED				
FS CONTRACTOR				
<div><div></div><div>金錫消防工程有限公司 KAM TIN FIRE ENGINEERING COMPANY LTD.</div></div>				
PROJECT				
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE, LOTS 336D, 336H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES				
STATUS				
DRAWING TITLE				
FIRE SERVICES LAYOUT AT ROOF FLOOR				
DRAWN LW		CHECKED WT		APPROVED YT
SCALE A1 (1:100)		DATE DEC-24		
JOB NO.		DWG NO. PH-FS-W-004		REV C



SECTION A - A

LD REF. : A/YL-PH/1032

A	DEC-24	LW	YT	2nd SUBMISSION
A	SEP-20	LW	YT	1st SUBMISSION
REV	DATE	BY	APP	DESCRIPTION

CLIENT :
POWER HONG KONG LIMITED

FS CONTRACTOR
 金錫消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE, LOTS 336D, 336H AND 336 HP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

STATUS

DRAWING TITLE
FIRE SERVICES LAYOUT
(SECTION A - A)

DRAWN LW	CHECKED WT	APPROVED YT
SCALE A1 (1:50)	DATE DEC-24	REV A
JOB NO.	DWG NO. PH-FS-W-005	

Previous Applications involving the Site

Approved Applications

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/816	Proposed Temporary Shop and Services for a Period of 3 Years	4.10.2019 (Revoked on 4.3.2022)
A/YL-PH/925	Proposed Temporary Shop and Services for a Period of 3 Years	23.9.2022 (Revoked on 23.6.2024)

**Similar Applications within the “Village Type Development” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/818	Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 5 Years	3.1.2020 (Revoked on 3.10.2023)
2.	A/YL-PH/837	Proposed Temporary Shop and Services for a Period of 3 Years	4.9.2020
3.	A/YL-PH/839	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	12.6.2020
4.	A/YL-PH/850	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years	20.11.2020
5.	A/YL-PH/867	Proposed Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	8.1.2021 (Revoked on 8.1.2022)
6.	A/YL-PH/880	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	11.6.2021 (Revoked on 11.11.2023)
7.	A/YL-PH/889	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021 (Revoked on 24.12.2023)
8.	A/YL-PH/927	Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	17.2.2023
9.	A/YL-PH/948	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	19.5.2023
10.	A/YL-PH/964	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	25.8.2023
11.	A/YL-PH/966	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	26.1.2024
12.	A/YL-PH/970	Proposed Temporary Shop and Services (Sales of Motor-vehicle and Showroom) for a Period of 3 Years and Filling of Land	13.10.2023

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
13.	A/YL-PH/988	Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	22.11.2024
14.	A/YL-PH/994	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 3 Years and Filling of Land	16.8.2024
15.	A/YL-PH/1029	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	4.10.2024
16.	A/YL-PH/1039	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years and Associated Filling of Land	10.1.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 336 S.D, 336 S.H and 336 RP all in D.D. 111 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;
- Lot Nos. 336 S.D and 336 S.H both in D.D. 111 are covered by Short Term Waiver No. 5492 for the purpose of 'temporary shop and services and ancillary uses as may be approved by the District Lands Officer';
- no Small House application approved or under processing within the Site; and
- advisory comments are at **Appendix V**.

2. Traffic

(i) Comments of the Commissioner for Transport:

- no in-principle objection to the application from traffic engineering perspective;
- the submitted run-in/out proposal is considered acceptable; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application from highways maintenance perspective;
- the submitted run-in/out proposal is considered acceptable; and
- advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three

years; and

- advisory comments are at **Appendix V**.

4. **Drainage**

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

- no objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable as the implemented drainage facilities would be maintained under the current application; and
- should the application be approved, approval conditions requiring the maintenance of the existing drainage facilities and submission of photo records of the existing drainage facilities on site should be included in the planning permission.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and
- the submitted fire service installations proposal is considered acceptable; and
- advisory comments are at **Appendix V**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site is within the “Village Type Development” zone which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

7. **Building Matters**

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

8. **District Office's Comments**

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

9. **Other Departments**

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

- Director of Food and Environmental Hygiene;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. parking of vehicles) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lot No. 366 RP in D.D. 111. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD is not responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Environmental Protection that the applicant shall:
 - (i) follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisance;

- (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - (iii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a 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 D of FS;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) 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;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) 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
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage;

- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) 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 FEHD, will be referred to relevant government departments such as BD, 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;
 - (ii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a store/shop may apply for under the Food Business Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - (iii) proper licence issued by FEHD 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; and
 - (iv) 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.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-11-08 星期五 03:29:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1032 DD 111 Pat Heung

Dear TPB Members,

You can no longer justify any streamlining roll over of this operation.

925 revoked on 23 June for two conditions that relate to the security and safety of the local community, traffic and fire.

TPB can no longer prioritize the interests of operators v the general good.

Application should be rejected. It is high time that genuine National Security be taken seriously.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 30 August 2022 2:21 AM HKT
Subject: A/YL-PH/925 DD 111 Pat Heung

A/YL-PH/925

Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung

Site area: About 248sq.m

Zoning: "VTD"

Applied use: Shop and Services / 1 Vehicle Parking

Dear TPB Members,

Another Applicant who knows how the lax system works and that fulfilling conditions is not enforced.

815 Approved

REVOKED ON 4.3.2022:

As the applicant had failed to comply with conditions (e), (g) & (j) satisfactorily by 4.3.2022, the planning permission for the subject application had already been revoked on the same date.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

So apply again, PlanD will airbrush the failure to comply and members will ask no questions.

Rule of law is applicable only south of Lion Rock.

Mary Mulvihill