

This document is received on 10 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

& Please attach documentary proof 請夾附證明文件

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

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

2402372

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-PH/1033
	Date Received 收到日期	10 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)

Fortune Maker Investment Limited 領捷投資有限公司

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1459 S.B (Part) in D.D. 111 and adjoining Government Land, 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 222 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 314 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 116 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 No.: S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別				
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	Proposed Temporary Office for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月			
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	65sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	157sq.m <input checked="" type="checkbox"/> About 約			
Proposed number of buildings/structures 擬議建築物/構築物數目	2			
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約			
Proposed non-domestic floor area 擬議非住用樓面面積	314sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	314sq.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)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
.....				
..... B1	OFFICE AND WASHROOM	52 m ² (ABOUT)	104 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
..... B2	OFFICE AND WASHROOM	105 m ² (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
.....	TOTAL	157 m ² (ABOUT)	314 m ² (ABOUT)	
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	N/A			
Motorcycle Parking Spaces 電單車車位	N/A			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A			
Others (Please Specify) 其他 (請列明)				
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位	N/A			
Coach Spaces 旅遊巴車位	N/A			
Light Goods Vehicle Spaces 輕型貨車車位	N/A			
Medium Goods Vehicle Spaces 中型貨車車位	N/A			
Heavy Goods Vehicle Spaces 重型貨車車位	N/A			
Others (Please Specify) 其他 (請列明)				

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays.

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Kam Tin Road</p> <p><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)</p> <p><input type="checkbox"/></p>																																				
<p>(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。)</p>																																						
<p>(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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																																				
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<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> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></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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	<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	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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 supplementary 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

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

on behalf of

代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

20/09/2024 (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，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1459 S.B (Part) in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	<div>222 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 116 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
Plan 圖則	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11
Zoning 地帶	"Open Storage" Zone
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 <div> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> </div> <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 <div> <input type="checkbox"/> Year(s) 年 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Office for a Period of 3 Years

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	314 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A	
		Non-domestic 非住用	2	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
			N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
		Non-domestic 非住用	7 (about)	<input type="checkbox"/> m 米 (Not more than 不多於)
			2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv)	Site coverage 上蓋面積	71 % <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		N/A
		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)		N/A N/A N/A N/A N/A
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
		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)		N/A N/A N/A N/A N/A

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"/>
<u>Plans showing the location/zoning/land status of the Site; As-built drainage plan; and</u>		
<u>Fire service installations proposal</u>		
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"/>
<hr/>		
<hr/>		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1459 S.B (Part) in D.D. 111 and adjoining Government Land (GL), Pat Heung, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Office for a Period of 3 Years**’ (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant is the sole owner of the Site, they would like use the Site to provide indoor workspace for administrative staff to support the company’s daily operation.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Open Storage” (“OS”) on the Approved Pat Heung Outline Zoning Plan (OZP) No.: S/YL-PH/11. According to the Notes of the OZP, the applied use is not a Column 1 nor 2 used within the “OS” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “OS” zone which is primarily for the provision of land for appropriate open storage uses, the temporary basis of the proposed development would not frustrate the long-term planning intention of the “OS” zone and can better utilize precious land resources in the New Territories.
- 2.3 The Site is part of the subject of 2 previous planning applications (Nos. A/YL-PH/807 and 921) for ‘Shop and Services’ use submitted by the same applicant, which were approved by the Board on temporary basis for a period of 5 years between 2019 and 2022. Approval of the application is in line with the Board’s previous decision. Since the Site is mainly surrounded by brownfield uses, the applied use is considered not incompatible with surrounding land uses.
- 2.4 Several similar planning applications (Nos. A/YL-PH/911 and 1011) for the same applied use were approved by the Board within the “OS” zone on the OZP. Therefore, approval of the current application would not set an undesirable precedent within the “OS” zone.
- 2.5 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal and an as-built drainage plan (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 222 m² (about), including 116 m² (about) of GL (**Plan 3**). 2 structures are proposed at the Site for office and washroom uses with total GFA of 314 m² (about) (**Plan 4**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays. The office is intended to provide indoor workspace for administrative staff to support the daily operation of the applicant's business operations. The estimated number of staff working at the Site is 6. No shopfront or domestics structure is provided at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	222 m ² (about), including 116 m ² (about) of GL
Covered Area	157 m ² (about)
Uncovered Area	65 m ² (about)
Plot Ratio	1.4 (about)
Site Coverage	71% (about)
Number of Structure	2
Total GFA	314 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	314 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.4 The Site is accessible from Kam Tin Road (**Plan 1**). Structure B1 is accessible via a pedestrian path branching off Kam Tin Road, whilst structure B2 is accessible from adjoining site to its east, which is also owned by the same applicant.
- 3.5 Given the nature of the applied use, no loading and unloading (L/UL) activity is expected. It is also expected that staff will access the Site via public transport services available in the vicinity. As such, no L/UL and parking space is required at the Site.
- 3.6 The applicant will follow relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental

impacts and nuisance to the surrounding area. The applicant will also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes 1/23* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. as-built drainage plan and FSIs proposals, to alleviate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Proposed Temporary Office for a Period of 3 Years’**.

R-riches Property Consultants Limited

September 2024

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	As-Built Drainage Plan

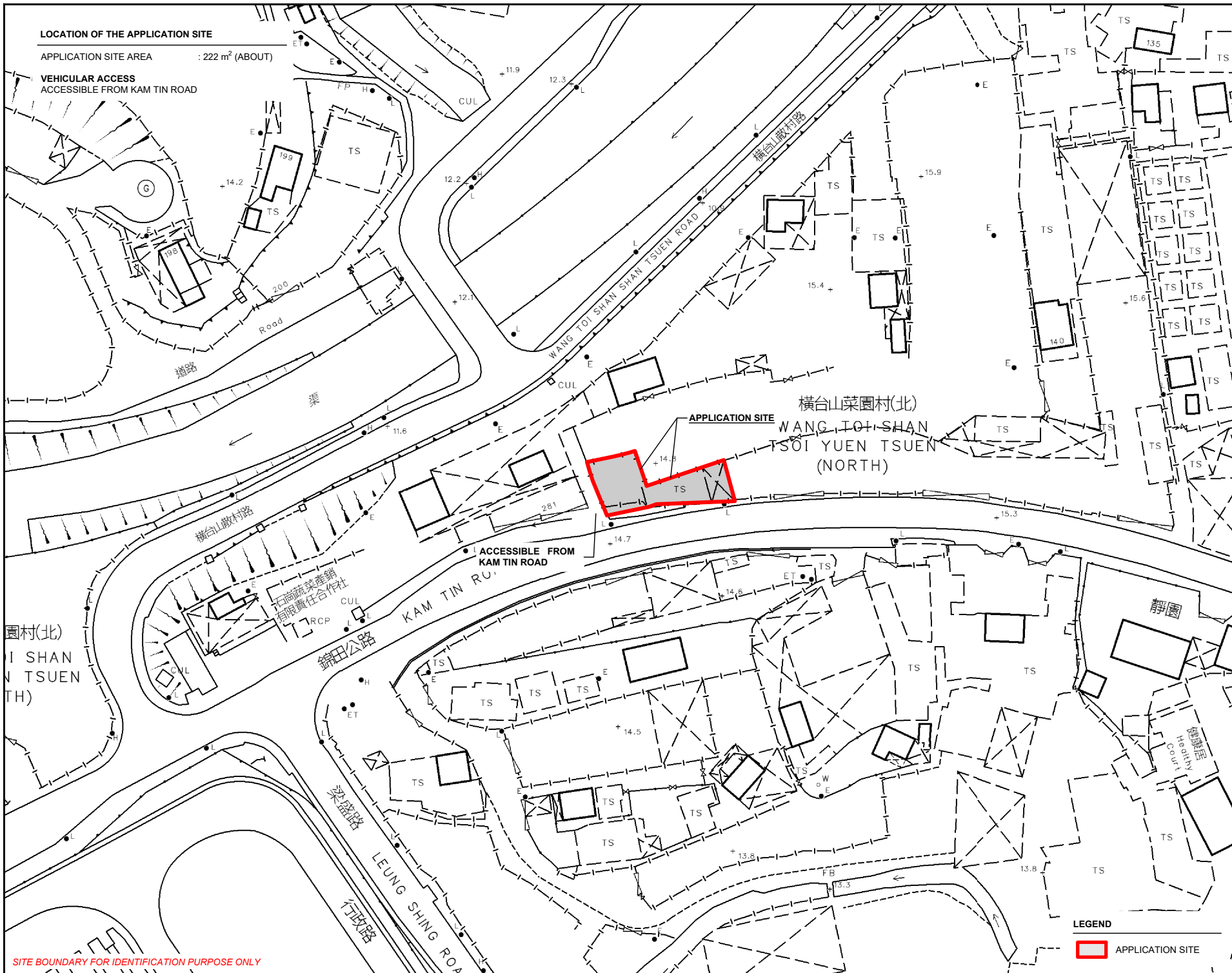
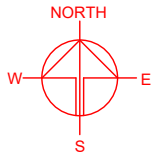
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 222 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN ROAD



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
OFFICE FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 1459 S.B (PART) IN D.D. 111
AND ADJOINING GOVERNMENT
LAND, PAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

20.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

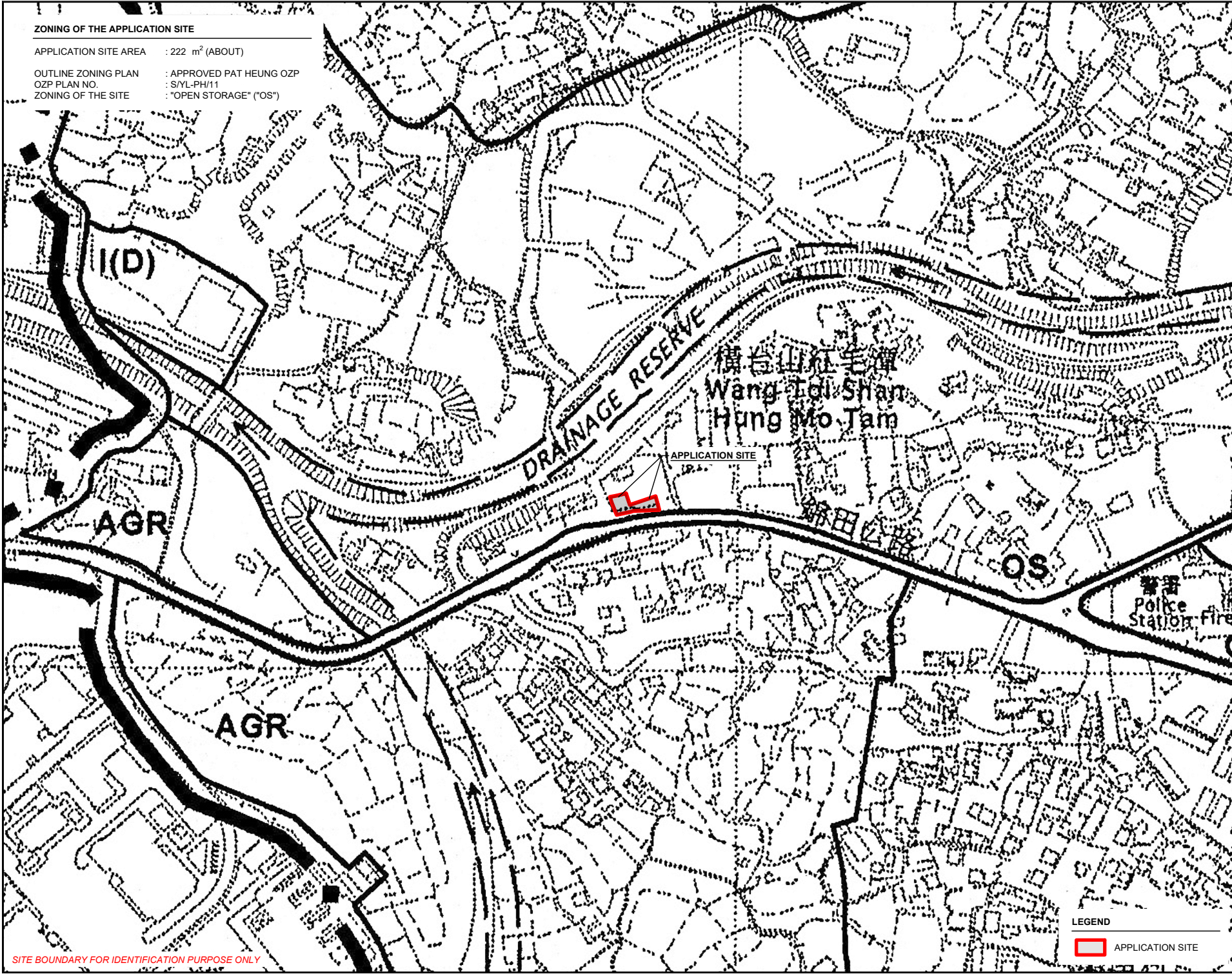
LOCATION PLAN

DWG NO.

PLAN 1

VER.

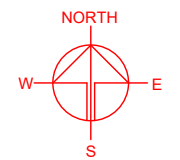
001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 222 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP
OZP PLAN NO. : S/YL-PH/11
ZONING OF THE SITE : "OPEN STORAGE" ("OS")



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED OFFICE FOR A PERIOD OF 3 YEARS

TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1459 S.B (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	20.9.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

ZONING OF THE SITE

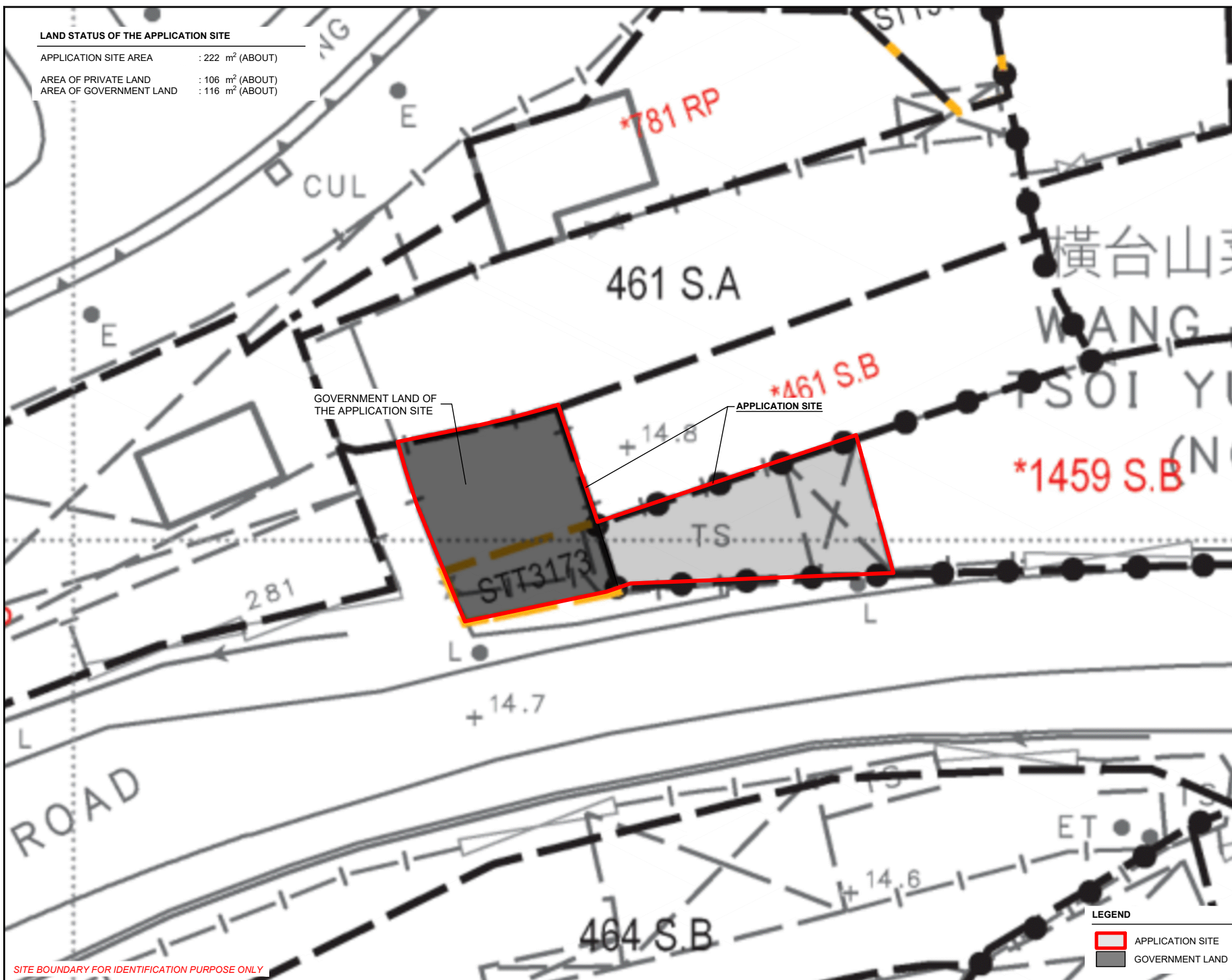
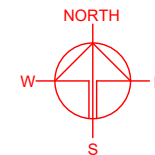
DWG NO.	VER.
PLAN 2	001

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

APPLICATION SITE AREA	: 222 m ² (ABOUT)
AREA OF PRIVATE LAND	: 106 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 116 m ² (ABOUT)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
OFFICE FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 1459 S.B (PART) IN D.D. 111
AND ADJOINING GOVERNMENT
LAND, PAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY	DATE
MN	20.9.2024

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

LEGEND



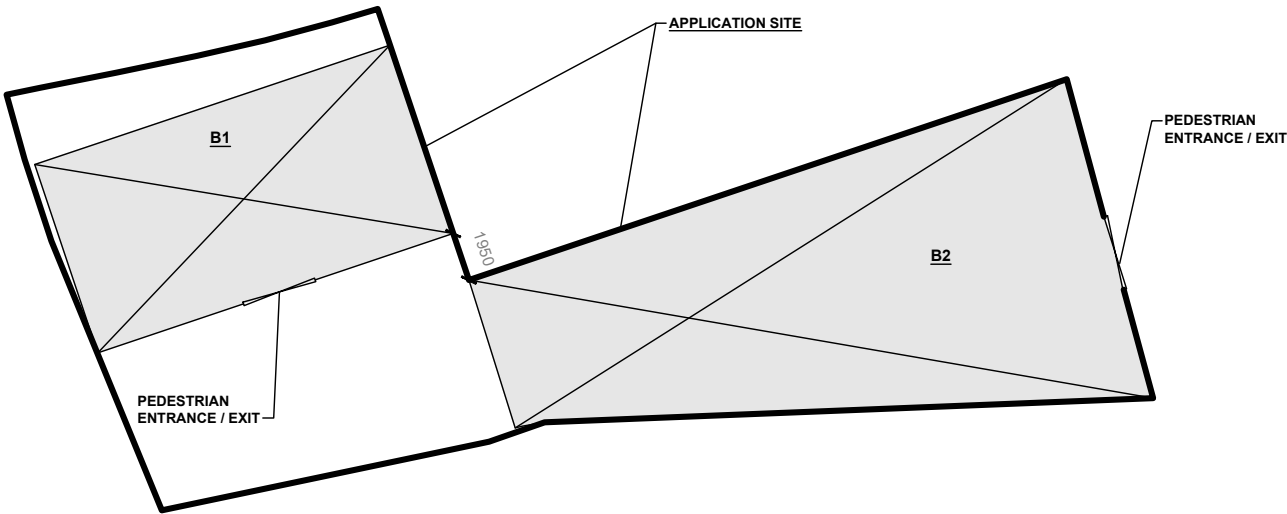
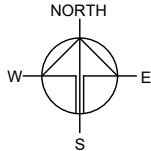
APPLICATION SITE

GOVERNMENT LAND

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 222 m ²	(ABOUT)
COVERED AREA	: 157 m ²	(ABOUT)
UNCOVERED AREA	: 65 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 314 m ²	(ABOUT)
TOTAL GFA	: 314 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	52 m ² (ABOUT)	104 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	OFFICE AND WASHROOM	105 m ² (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		157 m ² (ABOUT)	314 m ² (ABOUT)	



NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PEDESTRIAN ENTRANCE / EXIT

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
OFFICE FOR A PERIOD OF 3
YEARS

SITE LOCATION

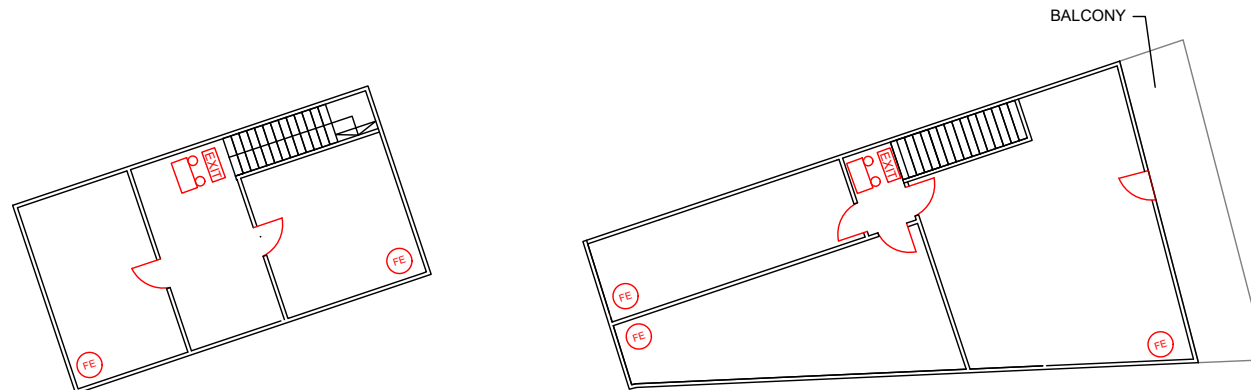
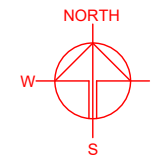
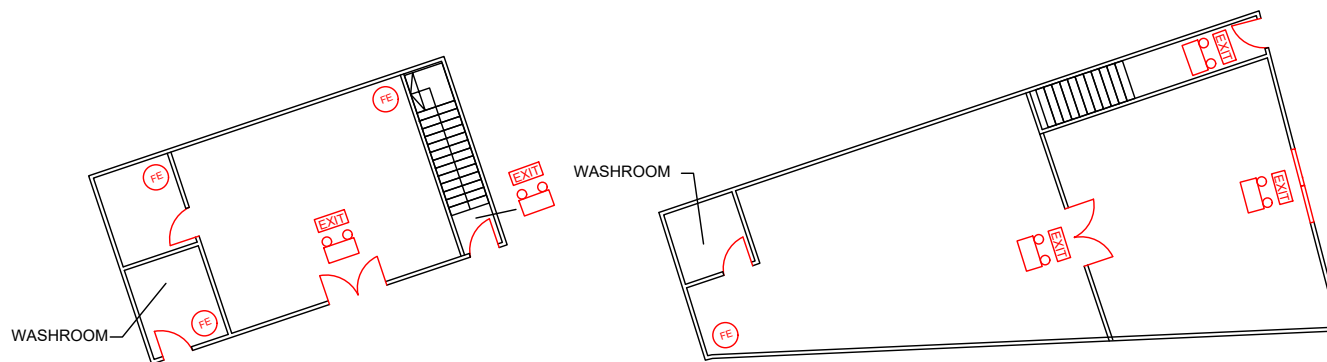
LOT 1459 S.B (PART) IN D.D. 111
AND ADJOINING GOVERNMENT
LAND, PAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE	
1 : 200 @ A4	
DRAWN BY	DATE
MN	7.10.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 222 m ²	(ABOUT)
COVERED AREA	: 157 m ²	(ABOUT)
UNCOVERED AREA	: 65 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 314 m ²	(ABOUT)
TOTAL GFA	: 314 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	52 m ² (ABOUT)	104 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	OFFICE AND WASHROOM	105 m ² (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		157 m ² (ABOUT)	314 m ² (ABOUT)	

FIRST FLOOR OF
STRUCTURE B1FIRST FLOOR OF
STRUCTURE B2GROUND FLOOR OF
STRUCTURE B1GROUND FLOOR OF
STRUCTURE B2

FIRE SERVICE INSTALLATIONS

	EXIT SIGN
	EMERGENCY LIGHT
	4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

STRUCTURE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
OFFICE FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOTS 1459 S.B (PART) IN D.D.
111 AND ADJOINING
GOVERNMENT LAND, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 200 @ A4

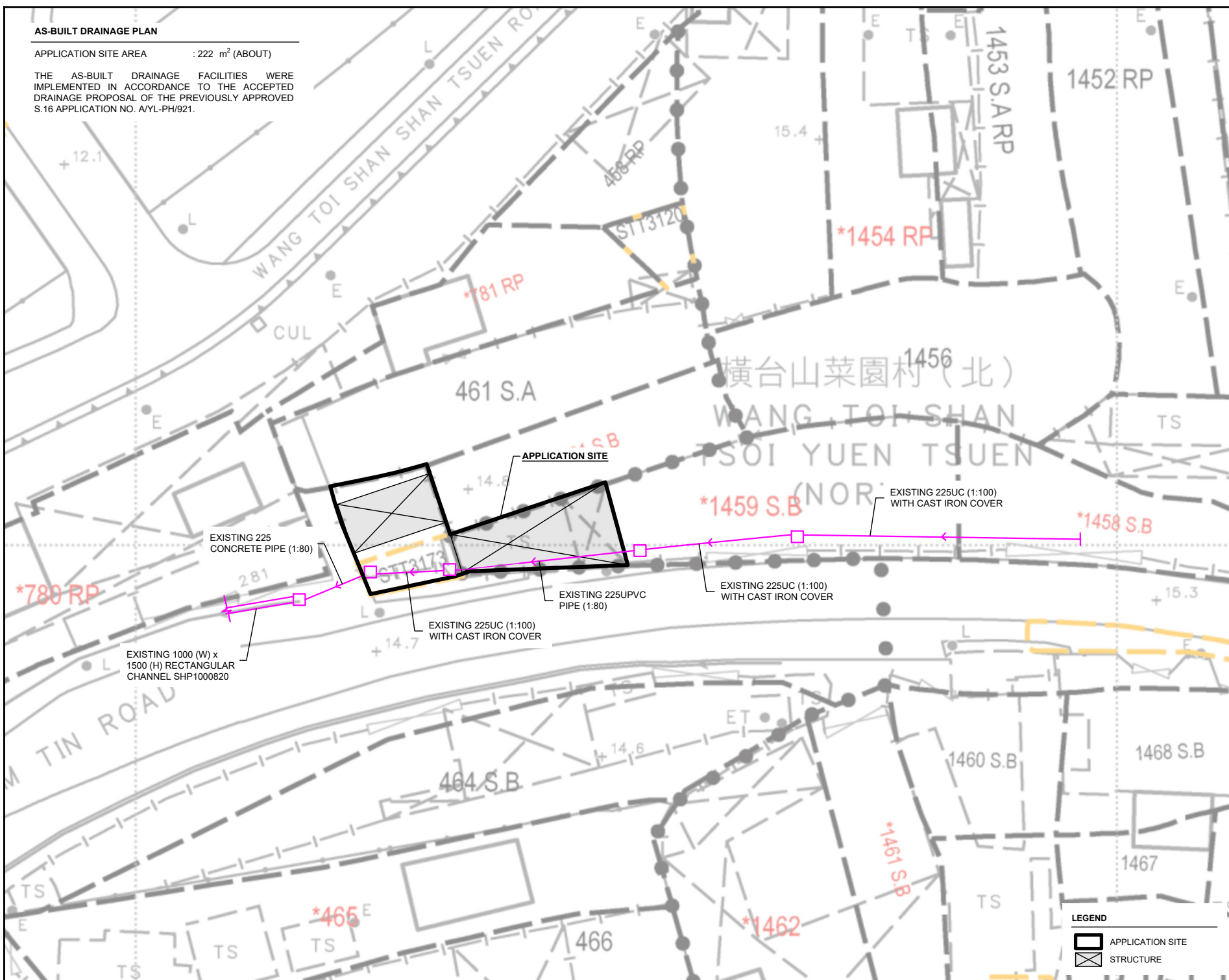
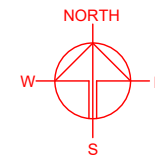
DRAWN BY MN DATE 7.10.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
FSIs PROPOSALDWG NO. APPENDIX I
VER. 001

THE AS-BUILT DRAINAGE FACILITIES WERE IMPLEMENTED IN ACCORDANCE TO THE ACCEPTED DRAINAGE PROPOSAL OF THE PREVIOUSLY APPROVED S.16 APPLICATION NO. A/YL-PH/921.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
OFFICE FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOTS 1459 S.B (PART) IN D.D.
111 AND ADJOINING
GOVERNMENT LAND, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 200 @ A4

DRAWN BY	DATE
MN	7.10.2024

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
AS-BUILT DRAINAGE PLAN

DWG NO.	VER.
APPENDIX II	00



顧問有限公司
盈卓物業

Our Ref.: DD111 Lot 1459 S.B & GL
Your Ref.: TPB/A/YL-PH/1033

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

By Email

27 November 2024

Dear Sir,

1st Further Information

**Proposed Temporary Office for a Period of 3 Years in “Open Storage” Zone,
Lot 1459 S.B (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long**

(S.16 Planning Application No. A/YL-PH/1033)

We write to submit further information to provide clarifications for the subject application
(Appendix I).

Should you require more information regarding the application, please contact our
[REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink over a circular blue company stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' and '顧問有限公司'.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD [REDACTED]

[REDACTED]

Further Information

**Proposed Temporary Office for a Period of 3 Years in “Open Storage” Zone,
Lot 1459 S.B (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long**

(Application No. A/YL-PH/1033)

- (i) The applicant provides the following clarifications for the application:
- the application site (the Site) comprises 2 existing structures which are currently vacant. As mentioned in Sections 1.2 and 3.1 of the Planning Statement, the applicant proposes to set up a company office thereon to provide indoor workspace for the administrative staff in support of the daily operation of his business. The office, where public visit is not anticipated, will be used as a place of business and for conducting clerical, administrative, documenting and other business-related work of the applicant’s company i.e. an investment company;
 - although the Site forms part of a previous application No. A/YL-PH/921 for proposed temporary shop and services approved by the Board in 2022, the applicant intends to convert the previously approved use into office use in consideration of his business operational need and for better utilisation of his land resources; and
 - given that no vehicular access/ingress/egress nor parking and loading/unloading space is proposed at the Site, no vehicle will be allowed to enter/exit the Site. Staff will get access to the Site via public transportation services, which is available on Kam Tin Road. The nearest bus stop, i.e. Shek Kong Vegetable Station, is about 15 m away from the Site.

Previous Applications involving the Site

Approved Applications

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/34	In-situ Improvement Works to an Existing Open Storage for Car Parts for Trading (Paving of the Site)	12.1.1996
A/YL-PH/807	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	5.7.2019 (Revoked on 5.4.2023)
A/YL-PH/921	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	15.7.2022

**Similar Application within the “Open Storage” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/911	Temporary Office for a Period of 3 Years	22.4.2022

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot 1459 S.B. in D.D. 111 held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private lot and the GL in the Site is covered by Short Term Waiver No. 4927 and Short Term Tenancy No. 3173 for purpose of temporary shop and services with ancillary facilities; and
- advisory comments are at **Appendix V**.

2. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- 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; and
- should the application be approved, approval conditions requiring the submission and implementation of the revised drainage proposal and maintenance of the proposed drainage facilities for the development 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
- 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 “Open Storage” 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:

- 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 note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to his Office for modification of the STW and STT conditions where appropriate. The applications(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent, 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;
- (b) to note the comments of the Commissioner for Transport that the application site (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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves Government land that is not maintained by HyD;
 - (ii) the access arrangement should be commented by TD;
 - (iii) noting that no loading/unloading area and parking space will be provided within the Site. The application is approved on the understanding that there is and will be no vehicular access to/from the Site; and
 - (iv) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (d) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the relevant mitigation measures and requirements in 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; and is reminded that no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site during the planning approval period;
- (e) to note the comments of the Director of Fire Services that:
 - (i) with regard to the submitted fire service installations (FSIs) proposal, the separation distance between each structure shall be clearly indicated on plan; and structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m²; and

- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures are 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 BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - (iii) the Site abuts on a specified street (Kam Tin Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current application;
 - (v) 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;
 - (vi) 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
 - (vii) detailed checking under the BO will be carried out at the building plan submission stage.

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

From: [REDACTED]
Sent: 2024-11-08 星期五 03:39:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1033 DD 111 Kam Tin Road

A/YL-PH/1033

Lot 1459 S.B (Part) in D.D. 111 and Adjoining Government Land, Kam Tin Road, Pat Heung

Site area: About 222sq.m Includes Government Land of about 116sq.m

Zoning: "Open Storage"

Applied use: Office / ?? Vehicle Parking

Dear TPB Members,

Yet again conditions were not fulfilled on 921. Solution, split the site.

Members must consider that the interests of the community should take priority.

Failure to fulfil conditions should not be rewarded.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 June 2022 3:03 AM HKT
Subject: A/YL-PH/921 DD 111 Kam Tin Road

A/YL-PH/921

Lots 1458 S.B (Part) and 1459 S.B (Part) in D.D. 111 and Adjoining Government Land, Kam Tin Road, Pat Heung

Site area : About 763sq.m Includes Government Land of about 115sq.m

Zoning : "Open Storage"

Applied use: Shop and Services / **5 Years** / 7 Vehicle Parking

Dear TPB Members,

While the lots are zoned anything goes 'Open Storage', there is now extensive residential development taking place in the district.

Application 807 was approved in July 2019 but to date conditions have not been fulfilled.

So the usual solution, apply again, PlanD turns a blind eye to the failure to provide essential safeguards re the health of the community and impact on the environment and members are expected to rubber stamp.

However members have a duty to take into consideration the impact of toxicity and fire on the good health of the incoming residents and must question if this operation can be tolerated in a soon to be densely populated district.

Mary Mulvihill