

2022年 2月 2 5日

A/YL-PH/911

Appendix I

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

25 FEB 2022

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and 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 Renewal
of Permission for such Temporary Use or Development***

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	501 837 A/PL-PH/1911
	Date Received 收到日期	25 FEB 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Era Smart Limited

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

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

R-riches Property Consultants Limited

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 1576 (Part) and 1584 S.A ss.2 (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
☒ Site area 地盤面積 144 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 166 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)..... N/A sq.m 平方米 ☐ 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	Shop and services (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」[#]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
18/1/2022 (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 18/1/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary 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

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	61	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	83	.....sq.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	N/A	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	166	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	166	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Plan 04.

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 /
Motorcycle Parking Spaces 電單車車位 /
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 /
Medium Goods Vehicle Parking Spaces 中型貨車泊車位 /
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 /
Others (Please Specify) 其他 (請列明) /

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 /
Coach Spaces 旅遊巴車位 /
Light Goods Vehicle Spaces 輕型貨車車位 /
Medium Goods Vehicle Spaces 中型貨車車位 /
Heavy Goods Vehicle Spaces 重型貨車車位 /
Others (Please Specify) 其他 (請列明) /

Proposed operating hours 擬議營運時間 09:00 to 18:00 from Monday to Saturday, no operation on Sunday and public holiday.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Tin Road via a local access..... <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>.....</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。

Background

The applicant seek to use Lots 1576 (Part) and 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories (the Site) for Proposed Temporary office for a Period of 3 Years (Plan P01). The Site falls within the application site of the previously approved S.16 planning application No. A/YL-PH/842.

As portion of the application site of A/YL-PH/842 will be resumed by the Government for the proposed road works to upgrade the remaining sections of Kam Tin Road and Lam Kam Road (PWP Item No. 6820TH), the applicant proposed to convert and refurbish the existing structure to office to provide indoor office space for nearby business operators (Plan P05).

Planning Context

The Site falls within an area zoned as "Open Storage" ("OS") on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 (Plan P02). According to the Notes of the OZP, 'Office' is not a column one nor two within "OS" zone, which require planning permission from the Town Planning Board (the Board).

The Site involves of several previously approved S.16 planning applications, within which, the latest application No. A/YL-PH/842 for 'Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency, Car Beauty Product Retail and Auto Parts Retail) for a Period of 3 Years' was submitted by the same applicant and was approved by the Board on 26.6.2020. Therefore, approval of the current application will not set undesirable precedent within the "OS" zone.

Development Proposal

The Site occupied an area of 144 sq.m (about) of private land (Plan P03). One structure is proposed at the Site for office with total GFA of 166 sq.m (about) and building height of 7.2m (about)(2-storey)(Plan P04). The operation hours of the proposed development are 09:00 to 18:00 from Monday to Saturday, no operation on Sunday and public holiday. No visitor is anticipated. The estimated number of staff working at the Site are 8.

The Site is accessible from Kam Tin Road via a local access. No parking and loading/unloading space is provided at the Site. Staff are required to access the Site by taking public transport to Kam Tin Road then walk to the Site.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. drainage and fire service installations proposals are provided to minimize nuisance to the existing environment after planning approval has been granted by the Board (Plans P06 and P07).


In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary office for a Period of 3 Years'.

8. Declaration 聲明

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

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

Signature
簽署


.....
Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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

Position
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

on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

20/1/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

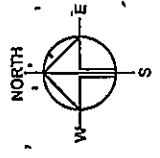
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1576 (Part) and 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	144 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
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 for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
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	/ <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	166 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ <input type="checkbox"/> (Not more than 不多於) m 米	
		/ <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7.2 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	58 % <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 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) _____ _____		/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site, Plan showing the land resumption area		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Drainage proposal, Fire service installations proposal		
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。



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 144m² (ABOUT)

ACCESS
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 1576 (PART) AND 1584 SA
SS2 (PART) IN D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
1:2000 @ A4

DATE
18.1.2022

LOCATION PLAN
DWG NO. P01

LEGEND

APPLICATION SITE

ZONING OF THE APPLICATION SITE

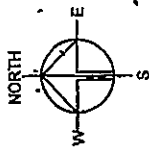
APPLICATION SITE AREA : 144m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP
 OZP PLAN NO. : SYL-PH/11
 AREA ZONED AS "OS" : 144m² (100%(ABOUT))

Wang Tai Shan
 Tsui Yuen
 Tsuen (North)

Wang Tai Shan
 Tsui Yuen
 Tsuen (South)

APPLICATION SITE

Green Villa



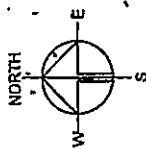
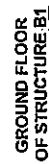
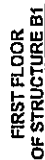
PLANNING CONSULTANT RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS	SITE LOCATION LOTS 1576 (PART) AND 1584 SA SS2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES	SCALE 1:2000 @ A4	DRAWN BY NN	DATE 18.1.2022	CHECKED BY NN	DATE 18.1.2022	APPROVED BY NN	DATE 18.1.2022	DWG. TITLE ZONING OF THE SITE	Drawn by P02	Scale D01
---------------------------------------------------------------	-----------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	----------------------	----------------	-------------------	------------------	-------------------	-------------------	-------------------	----------------------------------	-----------------	--------------

LEGEND
☐ APPLICATION SITE

APPLICATION SITE AREA	: 144m ²	(ABOUT)
COVERED AREA	: 83m ²	(ABOUT)
UNCOVERED AREA	: 61m ²	(ABOUT)
PLOT RATIO	: 1:2	(ABOUT)
SITE COVERAGE	: 58%	(ABOUT)
NO. OF STRUCTURE	: 1	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NONDOMESTIC GFA	: 168m ²	(ABOUT)
TOTAL GFA	: 168m ²	(ABOUT)
BUILDING HEIGHT	: 7.2m	(ABOUT)
NO. OF STOREY	: 2	(ABOUT)



**BUILDING
HEIGHT**



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT	PROPOSED TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS
---------	---------------------------------------------------

LOT 1576 (PART) AND 1584 S.A.
SS.2 (PART) IN D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
1:250 @ A4

DATE	18.1
DRAWN BY	MM

3140
4503230

DATE	APPROVED
------	----------

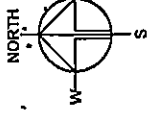
NAME, TITLE
FAVORITE PLAN

CLASS	CHRG NO.	YEAR	DATE

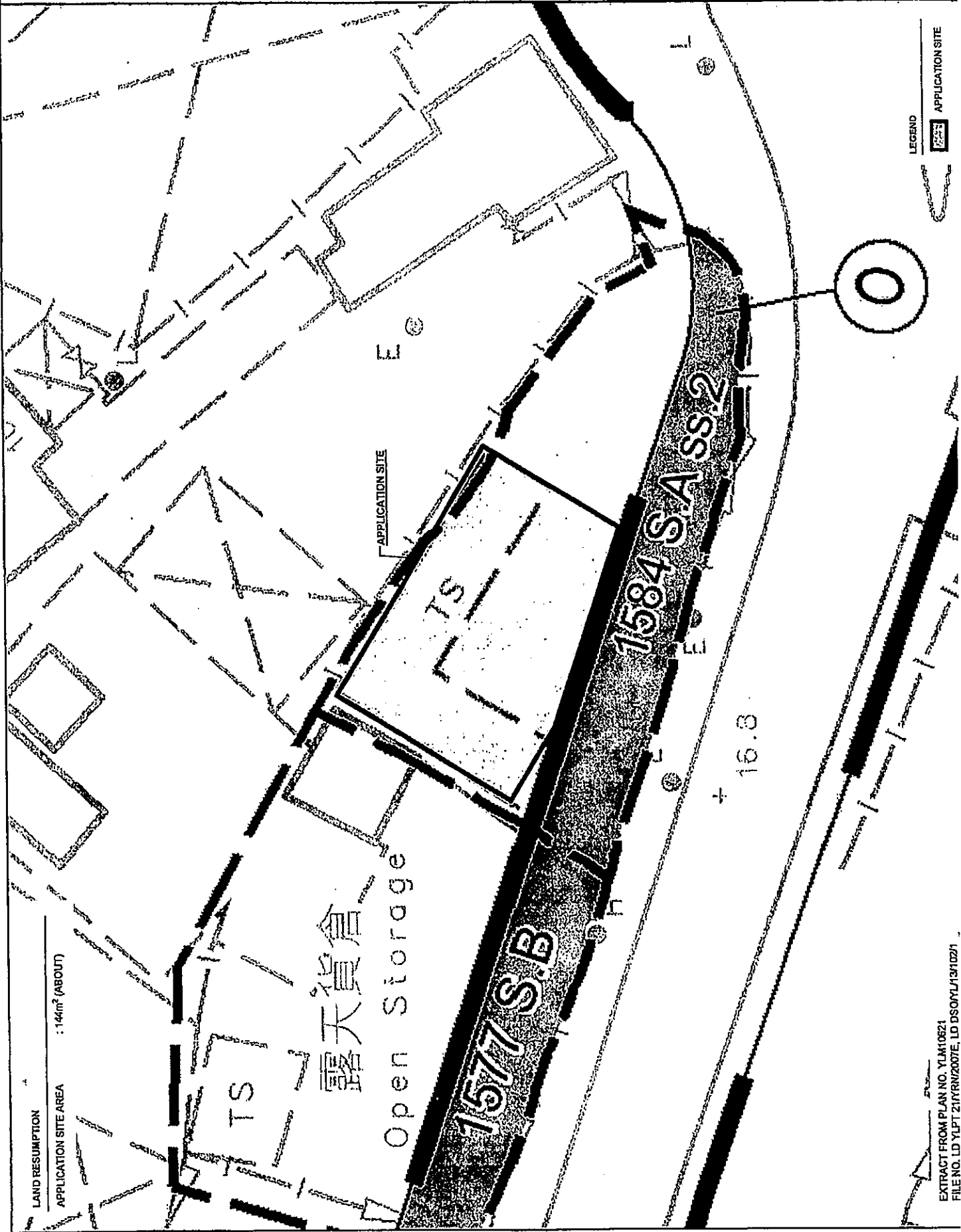
LEGEND

APPLICATION SITE

	STRUCTURE
	ENTRANCE / EXIT

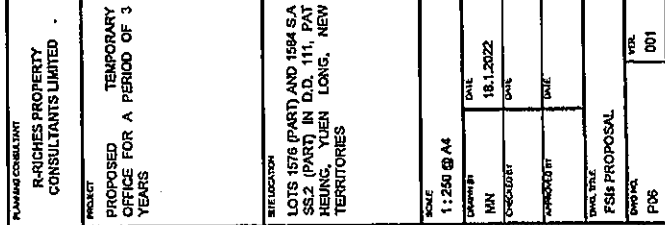


PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	
PROPOSED TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS	
SITE LOCATION LOTS 1576 (PART) AND 1584 SA SS2 (PART) IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES	
SCALE 1:250 @ A4	
DRAWN BY MN	DATE 18.1.2022
CHECKED BY	DATE
APPROVED BY	DATE
DRAWN TITLE LAYOUT PLAN	
DWG NO. P05	REV. 001

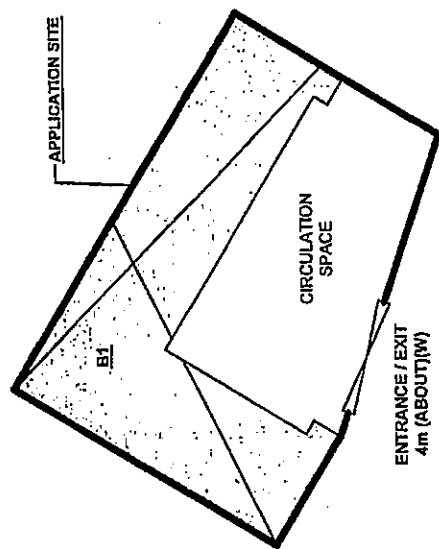
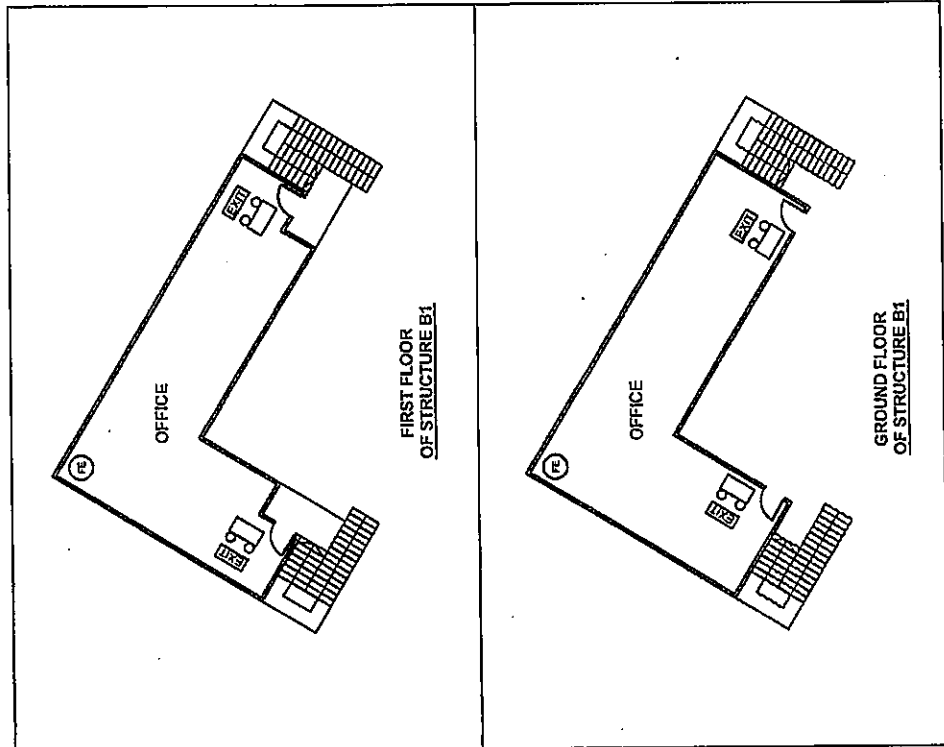


LEGEND
APPLICATION SITE

LAND RESUMPTION
APPLICATION SITE AREA : 144m² (ABOUT)



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE (GF) OFFICE (1/F)	83m ² (ABOUT)	83m ² (ABOUT) 83m ² (ABOUT)	7.2m (ABOUT) (2-STORY)
		TOTAL	166m ² (ABOUT)	



DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 144m ² (ABOUT)
COVERED AREA	: 83m ² (ABOUT)
UNCOVERED AREA	: 61m ² (ABOUT)
PLOT RATIO	: 1:2 (ABOUT)
SITE COVERAGE	: 58% (ABOUT)
NO. OF STRUCTURE	: 1 (NOT APPLICABLE)
DOMESTIC GFA	: 168m ² (ABOUT)
NON-DOMESTIC GFA	: 168m ² (ABOUT)
TOTAL GFA	: 336m ² (ABOUT)
BUILDING HEIGHT	: 7.2m (ABOUT)
NO. OF STOREY	: 2




FIRE SERVICE INSTALLATIONS

- 4 x EXIT SIGN
4 x EMERGENCY LIGHT
2 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	ENTRANCE / EXIT



顧問有限公司
盈卓物業

Our Ref.: DD111 Lot 1576 and 1584 S.A ss.2
Your Ref.: TPB/A/YL-PH/911

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

By Email

19 April 2022

Dear Sir,

1st Further Information

**Proposed Temporary Office for a Period of 3 years in "Open Storage" Zone,
Lots 1576 (Part) and 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/911)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, appearing to be 'Matthew NG', written over a horizontal line.

Matthew NG
Planning and Development Manager

Responses-to-Comments

**Proposed Temporary Office for a Period of 3 years in "Open Storage" Zone,
Lots 1576 (Part) and 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/911)

- (i) A revised drainage proposal to support the application (**Annex I**).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)		
(a)	The applicant should justify no parking and loading / unloading provisions considering the commute of staff / visitors and logistics;	As portion of the application site of the approved S.16 planning application (No. A/YL-PH/842) will be resumed by the Government for the proposed road works to upgrade the remaining sections of Kam Tin Road and Lam Kam Road (PWP Item No. 6820TH), the Applicant proposed to convert and refurbish the existing structure to office to provide indoor office space for nearby business operators. It is estimated that the proposed indoor office space could accommodate 8 nos. of staff per day and no visitor is anticipated at the Site. As the application site (the Site) is adjoining Kam Tin Road, which is well served with public transport services, no parking space is provided at the Site (Annex II). In view of the nature of the applied use, no loading / unloading space is required for the operation of the Site.
(b)	The applicant should provide nearest public transport services and indicate on the layout plan.	The nearest public transport services serving the Site are provided at Annex II .
2. Comments of Chief Highway Engineer/New Territories West, Highways Department (Contact Person: Mr. Johnny CHIU; Tel: 2762 4909)		
(a)	If the proposed run-in/out is agreed by TD, the applicant should provide the run-in/out at Kam Tin Road to the satisfaction of TD	The applied use is for temporary office with no provision of parking and loading/unloading space. No vehicle will enter the Site at any time

S.16 Planning Application No. A/YL-PH/911

	and HyD, and in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever is appropriate to match with the existing adjacent pavement.	during the planning approval period, therefore, no run-in/out is proposed for the Site.
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Annex I

LEGEND

- Proposed 150UC (1:200) with Cast Iron cover
- Proposed Catchpit
- Existing 150UC /225concrete pipe
- Existing Catchpit
- Existing Level

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:

(A/YL-PH/911)

TITLE:

Drainage Proposal

File:

DWG NO.

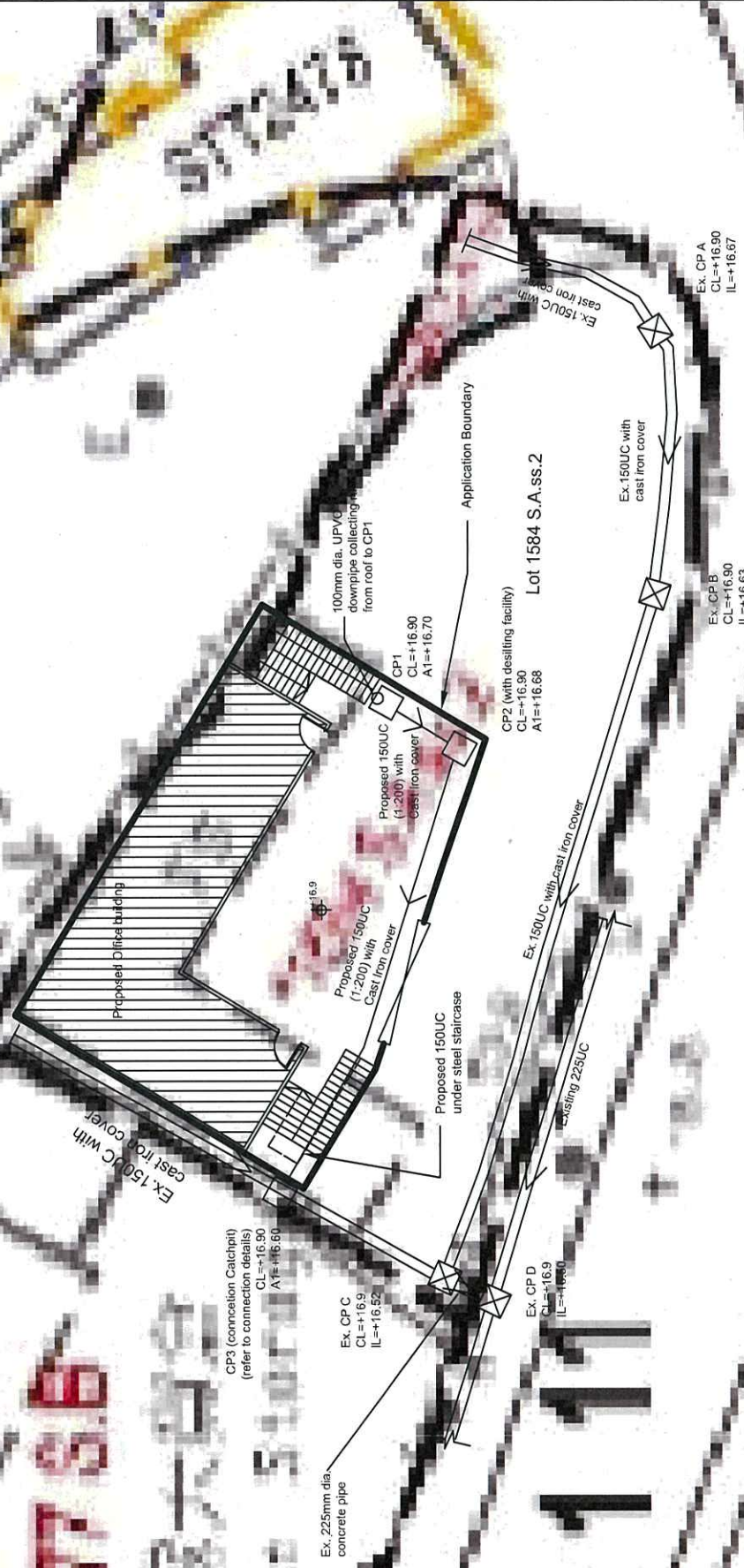
Scale:

PH911-D01

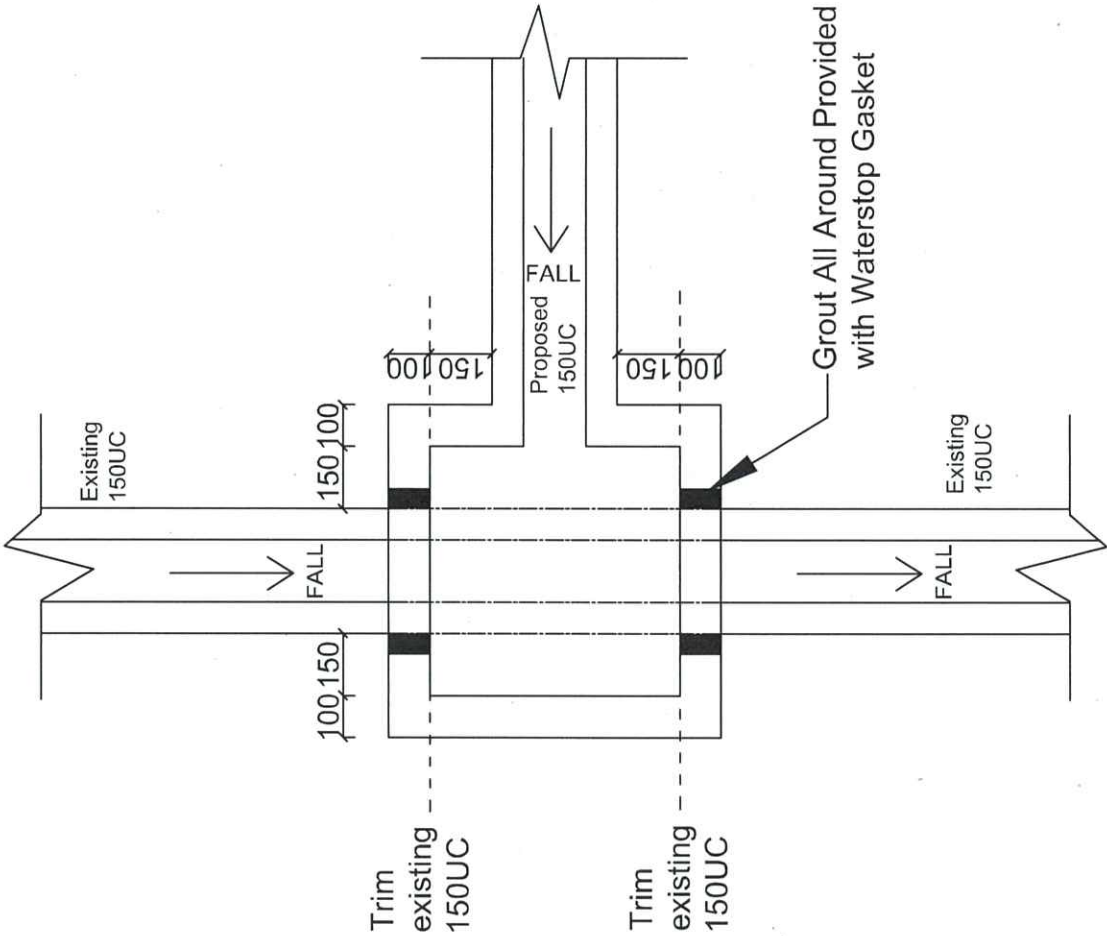
Date:
13-4-2022

NOTE:

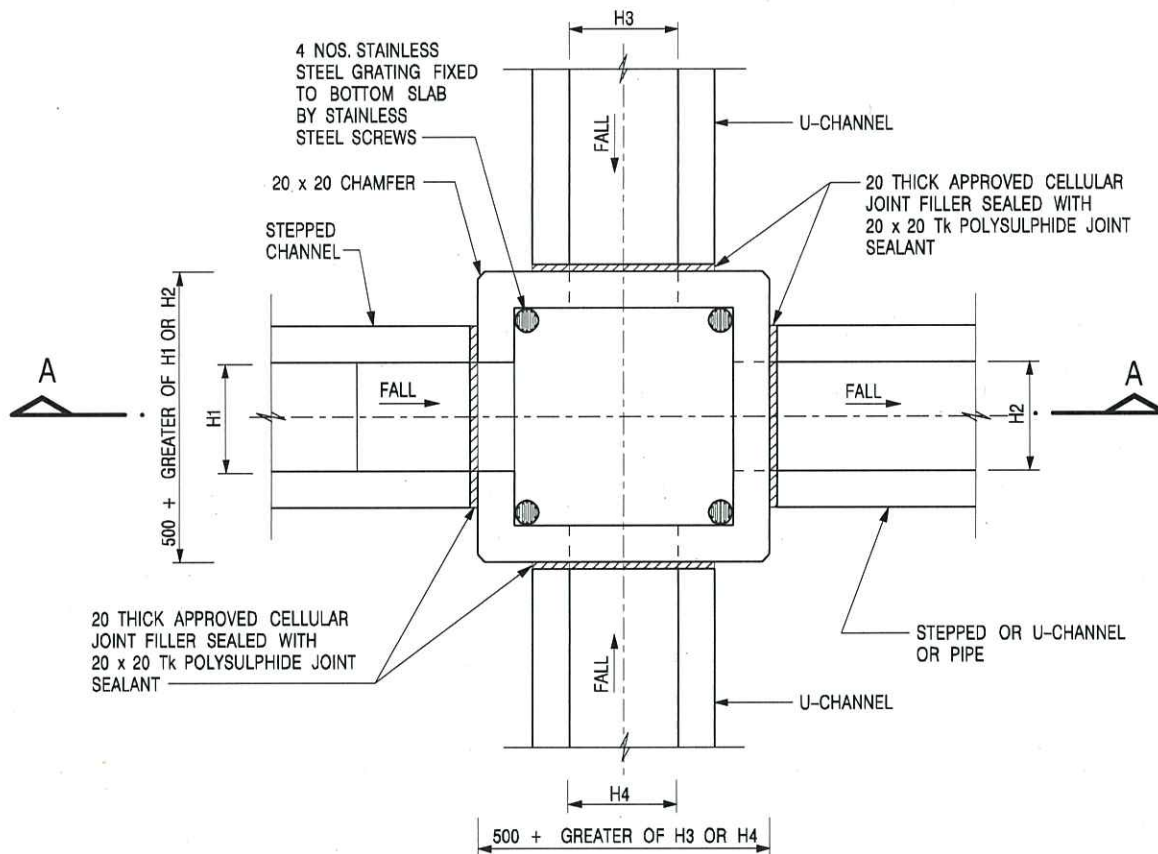
1. THE EXISTING STORMWATER COLLECTION SYSTEM WITHIN LOT 1584 S.A.ss.2 WERE COMPLETED UNDER PREVIOUS PLANNING APPLICATION (A/YL-PH/750), THIS APPLICATION IS DUE TO THE CONSIDERATION OF LAND RESUMPTION PLAN.
2. Catchpit (CP2) with desilting facility shall follow CEDD standard drawing No. C24061, which act as silt trap.
3. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
4. All UCs are covered by cast iron



LEGEND	Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	PROJECT: (AYL-PH/911)	TITLE: Drainage Proposal- Connection Detail	File: DWG NO.	Scale: PH911-D02	Date: 13-4-2022
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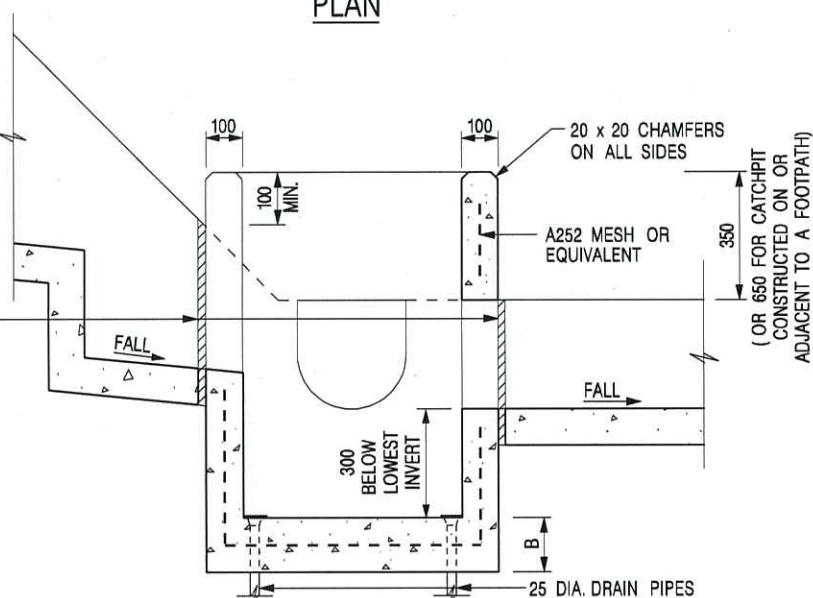
CP3-Connection Details



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

NOTES:

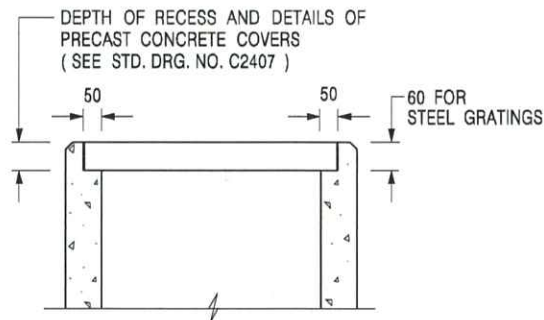
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 ϕ STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

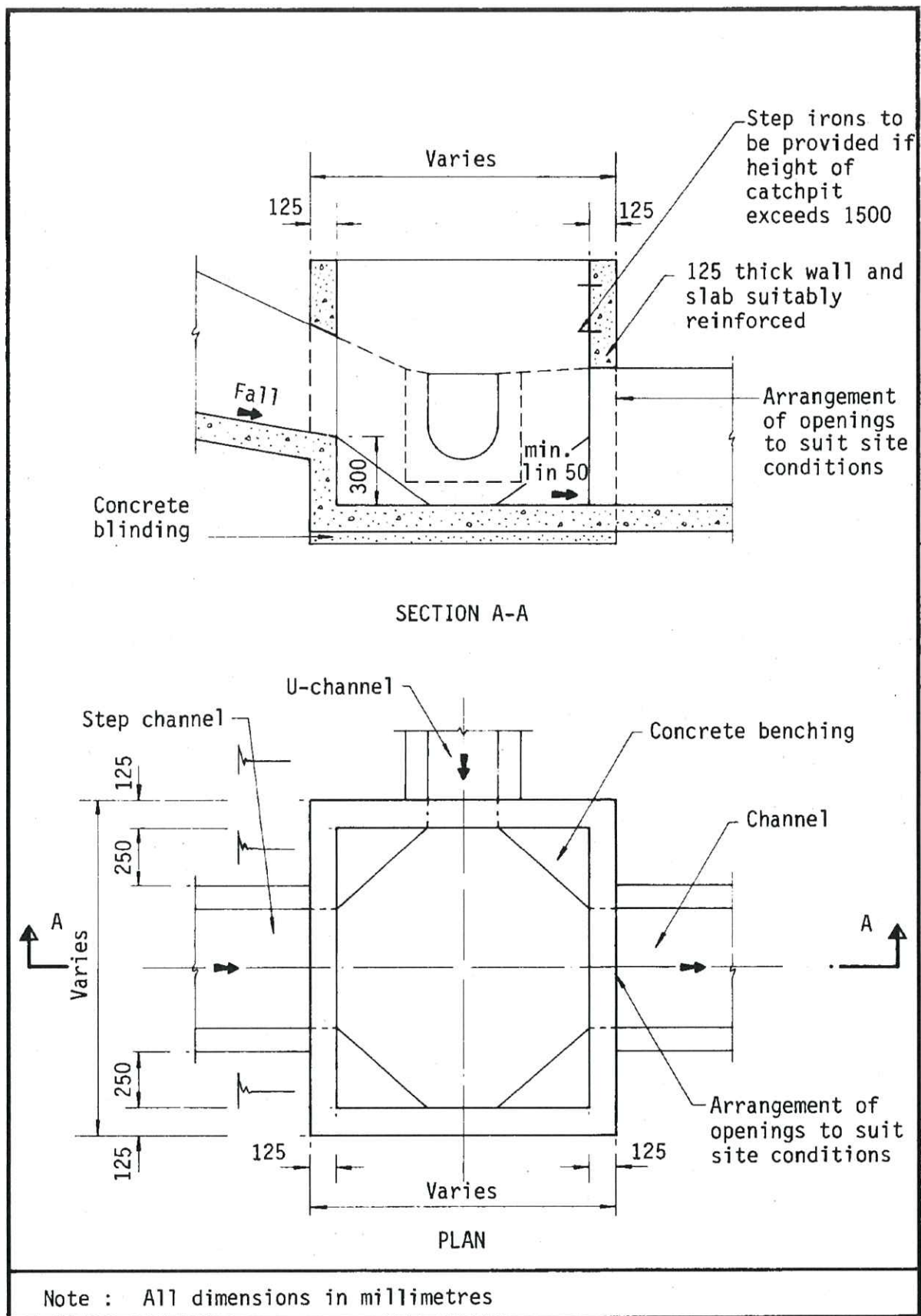
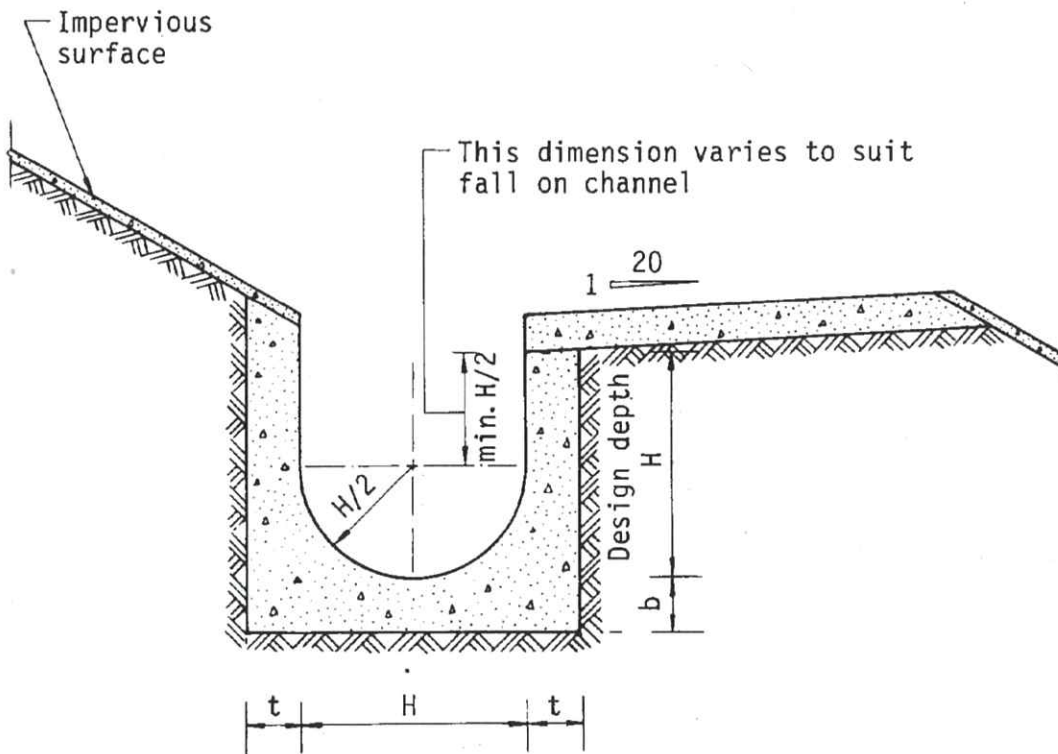


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

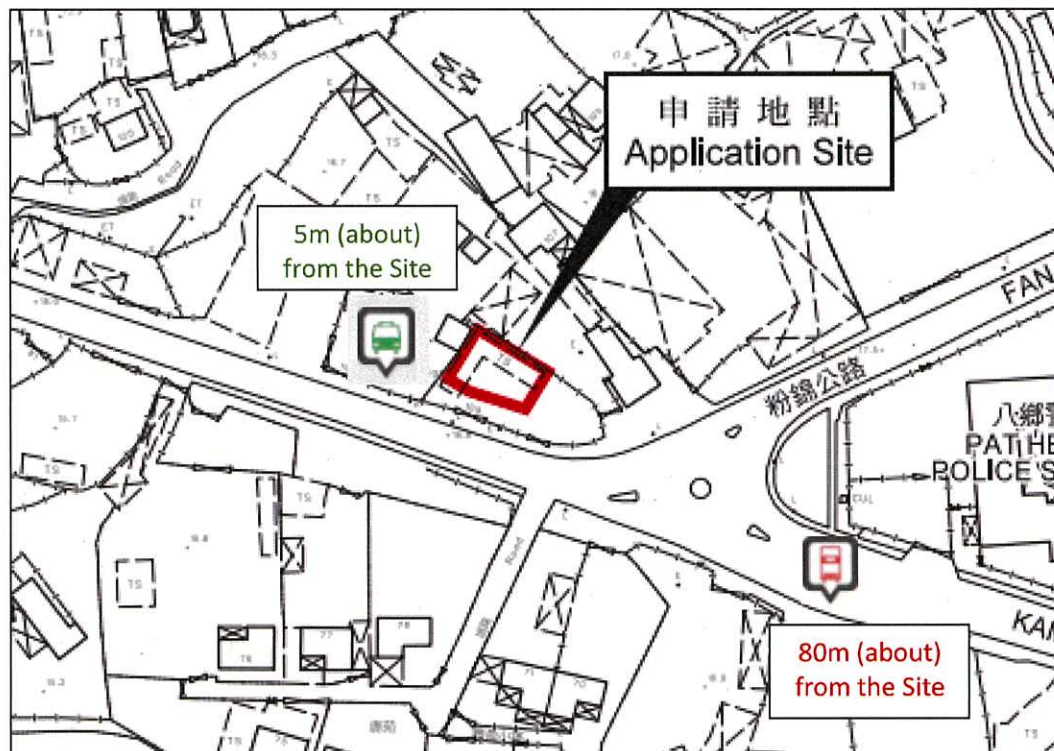
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Annex II - Public Transport Services Serving the Application Site

- (i) The Site is adjoining Kam Tin Road, which is served with public transport services. As no parking space is provided at the Site, staff is required to commute to the Site by taking public transport to Kam Tin Road then walk to the Site.
- (ii) The nearest public transport services are provided at Kam Tin Road, details are as follows:

Route No.	Termination Points	
Franchised Bus		
54	Sheung Tsuen (Shek Kong)	Yuen Long (West)
77K	Fan Kam Road (Ping Kong)	Yuen Long (West)
251B	Sheung Tsuen (circular)	Pat Heung Road
251M	Sheung Tsuen	Tsuen Wan
Green Minibus		
608	Wang Toi Shan (Pat Heung)	Kam Sheung Road Station
Public Light Bus		
18	Sheung Shui	Yuen Long



Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/143	Open Storage of Private Cars for Sale	21.11.1997
A/YL-PH/144	Temporary Property Agency Office for a Period of 12 Months	21.11.1997
A/YL-PH/234	Open Storage of Private Cars, Light Goods Vehicles and Vehicle Parts with Ancillary Vehicle and Vehicle Part Trading	16.10.1998
A/YL-PH/750	Proposed Temporary Shop and Services (Real Estate Agency, Car Beauty Product Retail and Auto Parts Retail) for a Period of 3 Years	28.7.2017
A/YL-PH/842	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency, Car Beauty Product Retail and Auto Parts Retail) for a Period of 3 Years	26.6.2020 [Revoked on 29.10.2021]

Similar s.16 Applications involved in the adjacent “OS” Zone on approved Kam Tin South Outline Zoning Plan in the Past 5 Years

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/787*#	Proposed Temporary Site Office for a Period of 3 Years	7.9.2018
A/YL-PH/886*#	Renewal of Planning Approval for Temporary Site Office for a Period of 3 Years	27.8.2021

*The site straddled “V” and “OS” zones.

Same site.

Government Departments' General Comments

1. Land Administration

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

- no comment on the application.

2. Traffic

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

- based on the FI (**Appendix Ia**) submitted by the applicant, he has no further comment on the application from traffic engineering point of view.

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

- no objection to the application subject to that there is and will be no vehicular access to/ from the Site.

3. Drainage

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

- having reviewed the revised drainage proposal as submitted by the applicant (**Appendix Ia**), he has no objection to the application; and
- should the application be approved, the applicant is required to implement and maintain the accepted drainage proposal for the Site to ensure that it will not cause any adverse drainage impact to the adjacent area;

4. Fire Safety

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

- having reviewed the FSIs proposal as submitted by the applicant in **Appendix I**, he has no in-principle objection to the application subject to FSIs being provided to the satisfaction of his department; *and*
- *the FSIs proposal is considered acceptable. Should the application be approved, the applicant is required to implement the accepted FSIs proposal for the Site.*

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there is no environmental complaint concerning the Site received by DEP in the past three years.

6. Building Matters

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

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

7. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

8. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

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

9. Other Departments

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

Recommended Advisory Clauses

- (a) the planning permission is given to the development / uses under application. It does not condone any other development / uses which currently exist on the Site but not covered by the application. Immediate action should be taken to discontinue such development / use not covered by the permission;
- (b) to note the comments of the District Lands Officer / Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - within the Site, part of the private lot (Lot 1584 S.A ss.2 in D.D. 111) is covered by Short Term Waiver (STW) (STW No. 351), under which the permitted use is grinding mill; and
 - should the application be approved, the STW holder(s) will need to apply to his office for modification of STW conditions where appropriate, and lot owner(s) of lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant shall be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewerage treatment/disposal facilities for the proposed development;
- (f) to note the comments of the Director of Fire Services (D of FS) that:

- regarding the implementation of the accepted FSIs proposal, the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by 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 application site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - 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;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.