14/2

此文件於 2023年 3月 16日收到。城市規劃委員會
日後在確認所有必要的資料及文件後正式確認收到
申請的日期。

This document is received on 16 MAR 2023.
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)

YL-SK
2300481
14/2 (by hand)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/343
	Date Received 收到日期	16 MAR 2023

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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)

Happy Gold Properties Agency Limited (喜鋒地產代理有限公司)

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)

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 319 S.B.RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long
(b)	Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☐Site area 地盤面積 310 sq.m 平方米 ☑About 約 ☐Gross floor area 總樓面面積 Not more than 110 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）	Nil 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 Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	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 .....09/03/2023..... (DD/MM/YYYY), this application involves a total of .....1..... "current land owner(s)"#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☑ has obtained consent(s) of .....1..... "current land owner(s)"#.
已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	The remaining portion of Section B of Lot no. 319 in D.D. 112	12/02/2023

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

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

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

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

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

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

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

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

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Real Estate Agency) 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	255 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	55 sq.m ☑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	NA sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 110 sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	Not more than 110 sq.m ☐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 1 : Shop and services & toilet (Not exceeding 6.5m, 2 storeys)

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	3 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

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

Proposed operating hours 擬議營運時間
9:00a.m. to 8:00p.m. on Monday to Sunday including Public Holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ 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)) Vehicular access leading from Kam Sheung Road ☐ 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	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☑
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

(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 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/_____/_____
(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ..... ☐ month(s) 個月 .....

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）。

1. Shop and services is a column two use in 'V' Zone and always permitted at the ground floor of a New Territories Exempted House.
2. The proposed development is in line with the planning intention of the "Village Type Development" ("V") Zone which is to provide essential service to the villagers.
3. The proposed development would benefit the residents in the vicinity by catering their demand for property agency service.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment.
6. Similar shop and services in "V" zone such as A/YL-SK/292 was granted with planning permission. Similar preferential treatment should be granted to the crent application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insiguificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insiginificant drainage impact because surface U-channel has been provided at the application site.
11. The applicant has complied with all the planning conditions imposed to the previous planning permission. Due to the change of tenant at the application site and the applicant cannot meet the timeframe to renew the application because of the negotiation of the tenancy with the land owner, a fresh planning application is submitted for the consideration of the Town Planning Board.
12. Only private car will access/park at the site. No light goods vehicle, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time.
13. No vehicle is allowed to queue back to or reverse onto/from public road at any time.

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

KWOK WING HONG
Name in Block Letters
姓名（請以正楷填寫）

Partner
Position (if applicable)
職位（如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 .....

on behalf of 代表 Happy Gold Properties Agency Limited

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

Date 日期 14/2/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 319 S.B. RP (Part) in D.D.112, Lin Fa Tei, Yuen Long
Site area 地盤面積	310 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	'Village Type Development' ("V")
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	110 ☐ About 約 ☑ Not more than 不多於	0.35 ☐About 約 ☑Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	NA	
		Non-domestic 非住用	1	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 ☐ (Not more than 不多於)	
			NA Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	6.5 m 米 ☑ (Not more than 不多於)	
			2 Storeys(s) 層 ☑ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		17.74 % ☐ 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	3	
		Private Car Parking Spaces 私家車車位	3	
		Motorcycle Parking Spaces 電單車車位	0	
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
		Others (Please Specify) 其他 (請列明) NA		
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0	
		Taxi Spaces 的士車位	0	
		Coach Spaces 旅遊巴車位	0	
		Light Goods Vehicle Spaces 輕型貨車車位	0	
		Medium Goods Vehicle Spaces 中型貨車位	0	
		Heavy Goods Vehicle Spaces 重型貨車車位	0	
		Others (Please Specify) 其他 (請列明) NA		

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	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location plan, Outline zoning plan, As-built drainage plan and ~~SSI~~ FSI layout plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Drainage proposal, Traffic arrangement proposal and ~~SSI~~ FSI proposal		

Note: May insert more than one「✓」. 註：可在多於一個方格內加上「✓」號

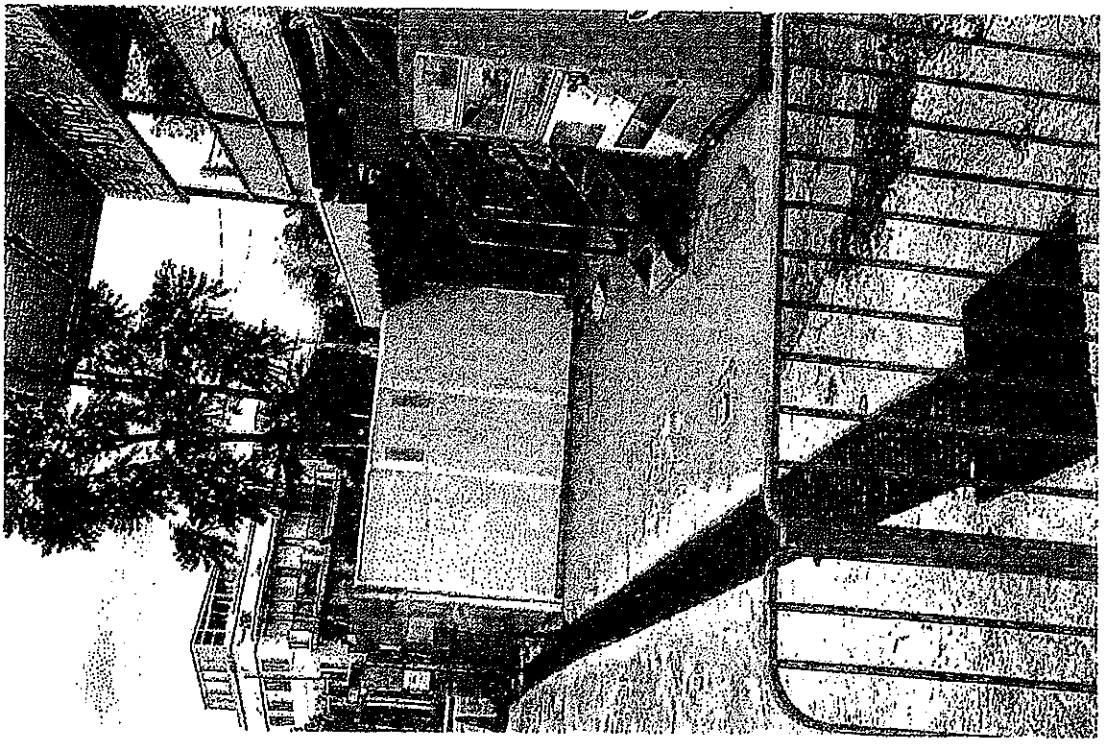
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

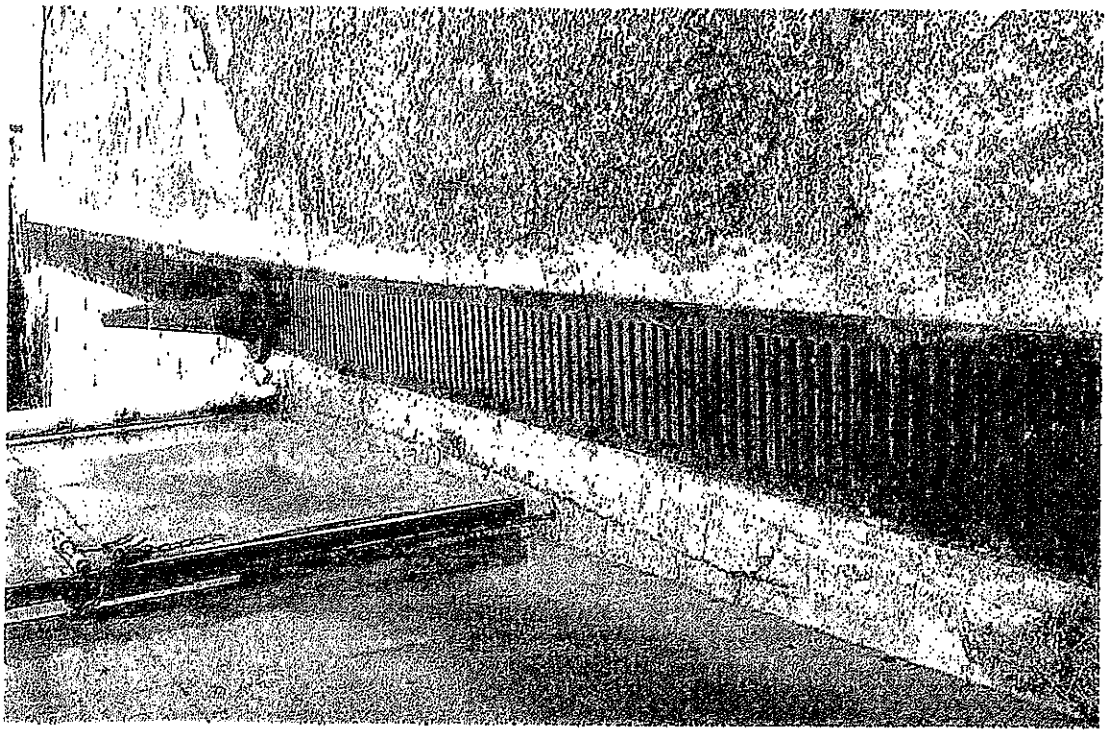
註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

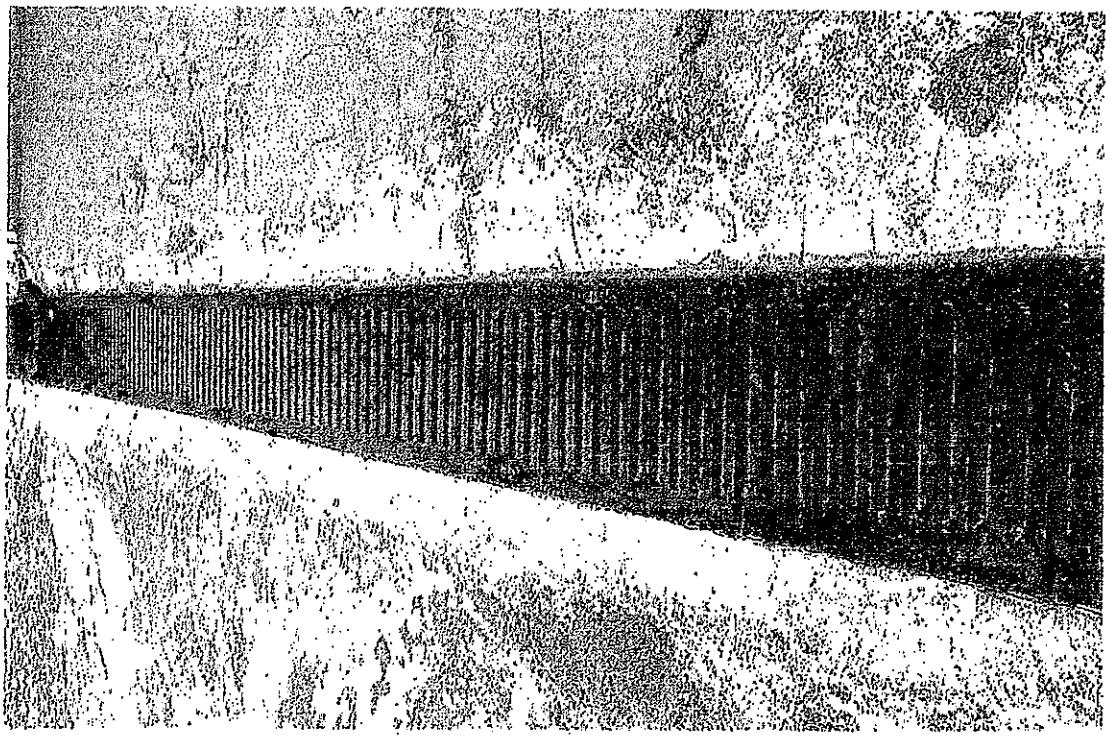
To the Drainage Department,

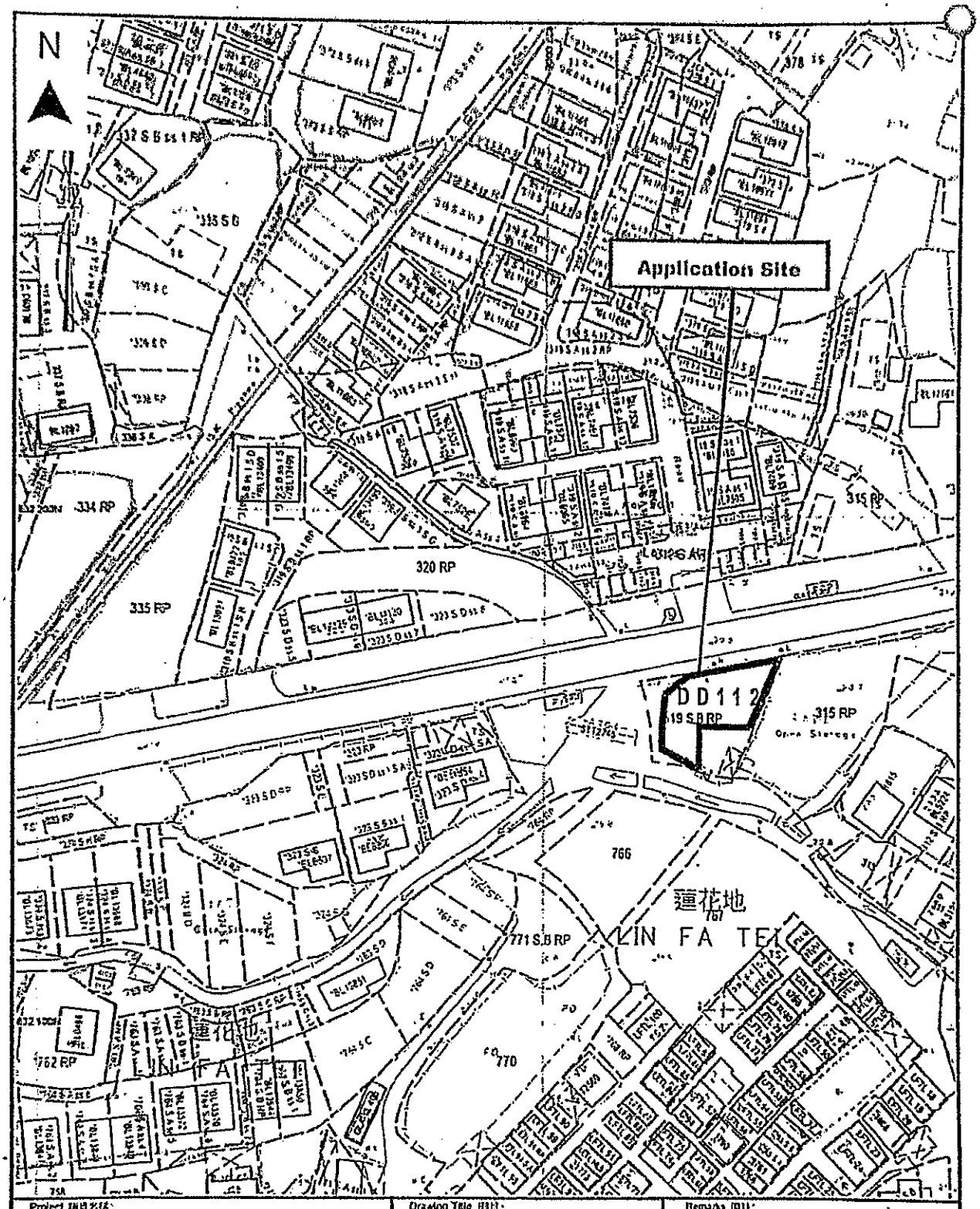
At the application site, there is already a ditch (225mm U-channel) at the front of this site, in which was built when we applied for planning A/YL-SK/292 was granted with planning permission last time. We maintain this rainwater ditch regularly, and we also regularly clean up the silt and weeds in the ditch. The following pictures of the scene, please take notice,,,.

Yours sincerely. thank you

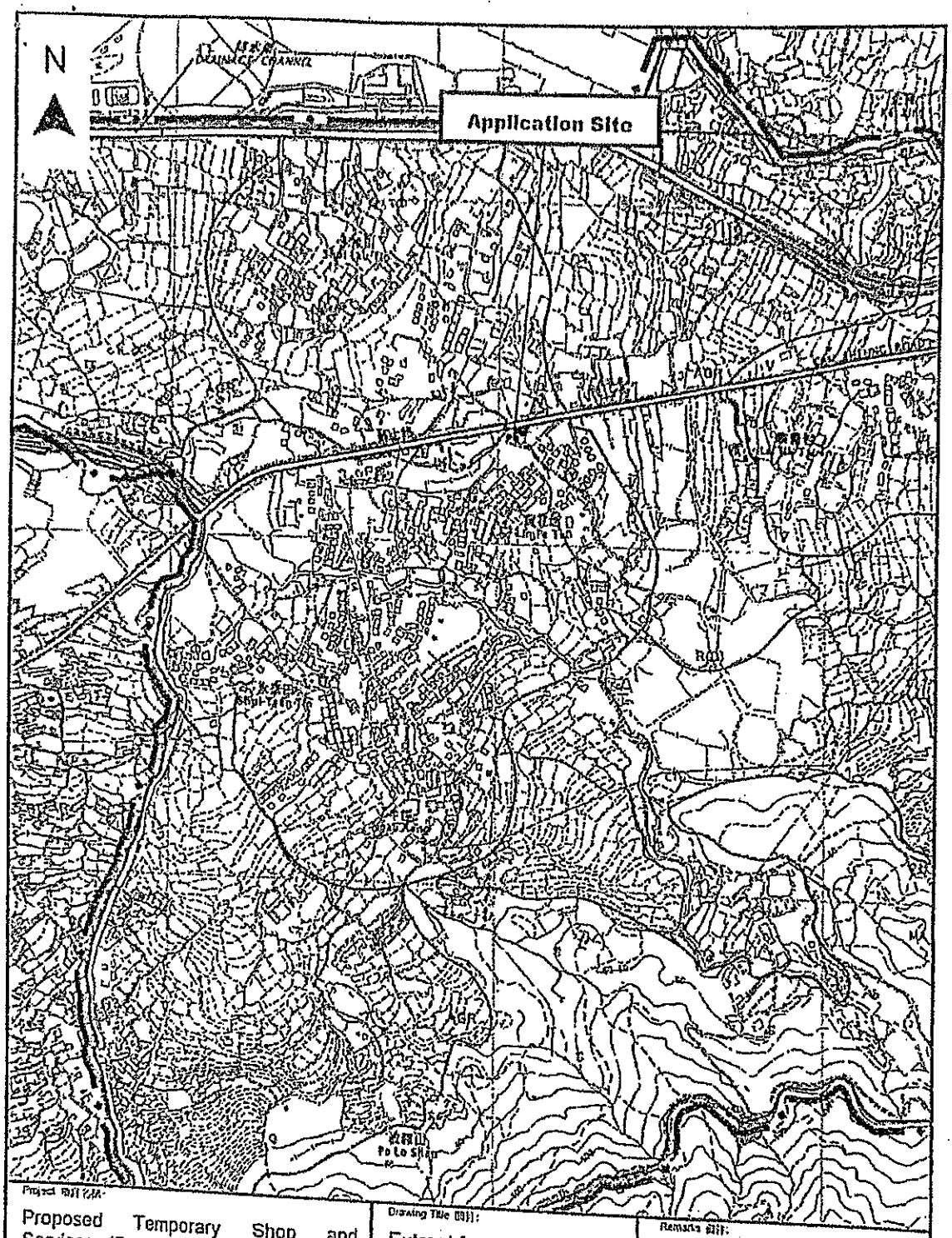




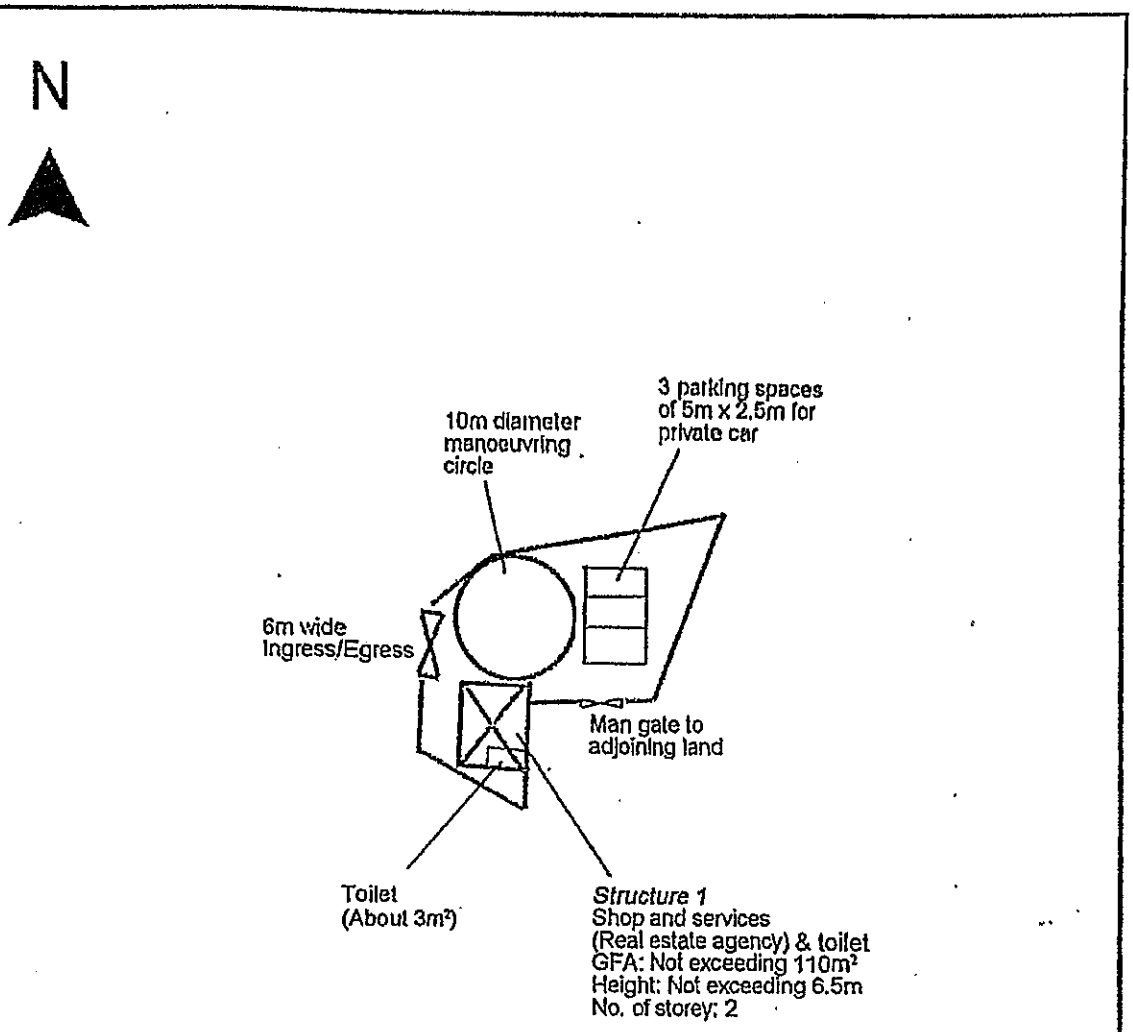




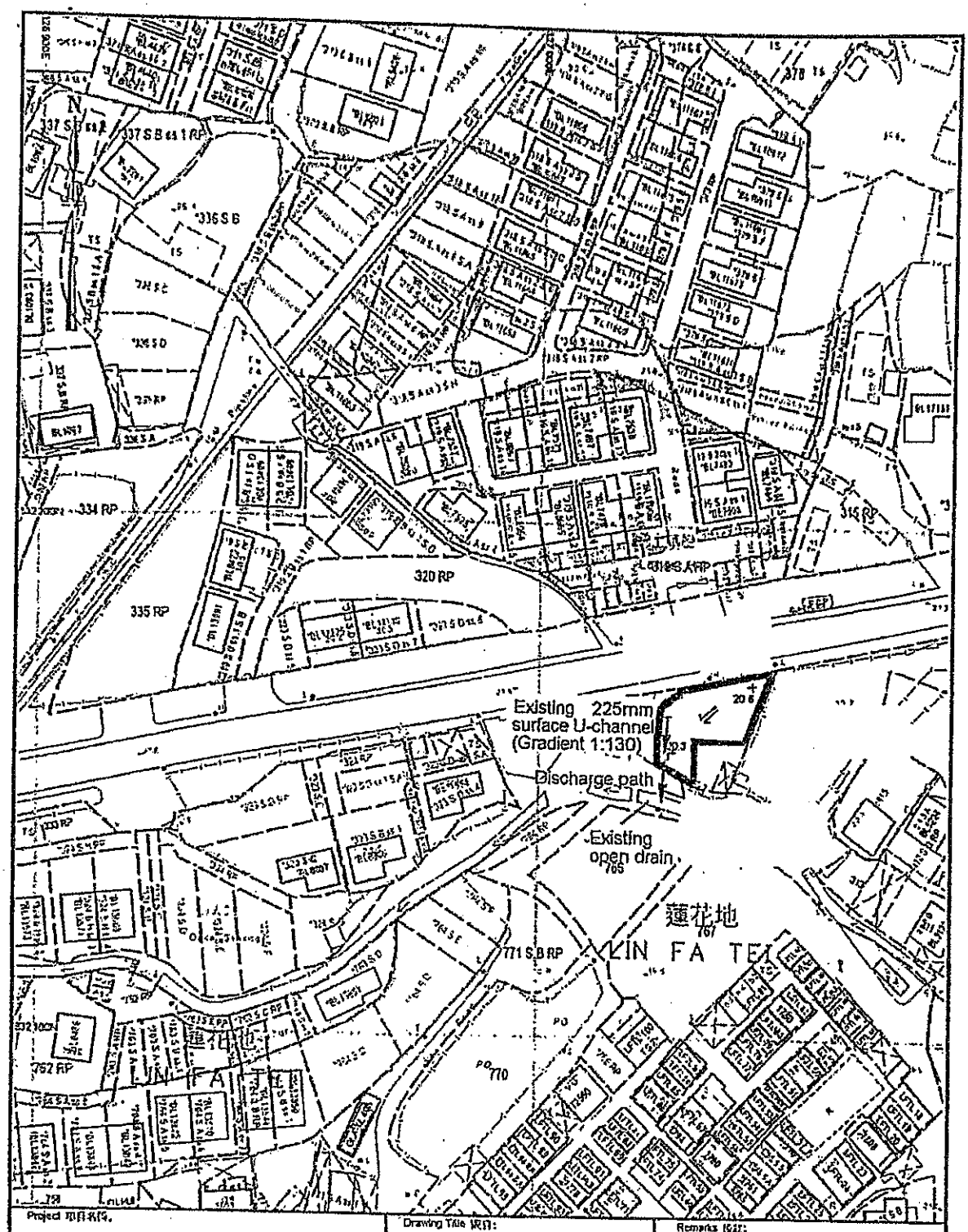
Project 項目名稱:	Drawing Title 圖則:	Remarks 備註:
Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 319 S.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long, N.T.	Application Site	
	Drawing No 圖號: Figure 1	Scale 比例: 1:1000



Project 項目名稱:	Drawing Title 圖則:	Remarks 備註:
Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 319 S.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long, N.T.	Extract from OZP No. S/YL-SK/9	⊗ ⊗ ⊗ Vehicular access leading from Kam Sheung Road
	Drawing No. 圖號: Figure 2	Scale 比例: 1:7500

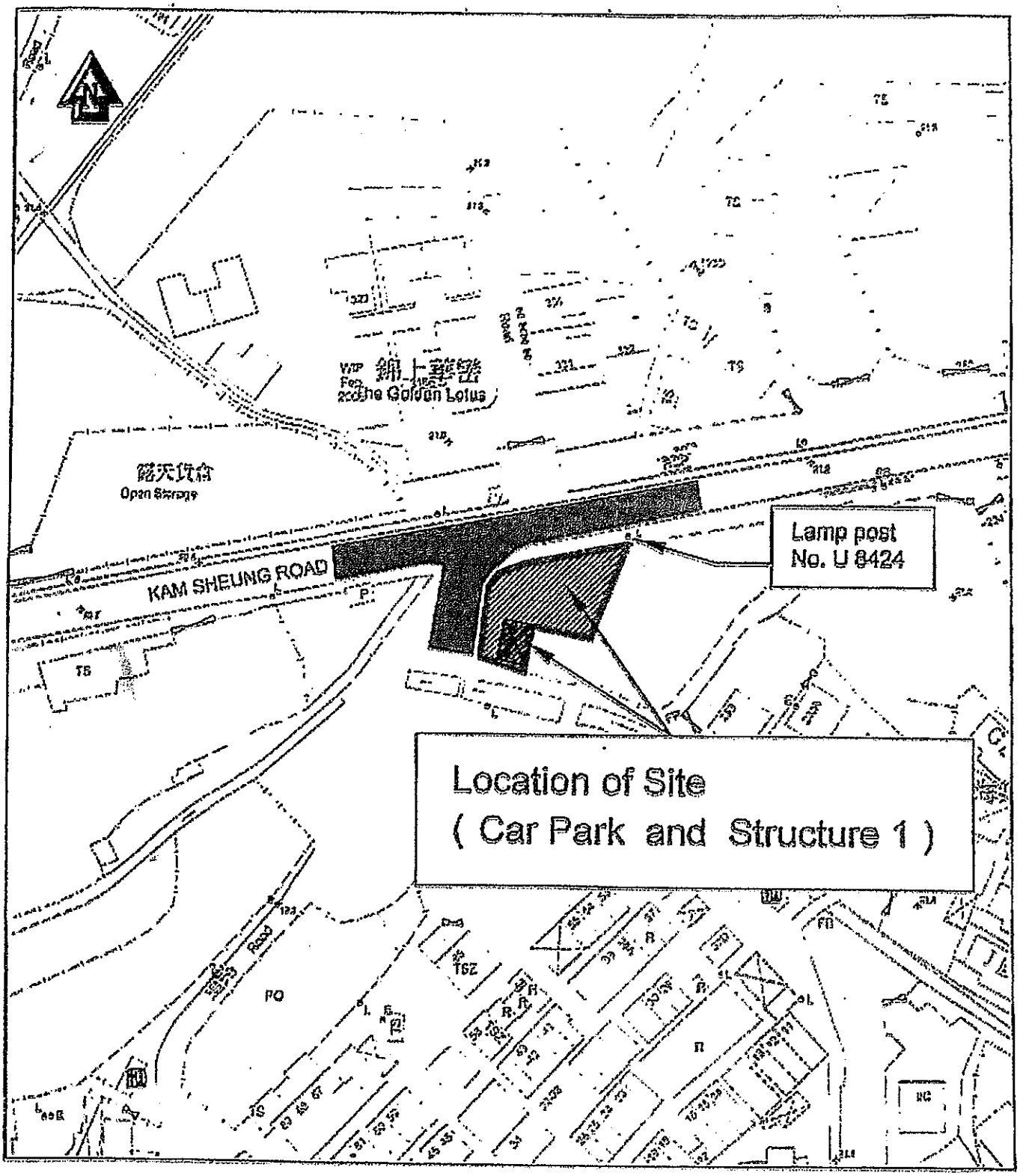


Project 項目	Drawing Title 圖則	Remarks 備註
Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 319 S.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long, N.T.	Proposed Layout Plan	
	Drawing No. 圖號 Figure 3	Scale 比例: 1:500



Project 項目名稱:	Drawing Title 圖名:	Remarks 備註:
Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 319 S.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long, N.T.	As-built Drianage Plan (Drainage plan accepted by CE/MN, DSD for last planning permission No. A/YL-SK/252)	20.5 Level (in mPD) ⇐ Flow of surface runoff ☐ Proposed catchpit
	Drawing No 圖號: Figure 4	Scale 比例: 1:1000

To: Transport Department



PROJECT TITLE: TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)

LOCATION LOT 319 S.B R P (PART) IN D.D. 112 , LIN FA TEI , YUEN LONG

LEGEND:

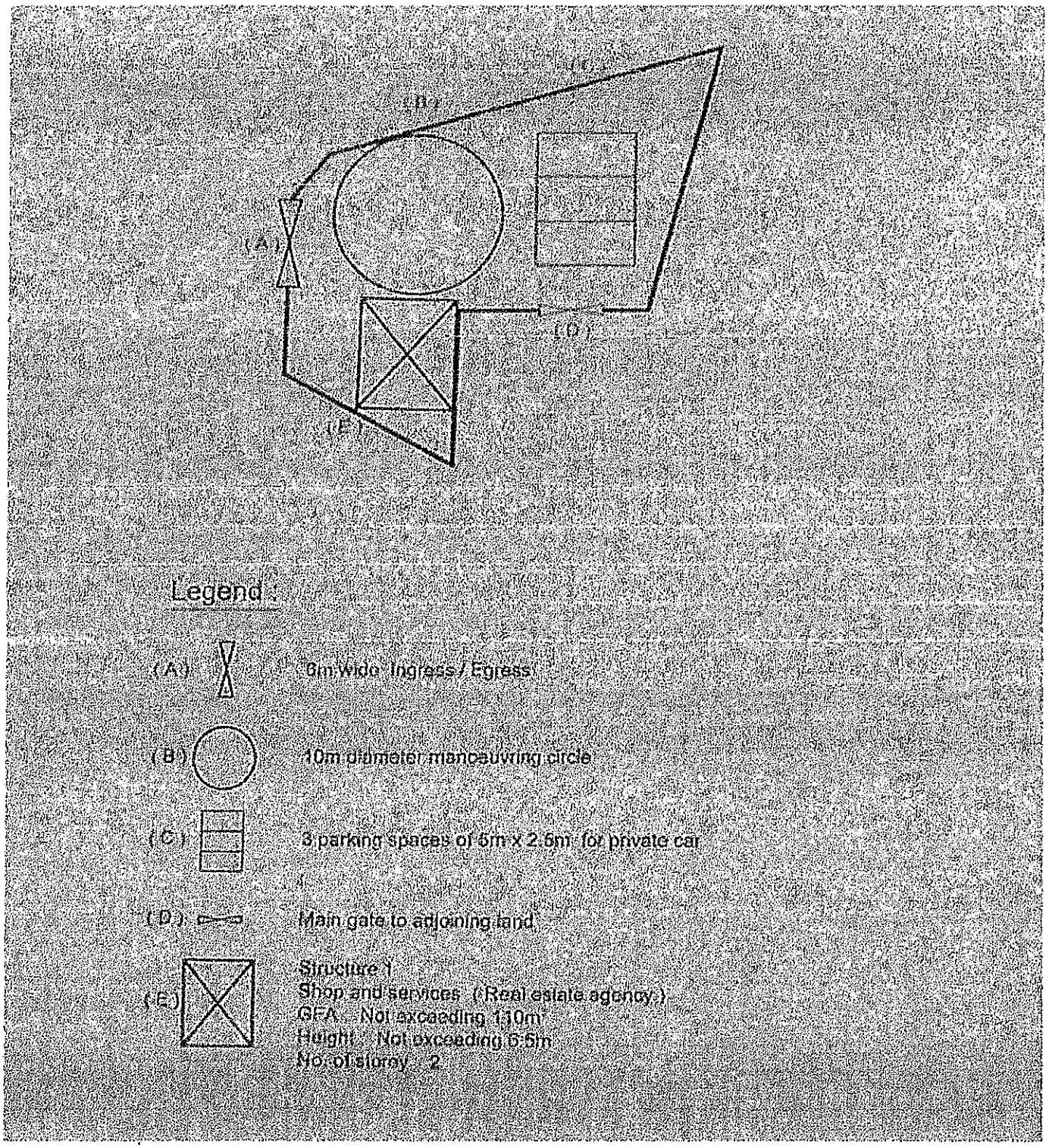
[redacted] THE EXISTING ACCESS FOR EMERGENCY VEHICLES BEING PROVIDED TO REACH OVER 30 m TRAVEL DISTANCE FROM THE EXISTING CAR PARK AND STRUCTURE 1

SURVEY SHEET NO.: 6-NE-18B AND 6-NE-19A

SCALE: 1 : 1000

There are three numbers of parking space within the private land for staff / visitor's vehicles and loading/unloading use. As such, no loading and unloading area will be required nearby Kam Sheung Road. [Please see Map A below]

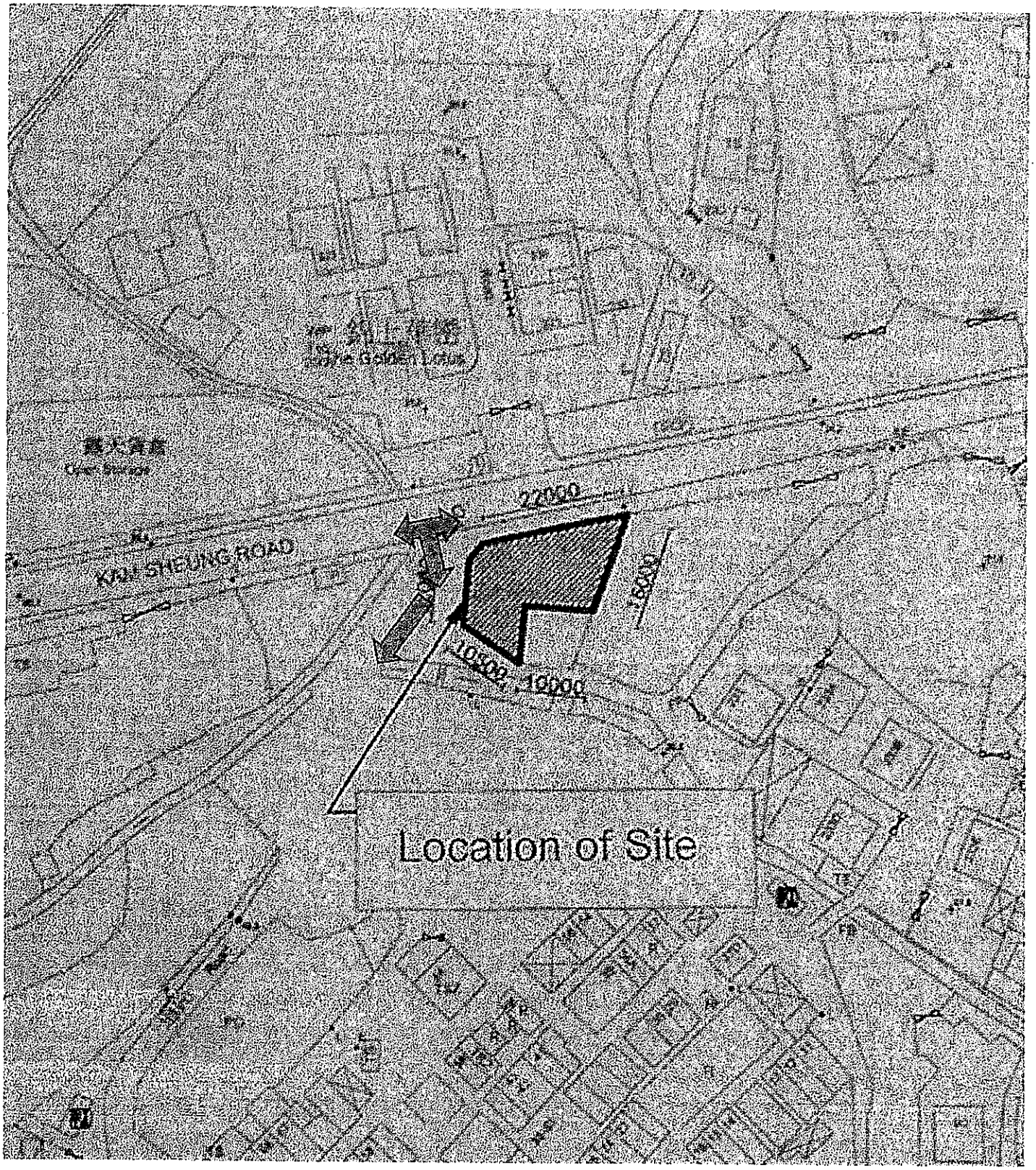
Map A



Layout Plan of private land

Traffic will move along the entrance access of Lin Fa Tei Village easily as no vehicles from the private land(hatched black) will block or occupy any part of village access or Kam Sheung Road at anytime. [Please see Map B below]

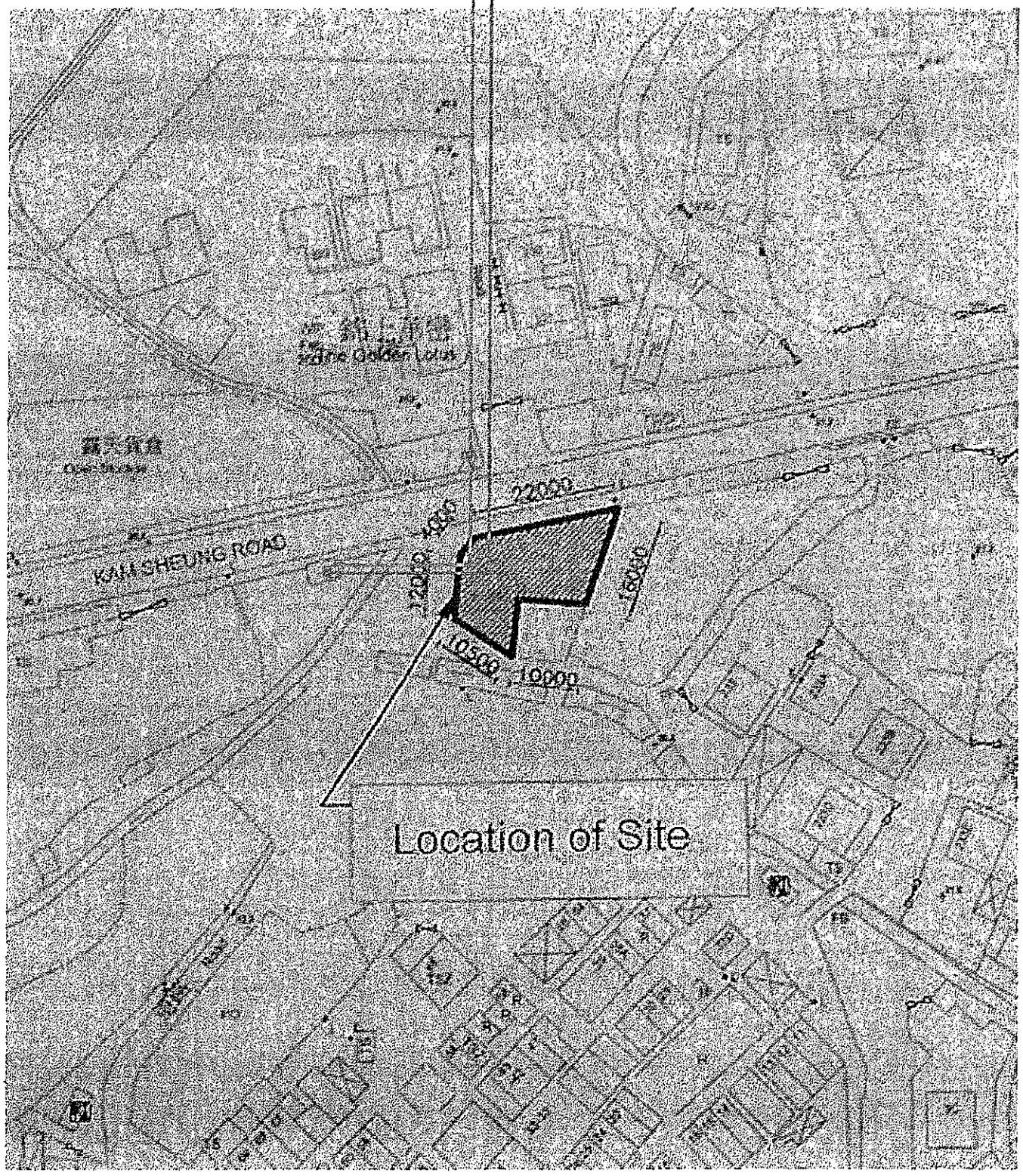
Map B



The nearest KMB bus stop and minibus stop with route no. are shown on Map C below

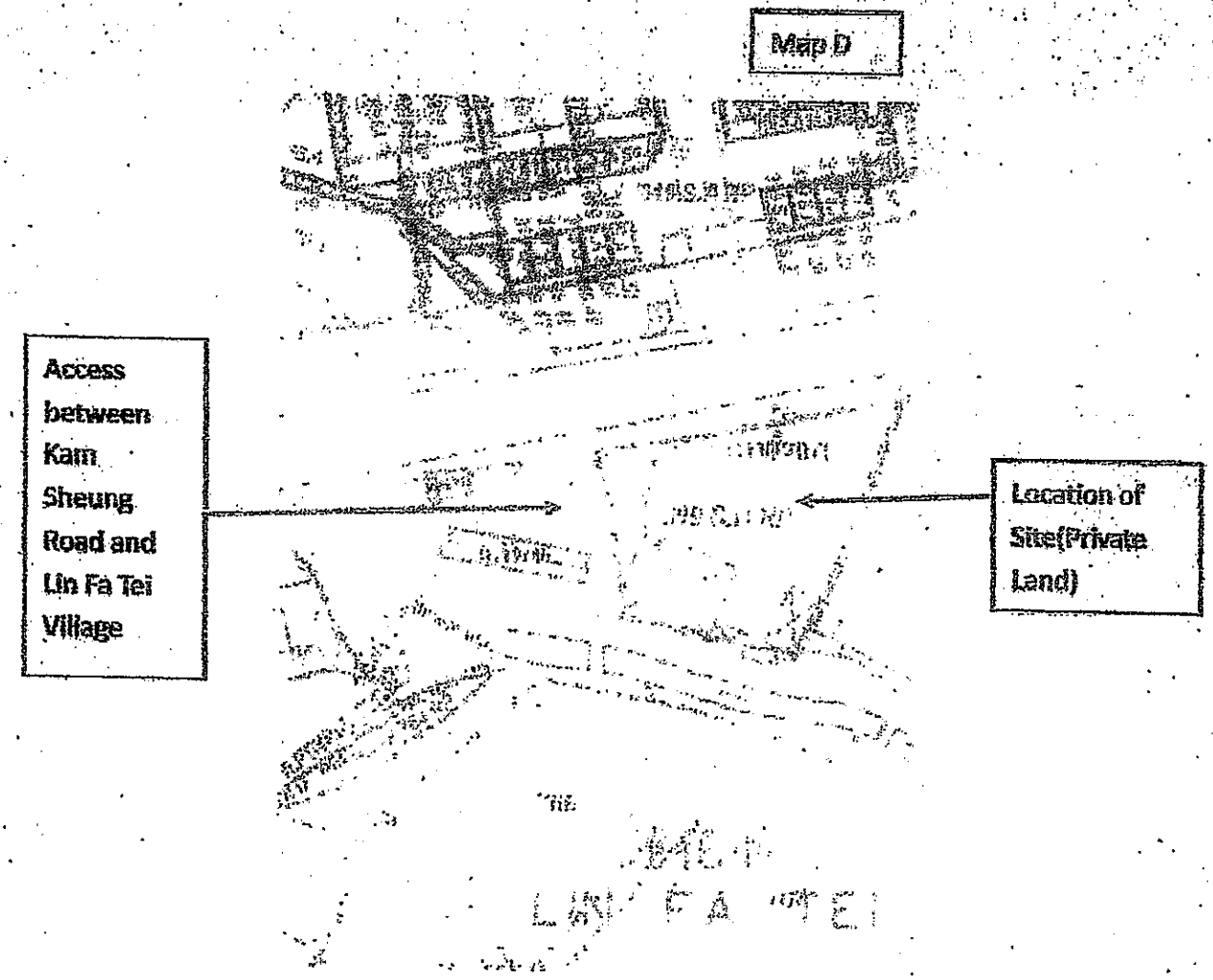
The nearest KMB bus stop route no. 64K, 251A and Minibus route no. 72

Map C



In accordance with the land status plan downloaded from District Land Office, I noted that the local access between Kam Sheung Road and Lin Fa Tei and the Private land are not managed by Transport Department. (Please see Map D below)

Map D

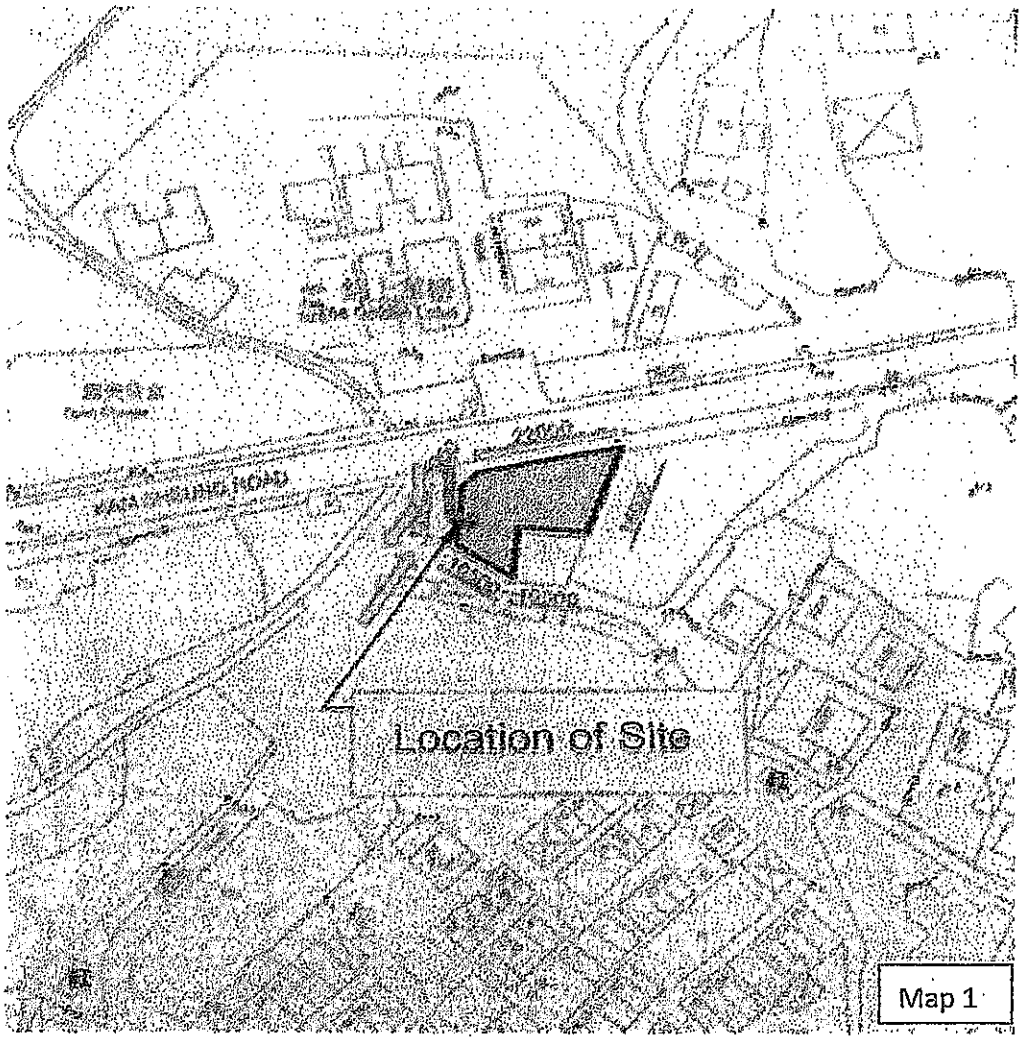


Happy Gold Properties Agency Ltd.

Date: 4 - 7 - 2022

Supplementary information regarding para b) of my application as mentioned above are listed below for your further consideration:

i) There is no blockage or occupation of Kam Sheung Road when vehicle is driving in and out from Lin Fa Tei Village(Yellow arrow in Map 1 and Photo 1). For your information, the private land owner shared part of the private land at village entrance near "Pai Lau" for public use, it directly widen the road entrance and therefore **NO** traffic jam may arise at Kam Sheung Road when vehicles driving in and out of the private land at anytime(Green arrow in Map 1, Photo 1 and Photo 2).



Map 1

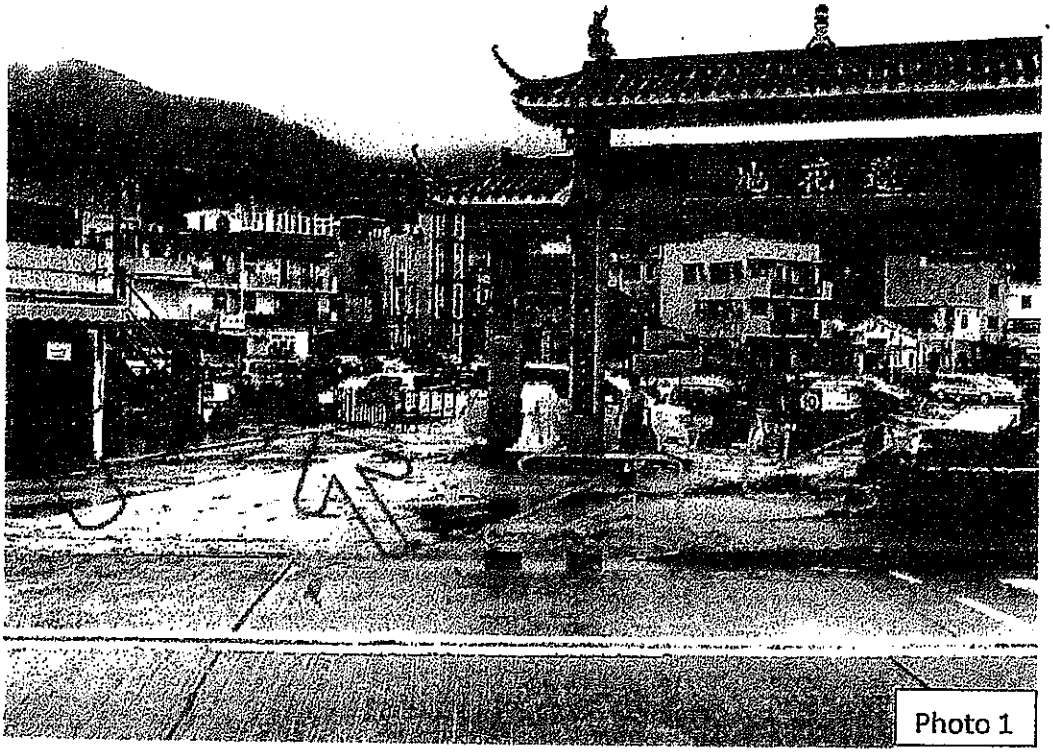


Photo 1

v

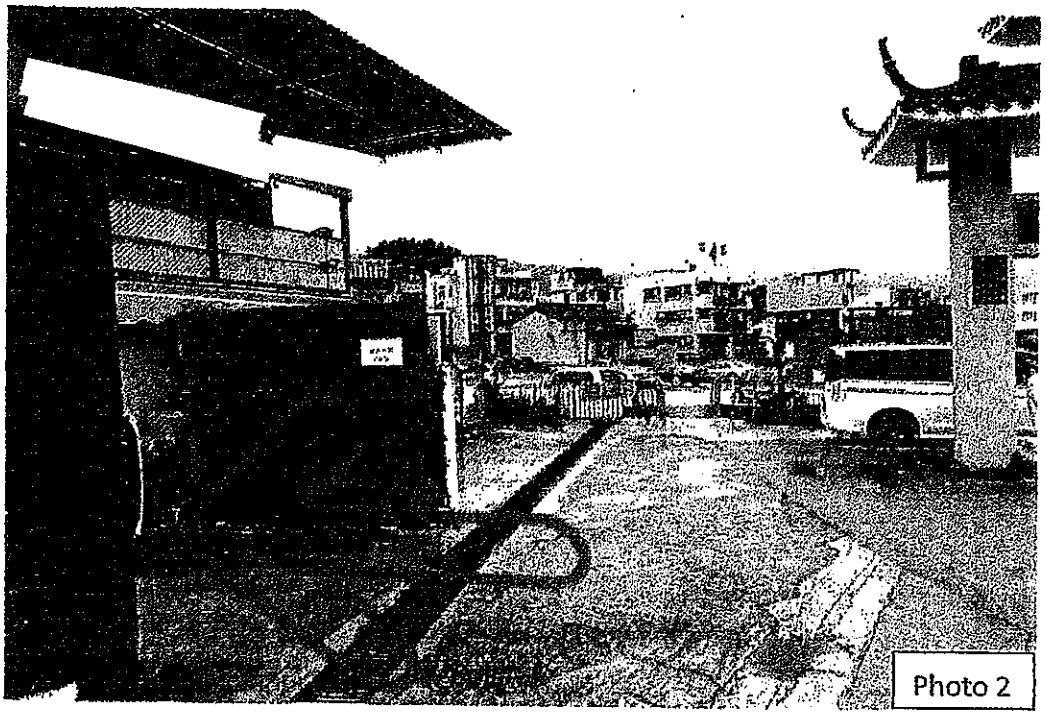


Photo 2

ii) Besides, sufficient space is availabe inside the private land for vehicles, light good vehicle or lorry for loading and unloading Purposes. As such, it will not affect the normal traffic flow between the village access of Lin Fa Tei and Kam Sheung Road. See Photo 3 for details.

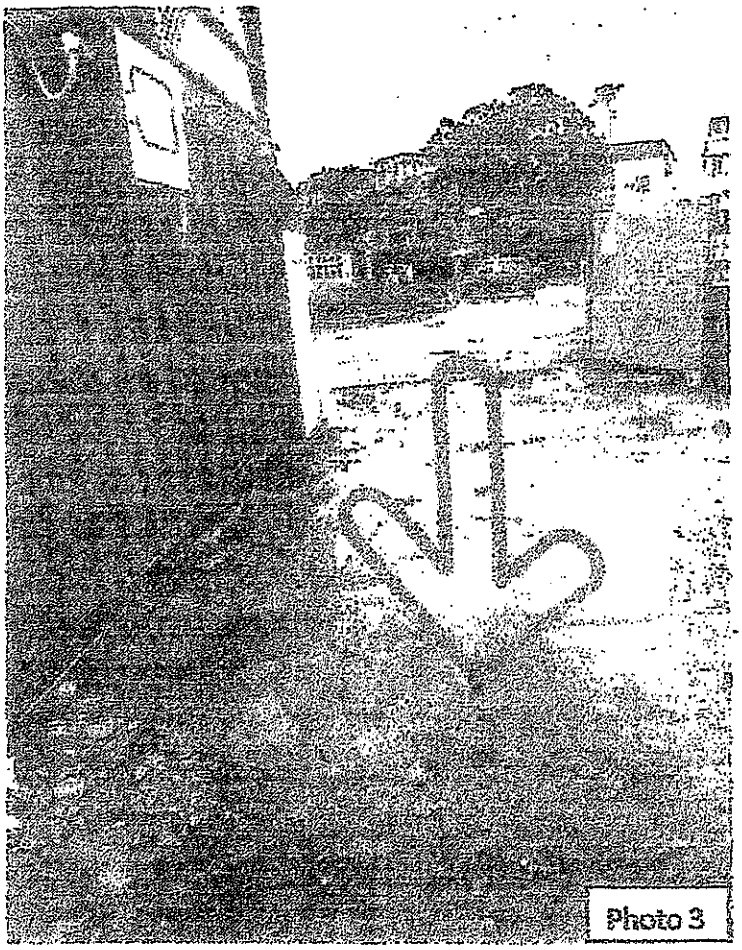


Photo 3

大興消防工程有限公司
TAI HING FIRE ENGINEERING LIMITED
大興消防工程公司
TAI HING FIRE ENGINEERING CO.

No.IL

TO.: 致

喜鋒地產代理有限公司
元朗八鄉錦上路蓮花地 LOT 319 S.B RP (PART) in DD112

ATTENTION : MR. LAW

INVOICE

D.O.NO.:
P.O.NO.: PAY CASH
JOB NO.:
DATE 19/11/2022

QTY 數量	UNIT PRICE單價	DESCRIPTION 貨物名稱	AMOUNT 金額
		檢查及測試消防系統:	
1 組	*****	掛牆式緊急照明燈	*****
1 組	*****	24吋出路燈箱	*****
		檢查手提式滅火筒:	
1 組	*****	WATER BASED 9LITERS (19S)	*****
1 組	*****	DRY POWDER 2KG (19S,20S)	*****

The property in the above mentioned goods will not pass to the buyer before full payment has been made.
在貨款未清繳或支票未過戶前，上列貨物之擁有權仍屬本公司.
Received the Goods in good order and condition
貨物收訖

TOTAL AMOUNT 總額 HK$1,800.00

Signature & Company's Chop
客戶簽名及蓋章

寫字樓地址:

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條（1）款）

FSD Ref.: _____
消防處檔號

A

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

Name of Client : 顧客姓名: 喜鋒地產代理有限公司

Name of Building : 樓宇名稱: **********

Street No./Town Lot : 門牌號數/市地段: LOT 319 S.B RP (PART) in DD 112

Street/Road/Estate Name : 街道/屋苑名稱: LIN FA TEI

Block : 座:

District : 分區: YUEN LONG

Area : 地區: ☐ HK 香港 ☐ K 九龍 ☒ NT 新界

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

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	應急照明系統 :-				
	2 套 X 掛牆式緊急照明燈	******	已符合消防處之規定	16/11/2022	15/11/2023
12	出口指示牌 :-				
	2 套 X 出路燈箱	******	"	"	"

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature : 授權人簽署

Name : 姓名: CHAN KWAN

FSD/RC No. : 消防處註冊號碼:

Company Name : 公司名稱: TAI HING FIRE ENGINEERING CO. 大興消防工程公司

Telephone : 聯絡電話:

Date : 日期: 17-11-2022

For FSD use only:

☐ Inspected

☐ Key-in

☐ Verified

F.S. 251 (Rev. 1/2016)

FSD Ref.: _____
消防處編號

A

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條（1）款）

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

Name of Client : 顧客姓名: 喜鋒地產代理有限公司

Name of Building : 樓宇名稱: **********

Street No./Town Lot : 門牌號數/市地段: LOT 319 S.B RP (PART) in DD 112

Street/Road/Estate Name : 街道/屋苑名稱: LIN FA TEI

Block : 座:

District : 分區: YUEN LONG

Area : 地區: ☐HK 香港 ☐K 九龍 ☐NT 新界

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

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1 NO X 9LITERS WATER BASED TYPE F.E.	******	CONFORMS WITH FSD REQUIREMENTS	16/11/2022	15/11/2023
24	2 NOS X 2KG DRY POWDER TYPE F.E.	******	"	"	"

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature : 授權人簽署

Name : 姓名: Wu Kam Yeung

FSD/RC No. : 消防處註冊號碼:

Company Name : 公司名稱: TAI HING FIRE ENGINEERING LTD. 大興消防工程有限公司

Telephone : 聯絡電話:

Date : 日期: 17-11-2022

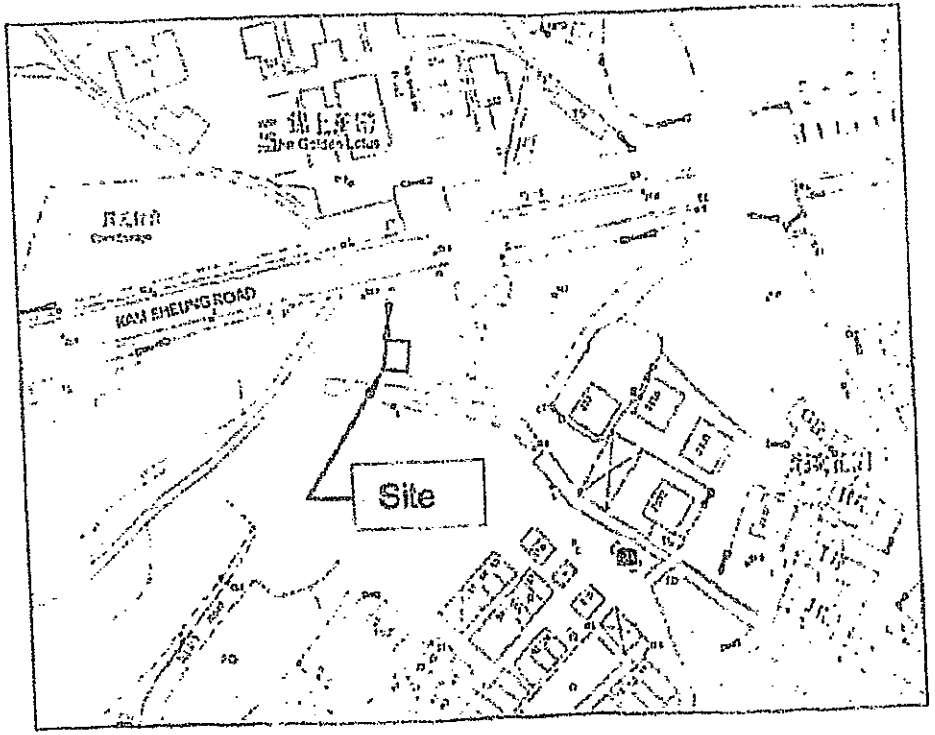
For FSD use only:

☐ Inspected

☐ Key-in

☐ Verified

F.S. 251 (Rev. 1/2016)



SITE PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED

DRAWING TITLE

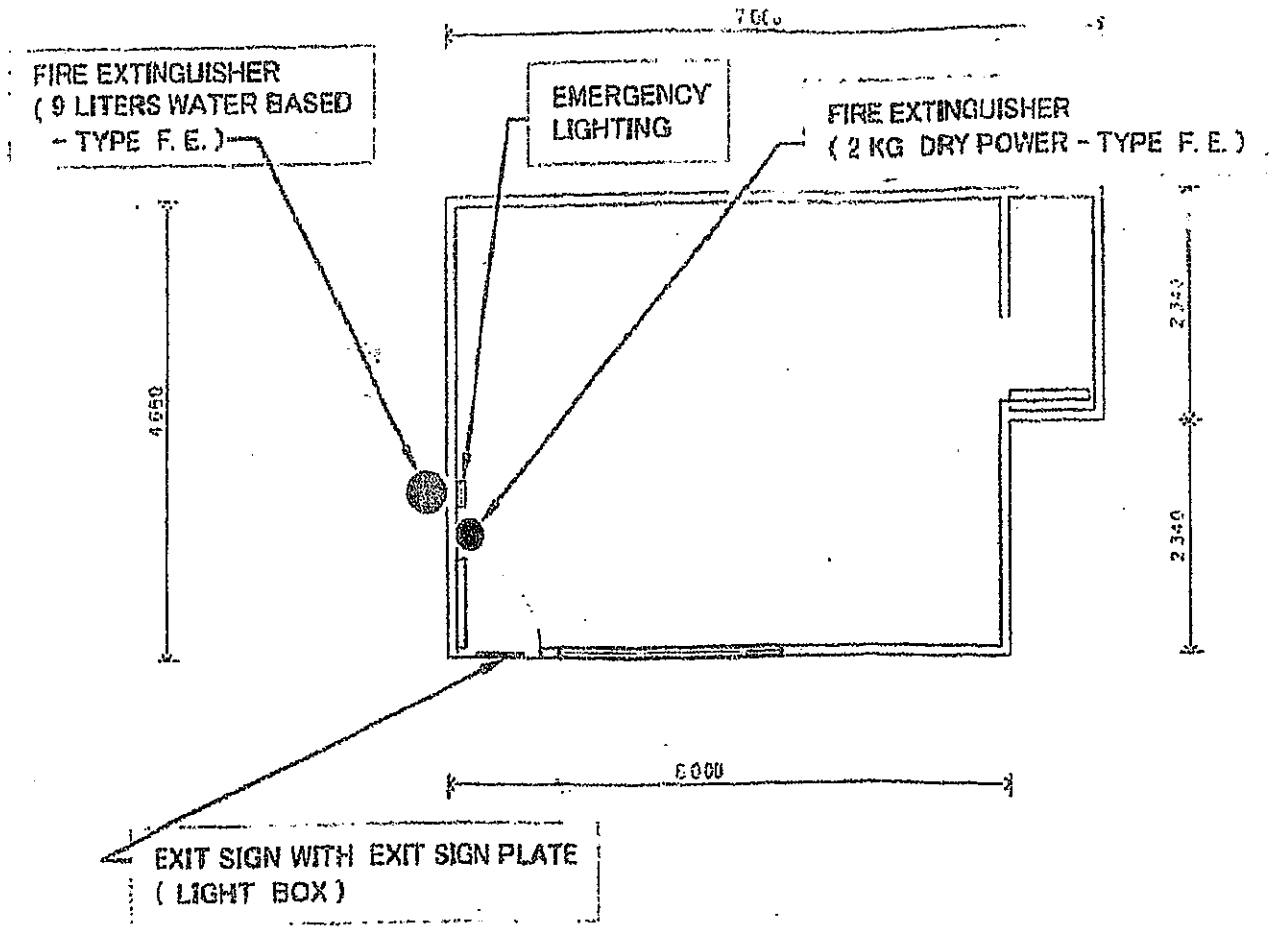
Site Plan

DRAWING No.	SCALE
Yuen Long (1)	1 : 1000

LOCATION

Lot 399 S.B. R.P. (Part) in D.D. 112, Lin Fa Tei, Yuen Long

YUEN LONG DISTRICT



GROUND FLOOR PLAN
(LAYOUT PLAN)

NOTES.

1. ALL DIMENSIONS ARE IN MILLIMETRES EXCEPT OTHERWISE STATED

DRAWING TITLE

Ground Floor Plan
(Layout Plan)

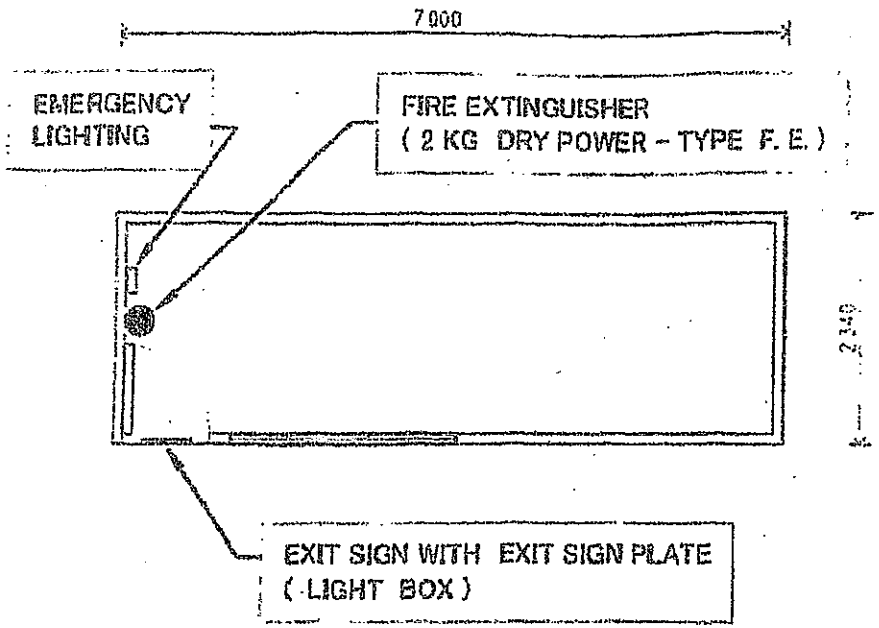
DRAWING No.	SCALE
Yuen Long (2)	1 50

LOCATION

Lot 319 S B R P (Part) in D.D 112,
Lin Fa Tsai, Yuen Long

YUEN LONG

DISTRICT



FIRST FLOOR PLAN
(LAYOUT PLAN)

NOTES

1. [illegible]

DRAWING TITLE

First Floor Plan
(Layout Plan)

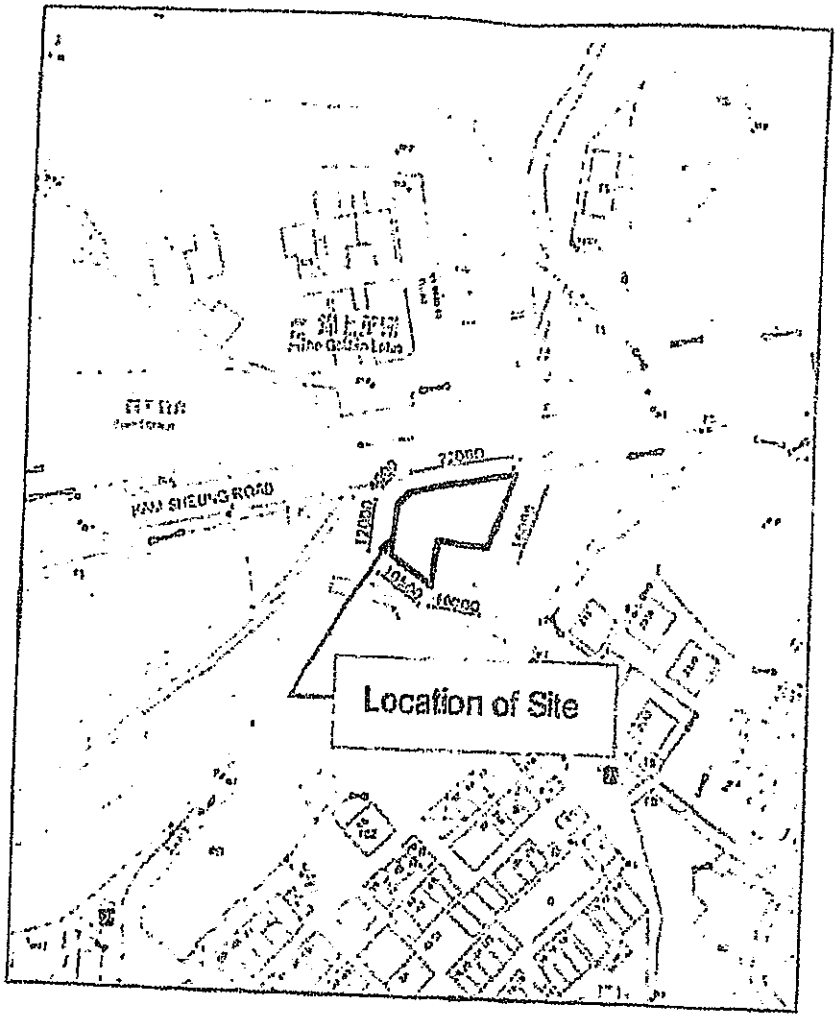
DRAWING No.	SCALE
Yuen Long (3)	1 : 50

LOCATION

Lot 319 S B R P (Part) in D.D. 112,
Lin Fa Tei, Yuen Long

YUEN LONG

DISTRICT



NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES EXCEPT OTHERWISE NOTED

DRAWING TITLE

Location of Site

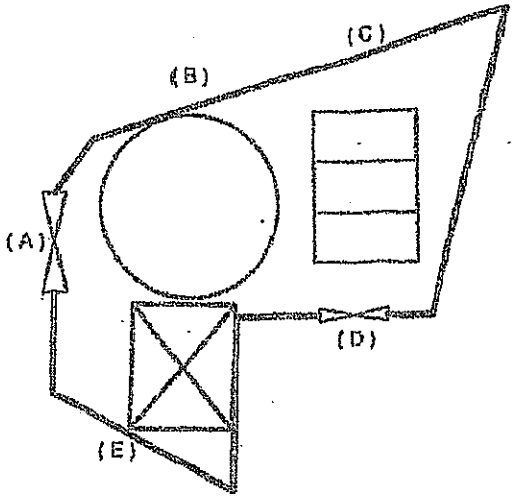
DRAWING No.	SCALE
Yuen Long (4)	1 1000

LOCATION

Lot 319 S B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long

YUEN LONG

DISTRICT



Legend :

(A) 6m wide Ingress / Egress

(B) 10m diameter manoeuvring circle

(C) 3 parking spaces of 5m x 2.5m for private car

(D) Main gate to adjoining land

(E) Structure 1
Shop and services (Real estate agency)
GFA : Not exceeding 110m²
Height : Not exceeding 6.5m
No. of storey : 2

NOTES :
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.

DRAWING TITLE
Shop and Services

DRAWING No.	SCALE
Yuen Long (5)	1:250

LOCATION
Lot 319 S B R P (Part) in D.D. 112 , Lin Fa Tei , Yuen Long

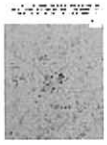
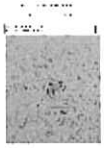
YUEN LONG
DISTRICT

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

Supplementary furhter information to Transport Department
13/07/2023 11:01

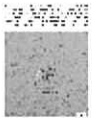
From: Kwokie Kwok
To: tpbpd@pland.gov.hk
Cc: ttwwan@pland.gov.hk

7 attachments


IMG_20230712_100220.jpgIMG_20230711_222532.jpgIMG_20230712_093704.jpgIMG_20230712_094141.jpg





IMG_20230711_221509.jpgIMG_20230712_091547.jpgIMG_20230712_100032.jpg

Planning Applciation No. A/YL-SK/343 - Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in "Village Type Development" Zone, Lot 319 s.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long

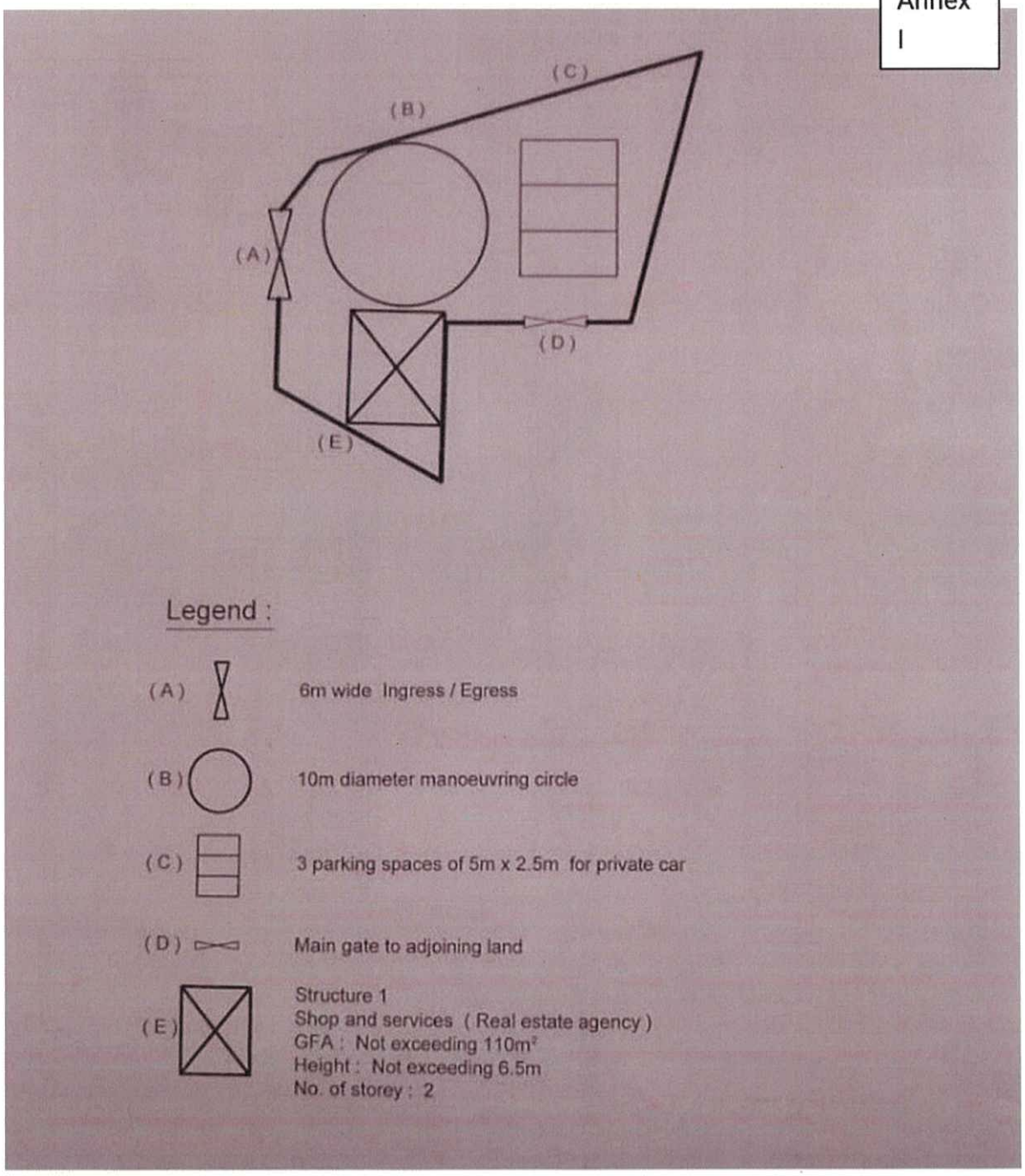
To:

Transport Department

Further information from the applicant as below,please note

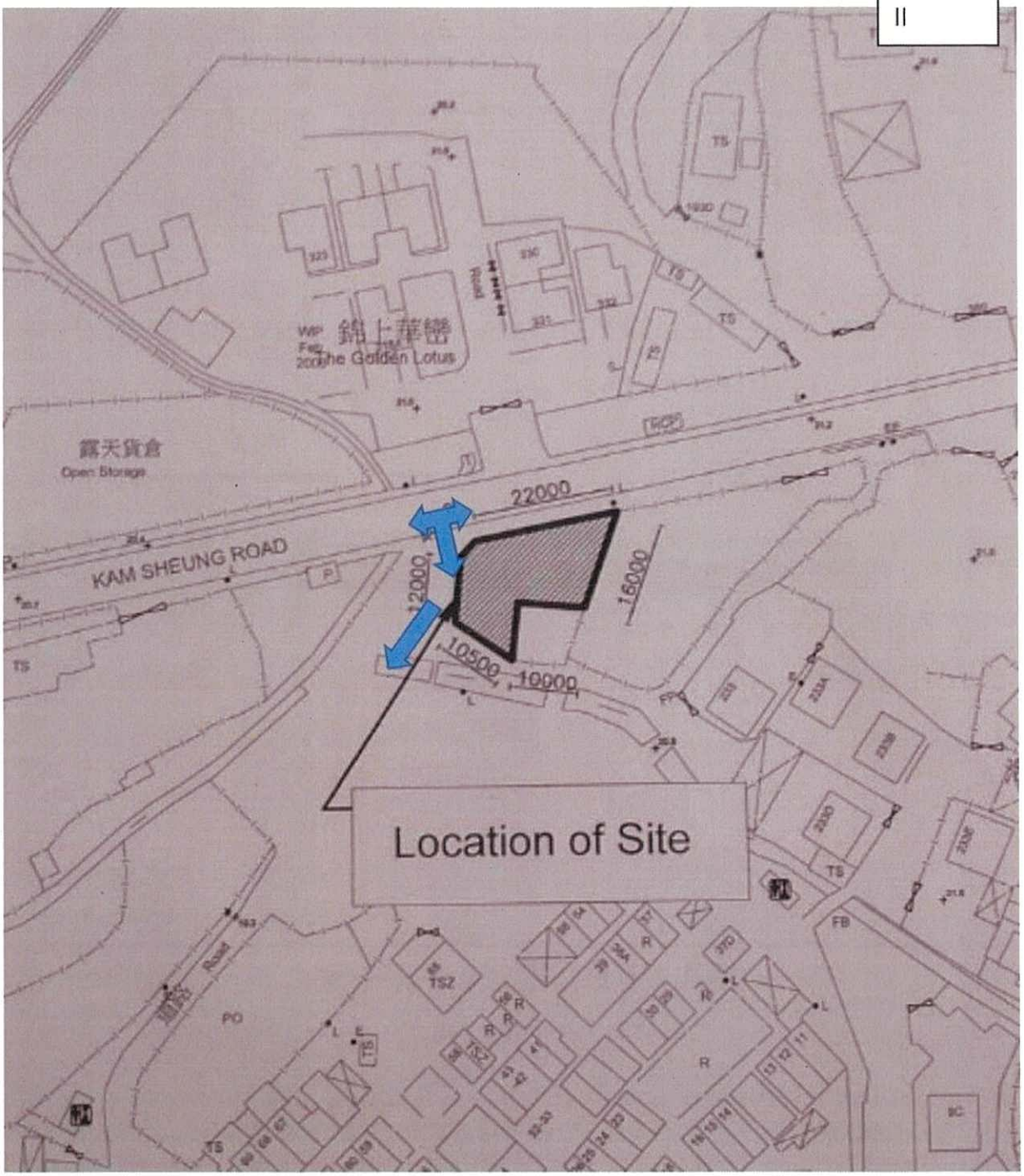
There are three numbers of parking space within the private land for staff / visitor's vehicles and loading/unloading use. As such, no loading and unloading area will be required nearby Kam Sheung Road. [Please see Annex I below]

Annex I



Traffic will move along the entrance access of Lin Fa Tei Village easily as no vehicles from the private land(hatched black) will block or occupy any part of village access or Kam Sheung Road at anytime. [Please see Annex II below]

Annex II



PUBLIC TRANSPORT FOR VISITORS

The nearest KMB bus stop and minibus stop with route no. are shown on Map C

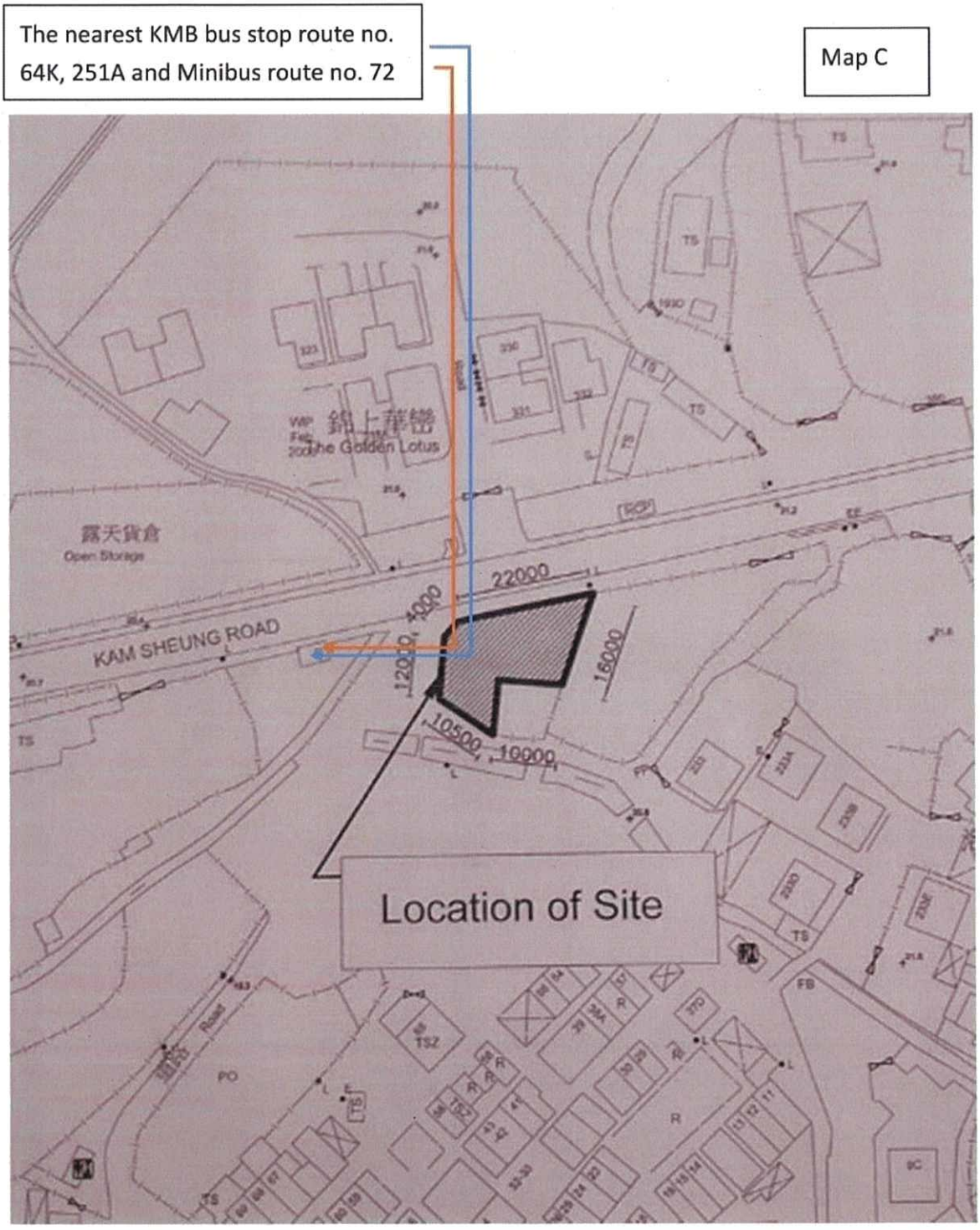
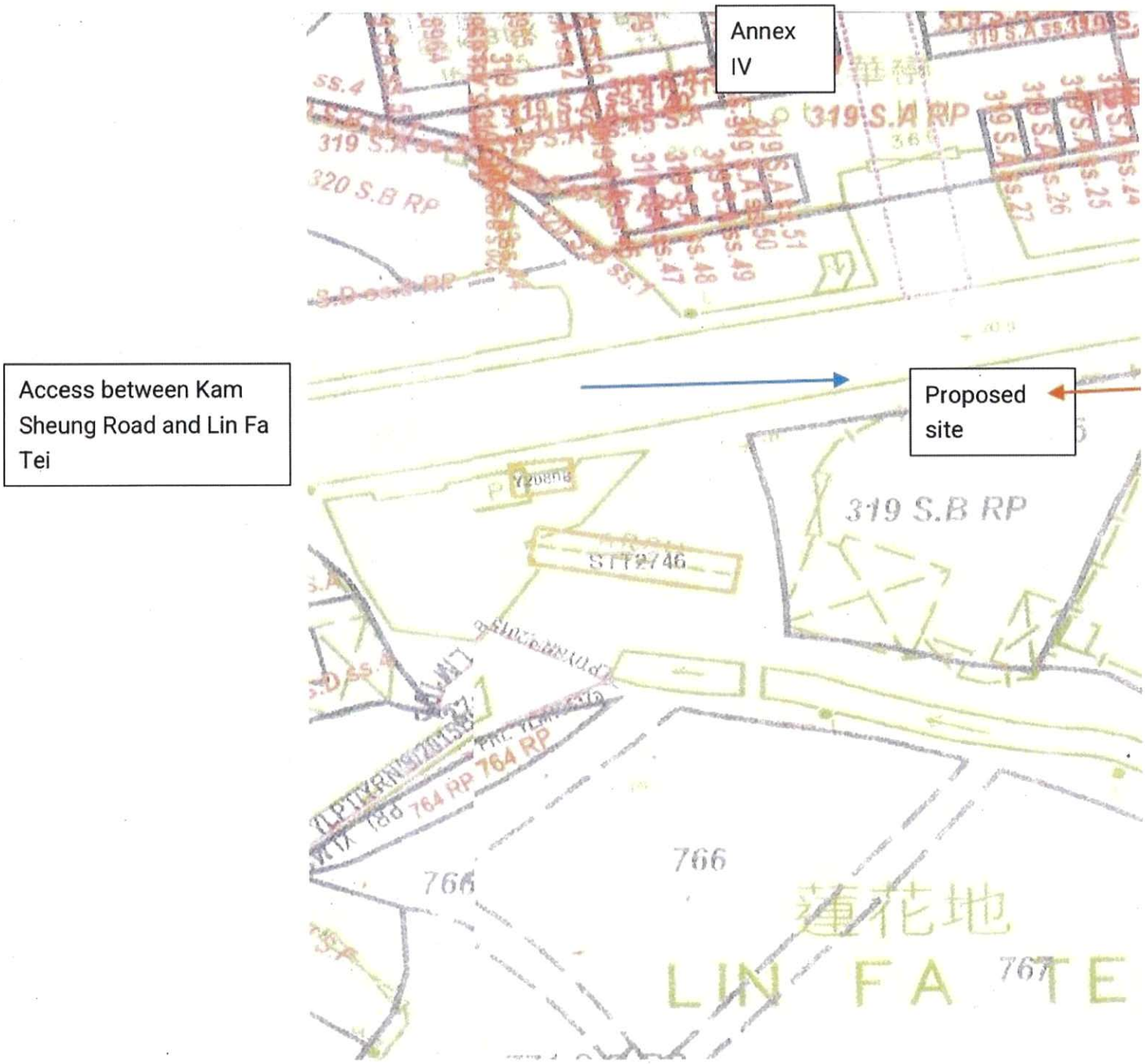


Photo 1

v

Photo 2

In accordance with the land status plan downloaded from District Land Office, I noted that the local access between Kam Sheung Road and Lin Fa Tei and the proposed site are not managed by Transport Department. [Please see Annex IV below]



If you have any enquiries, please feel free to contact Mr. WH KWOK at
or email address:

Besides, sufficient space is availabe inside the private land for vehicles, light good vehicle or lorry for loading and unloading Purposes. As such, it will not affect the normal traffic flow between the village access of Lin Fa Tei and Kam Sheung Road. See Photo 3 for details.

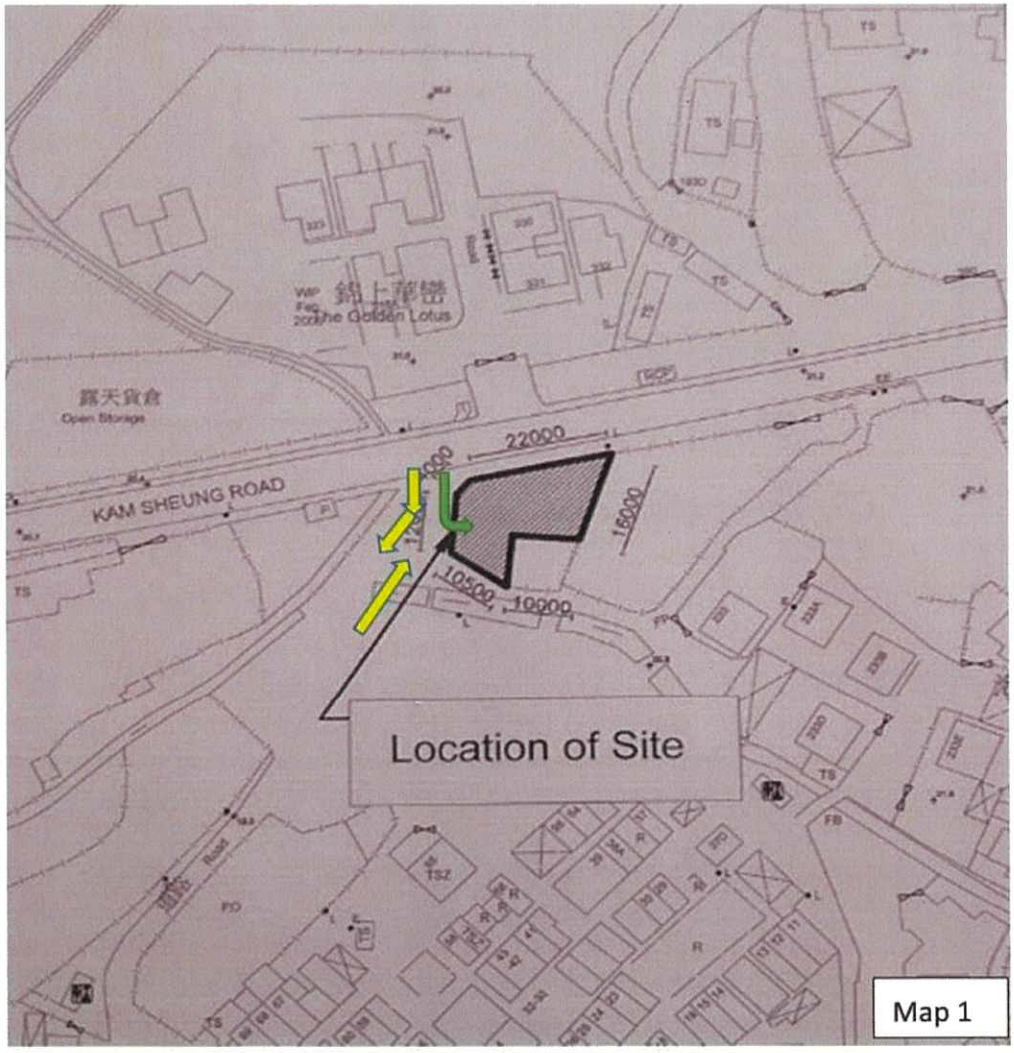
Photo 3

If you have any enquiries regarding the above-mentioned application and Village Type Development zone Lot 319 S.B RP(Part) in D.D.112, Lin Fa Tei, Yuen Long, please feel free to contact Mr. WH KWOK via email address:

or via postal address : I

Road, Pat Heung, Yuen Long.

There is no blockage or occupation of Kam Sheung Road when vehicle is driving in and out from Lin Fa Tei Village(Yellow arrow in Map 1 and Photo 1). For your information, the private land owner shared part of the private land at village entrance near "Pai Lau" for public use, it directly widen the road entrance and therefore **NO** traffic jam may arise at Kam Sheung Road when vehicles driving in and out of the private land at anytime(Green arrow in Map 1, Photo 1 and Photo 2).



Map 1

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

To: ttwwan@pland.gov.hk
Cc:
Bcc:
Subject: Re: planning application A/YL-SK/343
From: Kwokie Kwok ı> - Friday 25/08/2023 17:34

Planning Application A/YL-SK/343

Dear Mr,Wan:

Your on-site visit on August 23, 2023. There is some information about the location. (Location North Parking place). During your visit. There are more than three cars parked on the application site. Because we are just doing interior decoration. During this period, we have not opened for business yet . The vehicle belongs to the decoration workers. (The tent you saw). This is for temporary purposes only used for sunshade. Applicant promise follow the layout plans to complete we have submitted, if approved by members of the planning committee.

Sincerely
WH.Kwok(applicant)
Happy Gold Property
(Real Estate temporary for three-year)
A/YL-SK/343
DD 112/319 lot
25/8/ 2023.

在 2023年8月23日週三 17:06， <ttwwan@pland.gov.hk> 寫道：

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/YL-SK/252	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	3.5.2019
A/YL-SK/333	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.7.2022 (revoked on 15.10.2022)

Similar Application within the same "V" Zone in the Vicinity of the Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/YL-SK/319	Proposed Temporary Shop and Services for a Period of 5 Years and Land Filling	24.12.2021

Appendix III of RNTPC
Paper No. A/YL-SK/343A

Government Departments' Comments

1. Land Administration

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

- no adverse comment on the application;
- the Site comprises an Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- lot No. 319 S.B RP in D.D. 112 is covered by Short Tern Waiver (STW) No. STW2075 permitted for car repairing purpose; and
- there is no Small House approved or currently under processing on the Lot at the Site.

2. Traffic

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

- no comment on the application from traffic engineering perspective;
- should the application be approved, an approval condition stating that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included; and
- 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 the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- the proposed access arrangement to the Site from Kam Sheung Road should be commented by the Transport Department (TD);
- HyD does not and will not maintain the access connecting the Site and Kam Sheung Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and road drains.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint concerning the Site received in the past 3 years.

4. **Drainage**

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

- no objection in-principle to the proposed development;
- based on the submission, the applicant would maintain the existing drainage facilities as those implemented under the previous Planning Application No. A/YL-SK/252; and
- should the Town Planning Board consider that the application is acceptable, conditions should be stipulated requiring the applicant (i) to maintain the existing drainage facilities and (ii) to submit records of the existing drainage facilities on the Site to his satisfaction.

5. **Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.

6. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- he has no comment on the application from regulatory services perspective.

7. **District Officer's Comments**

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

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

8. **Other Departments**

The following government departments have no objection to / no adverse comment / no comment on the application:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Project Manager(West), Civil Engineering and Development Department (PM(W),

CEDD);

- Commissioner of Police (C of P); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

(a) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application.

(b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises an Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and

- Lot No. 319 S.B RP in D.D. 112 is covered by Short Tern Waiver (STW) No. STW2075 permitted for car repairing use. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, 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 the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD.

(c) to note the comments of the Commissioner for Transport (C for T) that:

- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

(d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- HyD does not and will not maintain the access connecting the Site and Kam Sheung Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and road drains.

(e) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant is advised to observe the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP.

(f) to note the comments of the Director of Fire Services (D of FS) that:

- provision of Fire Service Installations (FSIs) shall be demonstrated in the form of FS Notes with all relevant standards and specifications; and

- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)Rs] respectively;

- the Site abuts on a specified street (Kam Sheung Road) of not less than 4.5 m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;

- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

- for UBW erected on leased land, enforcement action may be taken by the 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;

- 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 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;

- 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)Rs; and

- detailed checking under the BO will be carried out at building plan submission stage.

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

A/YL-SK/343 DD 112 Lin Fa Tei
12/04/2023 01:59

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Application 333 was approved but revoked for failure to fulfill drainage condition. Probably the issue with the previous application.

Is the Board a Paper Tiger? To continue to approve when basic conditions are not fulfilled would appear to indicate that it is.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 14 June 2022 2:09 AM CST
Subject: A/YL-SK/333 DD 112 Lin Fa Tei

A/YL-SK/333

Lot 319 S.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long

Site area : About 310sq.m

Zoning : "VTD"

Applied use : Real Estate Agency / 3 Vehicle Parking

Dear TPB Members,

252 was approved May 2019 but there is a record of eight extensions of time. It is not clear if conditions were eventually fulfilled.

Members should question the circumstances.

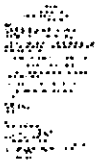
Mary Mulvihill

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

反對申請編號：A/YL-SK/343
12/04/2023 16:56

From: [redacted]
To: tpbpd@pland.gov.hk
File Ref:

1 attachment



DD112Lot319B 001.jpg

Please see attached letter, thank you!

八鄉蓮花地

[redacted]

敬啟者：

反對蓮花地丈量DD112 Lot319 S.B RP 臨時商店及服務行業
(申請編號：A/YL- SK/343)
元朗民政處檔案：(17)in HAD YL C&D 17-45/45/15/256

查實此地段已於2019年及2022年向城規署作出同樣申請，本村村代表已於2019年4月3日及2022年6月5日聯署向有關當局作出申請反對。現在同樣反對其申請，同樣理由如下：

(1) 在上述地點在未有向貴署申請前已經進行違規的運作而未有制止。

(2) 有本村父老及村民投訴，該設施會影響宗祠風水。

(3) 申請地點是蓮花地村主要交通通道，該處為非常繁忙出入口地點，進行商業活動是大為不妥。

(4) 影響本村主要出入口交通，對公眾造成滋擾及危險。

(5) 因小部份利益而影響公眾大多數權益，非常不公。

此致

城市規劃署署長 、
元朗民政事務專員 及
元朗地政專員

郭永昌
八鄉事委員會主席暨居民村代表

馮精能　　郭惠新
元朗八鄉蓮花地 原居民村代表　謹呈

2023年4月6日

信寄： 香港北角渣華道 333 號，北角政府合署 15 樓， 城市規劃署署長，
元朗民政事務專員 及 元朗地政專員

副本： 八鄉南區　黎永添議員