

This document is received on 22 JUL 2021.
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

A/YL-TT/523

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

STP/YLW1
MTP/YLW2
TPE1
STO/YLW1
SSO/YLW2

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	A14C-77 (523)
	Date Received 收到日期	22 JUL 2021

- 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)

Hang Shun Refrigeration Equipment Co. Ltd. (恒信冷凍器材有限公司)

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)

Top Bright Consultants Ltd. (才鴻顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,455 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 914 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 172 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Temporary Shop and Services (Retail Shop for Refrigeration Equipment and Parts) with Ancillary Office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
20/07/2021 (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 20/07/2021 (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 (Retail Shop for Refrigeration Equipment and Parts) with Ancillary Office

(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 1,799 sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 656 sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 7
 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 914 sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 914 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)

1 Retail Shop and Showroom (1-storey, Height: 3m)
 1 Open-sided Canopy for Storage (1-storey, Height: 3m)
 1 Ancillary Site Office and Storage (2-storey, Height: 5m)
 1 Washroom (1-storey, Height: 2.5m)
 1 Retail Shop (1-storey, Height: 3.5m)
 2 Retail Shop and Showroom (2-storey, Height: 7m)

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 10
 Motorcycle Parking Spaces 電單車車位 NA
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA
 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 NA
 Coach Spaces 旅遊巴車位 NA
 Light Goods Vehicle Spaces 輕型貨車車位 2
 Medium Goods Vehicle Spaces 中型貨車車位 NA
 Heavy Goods Vehicle Spaces 重型貨車車位 NA
 Others (Please Specify) 其他 (請列明) NA

Proposed operating hours 擬議營運時間 9:00am - 7:00pm from Mondays - Saturdays	
(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)) Tai Tong Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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？	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

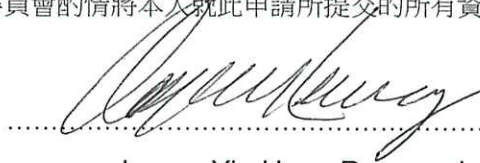
Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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



Leung Yip Hung Raymond

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

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

專業資格

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

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

20/07/2021

(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

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 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 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
Site area 地盤面積	2,455 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 172 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17
Zoning 地帶	"Residential (Group D)" ("R(D)")
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	Temporary Shop and Services (Retail Shop for Refrigeration Equipment and Parts) with Ancillary 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	914 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5-7	<input type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	26.7 % <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		10 NA NA NA NA NA
	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		NA NA 2 NA NA NA
	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) _____ _____		

71/523

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Shop and Services (Retail Shop for Refrigeration
Equipment/Parts) with Ancillary Office for a Period of Three
Years in "Residential (Group D)" ("R(D)") Zone at
Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part),
4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining
Government Land, Tai Tong Road, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Hang Shun Refrigeration
Equipment Co. Ltd.

Planning Consultant:



Top Bright Consultants Ltd.

July, 2021



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-TT/523

Our Ref.: 21/711/L02

July 29, 2021

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

By Email

Dear Sir/Madam,

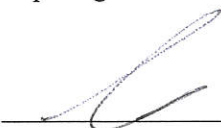
Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office for a Period of Three Years in “Residential (Group D)” (“R(D)”) Zone at Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (Application No. A/YL-TT/523)

With reference to the captioned application, please replace the sentence on line 4 of the paragraph 6.02, under the subtitle “In Line with the Planning Intention” of the planning statement to *“Although the Application Site will be used for residential developments in long-term, temporary use of the site for ‘Shop and Services’ use will serve the local residents and would not contravene the planning intention of “R(D)” zone.”*

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

c.c.

DPO/TM&YLW – Attn: Mr. MOK Pak Hei, Arthur (By Email- aphmok@pland.gov.hk)
Hang Shun Refrigeration Equipment Co. Ltd. (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-TT/523

Our Ref.: 21/711/L03

August 25, 2021

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

By Email

Dear Sir/Madam,

**Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary
Office for a Period of Three Years in “Residential (Group D)” (“R(D)”) Zone at Lots 4915
S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and
4918 RP(Part) in DD116 and Adjoining Government Land,
Tai Tong Road, Yuen Long, New Territories
(Application No. A/YL-TT/523)**

We refer to the captioned application and submit herewith our response to the comment from the Transport Department on 23.8.2021 for your consideration (see **Annex 1**).

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.

c.c.

DPO/TM&YLW – Attn: Mr. NG Ka Kit (By Email- kkng@pland.gov.hk)

DPO/TM&YLW – Attn: Mr. MOK Pak Hei, Arthur (By Email- aphmok@pland.gov.hk)

Hang Shun Refrigeration Equipment Co. Ltd. (the Applicant)

Response to Comment from the Transport Department on Planning Application No. A/YL-TT/523

COMMENT		RESPONSE																																																												
(a)	The applicant should provide hourly trip generation and trip attraction of the proposed development.	(a) <p>The application site is for the selling of thousands of commercial refrigeration parts and accessories (such as compressors, condensing units, fan motors, defrost timers, thermostats, etc.) and the customers are mainly engineers/ designers/contractors for installation, restoration and maintenance of refrigeration system. The trip rate generated by visitors to the application site are relatively low due to the nature of the retail business. The hourly trip generation and trip attraction of the proposed development are as follows:</p> <table><tr><th>Time</th><th>No. of Trips (In) (Visitors)</th><th>No. of Trips (Out) (Visitors)</th><th>No. of Trips (Staff)</th><th>No. of Trips (Loading/ Unloading)</th></tr><tr><td>09:00-10:00</td><td>0</td><td>0</td><td>1</td><td>0</td></tr><tr><td>10:00-11:00 (AM Peak)</td><td>1</td><td>1</td><td>0</td><td>0</td></tr><tr><td>11:00-12:00 (AM Peak)</td><td>2</td><td>2</td><td>0</td><td>0</td></tr><tr><td>12:00-13:00 (AM Peak)</td><td>3</td><td>3</td><td>0</td><td>0</td></tr><tr><td>13:00-14:00</td><td>0</td><td>0</td><td>1</td><td>0</td></tr><tr><td>14:00-15:00 (PM Peak)</td><td>2</td><td>2</td><td>0</td><td>1</td></tr><tr><td>15:00-16:00 (PM Peak)</td><td>2</td><td>2</td><td>0</td><td>0</td></tr><tr><td>16:00-17:00</td><td>1</td><td>1</td><td>0</td><td>0</td></tr><tr><td>17:00-18:00</td><td>1</td><td>1</td><td>0</td><td>0</td></tr><tr><td>18:00-19:00</td><td>1</td><td>1</td><td>1</td><td>0</td></tr><tr><td>Total:</td><td>13</td><td>13</td><td>2</td><td>1</td></tr></table>	Time	No. of Trips (In) (Visitors)	No. of Trips (Out) (Visitors)	No. of Trips (Staff)	No. of Trips (Loading/ Unloading)	09:00-10:00	0	0	1	0	10:00-11:00 (AM Peak)	1	1	0	0	11:00-12:00 (AM Peak)	2	2	0	0	12:00-13:00 (AM Peak)	3	3	0	0	13:00-14:00	0	0	1	0	14:00-15:00 (PM Peak)	2	2	0	1	15:00-16:00 (PM Peak)	2	2	0	0	16:00-17:00	1	1	0	0	17:00-18:00	1	1	0	0	18:00-19:00	1	1	1	0	Total:	13	13	2	1
Time	No. of Trips (In) (Visitors)	No. of Trips (Out) (Visitors)	No. of Trips (Staff)	No. of Trips (Loading/ Unloading)																																																										
09:00-10:00	0	0	1	0																																																										
10:00-11:00 (AM Peak)	1	1	0	0																																																										
11:00-12:00 (AM Peak)	2	2	0	0																																																										
12:00-13:00 (AM Peak)	3	3	0	0																																																										
13:00-14:00	0	0	1	0																																																										
14:00-15:00 (PM Peak)	2	2	0	1																																																										
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17:00-18:00	1	1	0	0																																																										
18:00-19:00	1	1	1	0																																																										
Total:	13	13	2	1																																																										

Previous Applications covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
A/YL-TT/126	Extension of School Building	22.11.2002	(1), (2), (3)
A/YL-TT/360	Proposed Temporary Shop and Services (Retail Shop for Refrigeration Equipment) with Ancillary Office for a Period of 3 Years	23.10.2015	(2), (4), (5), (6), (7), (8), (9), (10), (11), (12)

Approval Conditions:

- (1) Submission and implementation of tree preservation and/or landscape proposal.
- (2) Submission of drainage proposal and provision/implementation of drainage facilities/proposal.
- (3) Provision of emergency vehicular access, water supplies for fire fighting and fire services installations (FSIs).
- (4) Maintenance of implemented drainage facilities.
- (5) Restrictions on night-time operation allowed at the site.
- (6) No medium and heavy goods vehicle is allowed to be parked/stored on or enter/exit the site.
- (7) No open storage activities is allowed.
- (8) No vehicle is allowed to queue back to or reverse onto/from public road.
- (9) Submission and implementation of run-in/out proposal.
- (10) Submission and implementation of FSIs proposal.
- (11) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (12) Reinstatement of the application site upon expiry of planning permission.

Rejected Application

<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
A/YL-TT/238	Temporary Recyclable Collection Centre (Including Plastic Goods, Paper and Metal) for a Period of 3 Years	13.3.2009	(1), (2), (3), (4)

Rejection Reasons

- (1) The development was not in line with the planning intention of the “Residential (Group D)” zone which was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. As the aim was to phase out incompatible uses, the approval of the applied use, even on a temporary basis, was inappropriate.

- (2) The development was not compatible with the residential dwellings and cultivated/fallow agricultural land in the vicinity of the site. Residential dwellings were located immediately next to the site to the north and south, and across the Tai Tong Road to the northeast.
- (3) There was insufficient information in the submission to demonstrate that the development would not cause adverse environmental, traffic, drainage and landscape impacts on the surrounding areas.
- (4) The approval of the application would set an undesirable precedent for similar uses to proliferate into the zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

5-1

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年08月17日 星期二 3:55
收件者: tpbpd
主旨: A/YL-TT/523 DD 116 Tai Tong Road, Yuen Long

A/YL-TT/523

Lots 4915 S.A (Part), 4915 S.B (Part), 4916 S.A & S.B (Part), 4917 RP (Part) and 4918 RP (Part)
in D.D. 116, Tai Tong Road, Yuen Long
Site area : About 2,455sq.m including 172sq.m Government Land
Zoning : "Res (Group D)"
Applied Use : Shop and Services / 12 Vehicle Parking

Dear TPB Members,

Applicant is a little elastic with data. Conditions were EVENTUALLY fulfilled after Five Extensions of time.

Approval of 360 expired Oct 2018 quite some time before Covid impacted our economy.

It appears that that the business was operational for some time without approval.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, September 26, 2015 11:14:49 PM
Subject: A/YL-TT/360 Yuen Long

A/YL-TT/360

Lots in D.D. 116, Tai Tong Road, Yuen Long
Site area : About 1,271.00m²
Zoning : "Residential (Group D)"
Applied Use : Proposed Temporary Shop and Services

Dear TPB Members,

Once again one has to question the constant whine that there is not enough land for homes yet applications for other uses, like this, continue to proliferate.

A shop selling refrigeration equipment can be operated on the lower floors of a commercial building or in some industrial buildings. It is undesirable that a residential site that could accommodate a number of units be used for commercial purposes.

TPB should reject this application as its approval would set an undesirable precedent.

Mary Mulvihill

寄件日期: 2021年08月19日星期四 18:29
收件者: tpbpd@pland.gov.hk
主旨: Comments on A/YL-TT/523
附件: 17_09_2018(2).JPG; 17_09_2018(1).JPG; Comments on A_YL-TT_523.pdf

J-2

Dear Sir/ Madam, Town Planning Board,

I am to writing to express comments on Town Planning Application no. A/YL-TT/523. Thank you.

Your faithfully,
Cindy Chan

To : Sir/ Madam, Town Planning Board

Objection to the Application No. A/YL-TT/523

In response to the invitation of the Director of Planning to express views / comments on Town Planning Application no. A/YL-TT/523 on replacing Lots 4915 S.A (part), 4915 S.B(Part), 4916 S.A & S.B (Part), 4917 RP (Part) and 4918 RP (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories' land use purpose to temporary shop and services with ancillary office for a period of 3 years.

I, as a resident of Tai Tong, strongly object to the Town Planning Application No. A/YL-TT/523. please find below a summary of our major concerns / comments on the proposal.

1. Adverse Traffic Impact

The whole community of Tai Tong relies solely and heavily on Tai Tong Road to connect with outside which however is already heavily loaded almost everyday and night, particularly during public holidays when traffic jams occur all along the road. With such a large scale development proposal involving over thousands of additional residents, whose primary access to outside is still Tai Tong Road and Tai Tong Road which design is not for such a high volume of traffic, the adverse traffic impact to be created by the development is just too much to bear.

2. Environmental nuisance

In the short run when the development is being implemented, large amounts of dust, dirt and construction wastes and noise will be generated which will definitely affect the air quality, water courses, quiet environment, beautiful landscape and even the ecology in the vicinity.

After the completion of the project, the vehicle exhaust pollution, the noise and the glare nuisance created by the new shops will also spoil the peaceful environment of Tai Tong.

On the ecological side, some precious living creatures and natural surroundings may be endangered and have a high risk of extinction caused by the development.

3. Safety Issues

As early as the last time the same site was applied for Town Planning similar as this time. It was observed that a building about 5 meters high was built from a modified cargo container. When Typhoon Mangkhut hit the port in September 2018, large parts on the roof of the building flew off to the pedestrian path and the remaining part of the roof was also in danger of falling off. Since the site is only separated from the main shared village road by only a metal sheet, the residents' safety was threatened and it was not even dealt with immediately at the time. Therefore, the application form proposes to continue to use modified containers with an even higher height of 7 meters is absurd and putting residents' safety at risks.

Photos of prove of above accusations are also attached.

In conclusion, I strongly object to the Town Planning Application No. A/YL-TT/523 and your due consideration of all the above comments is appreciated.

Thank you for your attention.

Your faithfully,
Cindy Chan





Advisory clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises Government Land (GL) and 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. Within the Site, Lots 4916 S.A & S.B, 4917 RP and 4918 RP in D.D. 116 and part of the GL are covered by Short Term Waviers (STWs) No. 4728, 4729 and 4730 and Short Term Tenancy (STT) No. 3081 respectively to permit structures erected thereon for the purpose of “Temporary Shop and Services (Retail Shop for Refrigeration Equipment) with Ancillary Office”. No permission is given for occupation of the GL not covered by STT No. 3081 (“the remaining GL”) included in the Site. Any occupation of GL without Government’s prior approval is not allowed. The STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the remaining GL has to be excluded from the Site or a STT should be applied for occupation of the remaining GL. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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 her department;
- (d) to note the comments of the Commissioner for Transport that sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tai Tong Road;
- (f) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted

with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. 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; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the 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 Site under BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.