

This document is received on 27 SEP 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

## APPLICATION FOR PERMISSION

### A/YL-TT/529 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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	A14L-TT/529
	Date Received 收到日期	27 SEP 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)

Wong Yat Ho

### 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)

Goldrich Planners & Surveyors Limited  
金潤規劃測量師行有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3131 R.P. in D.D. 116, Tai Tong, 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 137.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 230 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" ("O")
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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. 如上述任何方格的空間不足，請另頁說明)



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

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Car Beauty Services)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... 0 .....sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 137.2 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 ..... Proposed domestic floor area 擬議住用樓面面積 ..... 0 .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... 230.0 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... 230.0 .....sq.m <input checked="" type="checkbox"/> About 約  Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Appendix 1 ..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> Private Car Parking Spaces 私家車車位 ..... 1 ..... 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) ..... .....	
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> Taxi Spaces 的士車位 ..... Coach Spaces 旅遊巴車位 ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... Others (Please Specify) 其他 (請列明) ..... .....	

Proposed operating hours 擬議營運時間

9 a.m. to 7 p.m. everyday (including Sundays and Public Holidays)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Local track connecting to Tai Shu Ha Road East <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          No 否	<input type="checkbox"/> Please provide details 請提供詳情    <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是          No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  <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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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"/>																														



	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) ..... ..... ..... ..... .....
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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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： ..... ..... ..... 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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> 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）。

Please refer to Appendix 1

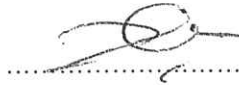


**8. Declaration 聲明**

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



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

LAU TAK, FRANCIS

Planning Manager

Name in Block Letters  
姓名（請以正楷填寫）

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 ..... MRTPI, FRICS, RPS(GP)



on behalf of  
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

16.9.2021

(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 3131 R.P. in D.D. 116, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	137.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18
Zoning 地帶	"Open Space" ("O")
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 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Car Beauty Services)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	230 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	100 % <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		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Executive Summary

1. The application site is on Lot 3131 R.P. in D.D. 116, Tai Tong, Yuen Long, New Territories.
2. The site falls within "Open Space" ("O") zone.
3. The applied use is 'Proposed Temporary Shop and Services (Car Beauty Services)' for a Period of 3 Years.
4. The site area is about 137.2 m<sup>2</sup>.
5. One 2-storey temporary structure (total floor area of about 230.0 m<sup>2</sup>) are proposed on-site, which consist of work area, office, multi-function room and toilet uses.
6. Operation hours are from 9 a.m. to 7 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗大棠丈量約份 116 約地段 3131 號餘段。
2. 申請地點屬於“休憩用地”用途地帶。
3. 申請用途為‘擬議臨時商店及服務行業(汽車美容)’用途，(為期 3 年)。
4. 申請面積為大約 137.2 平方米。
5. 申請地點將提供 1 個 2 層高臨時構築物 (總樓面面積大約為 230.0 平方米)作工作區域、辦公室、多功能活動室及廁所用途。
6. 營業時間為每日上午 9 時至下午 7 時 (包括星期日及公眾假期)。



## JUSTIFICATION

(Lot No. 3131 R.P. in D.D. 116, Tai Tong, Yuen Long, New Territories)

### 1. The Applied Use

The applied use is 'Proposed Temporary Shop and Services (Car Beauty Services)' for a Period of 3 Years.

### 2. Location

The application site (the site) is on Lot 3131 R.P. in D.D.116, Yuen Long, New Territories.

### 3. Site Area

The site area is about 137.2 m<sup>2</sup>.

### 4. Town Planning Zoning

The site falls within an area zoned "Open Space" ("O") zone on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18.

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

According to the Schedule of Uses of the OZP, the applied use (Shop and Services) falls under the Column 2 use in the "O" zone and may be permitted with or without conditions on application to the Town Planning Board; thus, a S.16 Fresh Planning Application is required.

### 5. Development Parameters

#### (a) Parking Spaces

1 private car parking space (5m (L) x 2.5m (W)) will be provided on site. Please refer to the Layout Plan (Plan 3) for details.

Only private cars will be parked on site. No light goods vehicle, medium goods vehicle, or heavy goods vehicle over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374A), will be parked on the site.

(b) Operation Hours

The operation hours will be from 9:00 a.m. to 7:00 p.m. everyday (including Sundays and public holidays).

(c) Structure

One 2-storey structure are proposed on site. The ground floor of the structure will be used as work area, private car parking space and toilet. The work area will be used to carry out car beauty services, including car washing, polishing, and waxing. The first floor will be used as multi-function room, office, and toilet. The structure will be made from temporary material, such as metal sheets. The development parameters of the structure is shown in Table 1. Please refer to the Layout Plan (Plan 3) for details.

Table 1—Development Parameters of the structure on site

No.			Use	Covered Area	Floor Area	Height
1	G/F	a	Works Area	137.2m <sup>2</sup>	114.7m <sup>2</sup>	3.9m
		b	Toilet		22.5m <sup>2</sup>	3.9m
	1/F	c	Toilet, Multi-function Room and Office		92.8m <sup>2</sup>	3.5m
Total:				<u>137.2m<sup>2</sup></u>	<u>230.0m<sup>2</sup></u>	7.4m

(d) Access to the site

The site is accessible via local track connecting to Tai Shu Ha Road East. The vehicular ingress/egress point is located at the west of the site. Please refer to the Location Plan (Plan 1) and Layout Plan (Plan 3) for details.

6. **Mode of operation**

The proposed use is intended to serve the needs of local residents and the general public. It provides car beauty services including car washing, polishing, and waxing. No workshop activities including car dismantling, spraying, repairing or maintaining are allowed.



## 7. Similar Applications in Vicinity

There are ten approved applications for the use of shop and services in vicinity of "O" zone.

Application No.	Applied Use	Decision
A/YL/192	Proposed Shop and Services (Retail Shop)	Approved on 19.10.2012
A/YL/200	Proposed Shop and Services (Retail Shop)	Approved on 16.08.2013
A/YL/215	Proposed Temporary Shop and Services (Farm Product and Grocery Shop with Ancillary Office and Storeroom) for a Period of 6 Years	Approved on 23.10.2015
A/YL/218	Proposed Temporary Shop and Services (Real Estate Agency and Car Audio Shop) for a Period of 6 Years	Approved on 19.02.2016
A/YL/221	Renewal of Planning Approval for Temporary "Shop and Services (Retail Shop)" for a Period of 3 Years	Approved on 24.06.2016
A/YL/233	Proposed Temporary Shop and Services (Real Estate Agency, Book Shop and Ancillary Site Office) for a Period of 6 Years	Approved on 22.09.2017
A/YL/241	Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 6 Years	Approved on 16.3.2018
A/YL/258	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop) for a Period of 3 Years	Approved on 16.8.2019
A/YL-TT/415	Proposed Temporary Shop and Services (Vehicle Parts Retail Shop) for a Period of 3 Years	Approved on 22.12.2017
A/YL-TT/483	Proposed Temporary Shop and Services (Grocery Store) for a Period of 5 Years	Approved on 18.10.2019

## 8. Planning Gain

The proposed use can create employment opportunities to the local residents. It can also fulfil the local needs for car beauty services.

## 9. No Adverse Environmental Impact

### (a) Visual

The proposed use is compatible with the surrounding environment which comprises with the two-storey shops and residential uses at the southern and western side of the site. No significant adverse visual impact is anticipated resulting from the two-storey structure.

### (b) Drainage

A gutter is proposed along the northern side of the roof to collect rainwater. Rainwater will be discharged to the proposed last catch-pit on ground floor and discharged to public drain. Please refer Drainage Proposal (Plan 4) for details.

### (c) Sewerage

An underground sewage disposal system includes one petrol interceptor, one septic tank and one soakage pit will be provided on site. The septic tank will be designed and constructed in accordance to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation (Cap 123I, part V). The septic tank will be maintained in proper working order at all times and periodic desludging will be carried out when required.

Wastewater produced from the car beauty services will be directed to the proposed 150mm u-channel located at the periphery of the works area. These wastewater will be discharged to petrol interceptor and soakage pit.

The wastewater from toilets will be discharged to septic tank and soakage pit. Please refer to the Sewerage Proposal (Plan 5) for details.

### (d) Noise

The site is away from residential area. The noise nuisance affecting nearby users will be kept to the minimum.

### (e) Traffic

The site is accessible via a local track connecting to Tai Shu Ha Road East (Plan 1). One parking space for private car (5m (L) x 2.5m (W)) will be provided on site for car beauty activities. Only private cars will be allowed to enter the site. Vehicles without a vehicle license will not be allowed to park on site.

Please refer to the Layout Plan (Plan 3) for the location of car parking space. Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site. Please refer to Swept Path Analysis (Plan 6) for details.

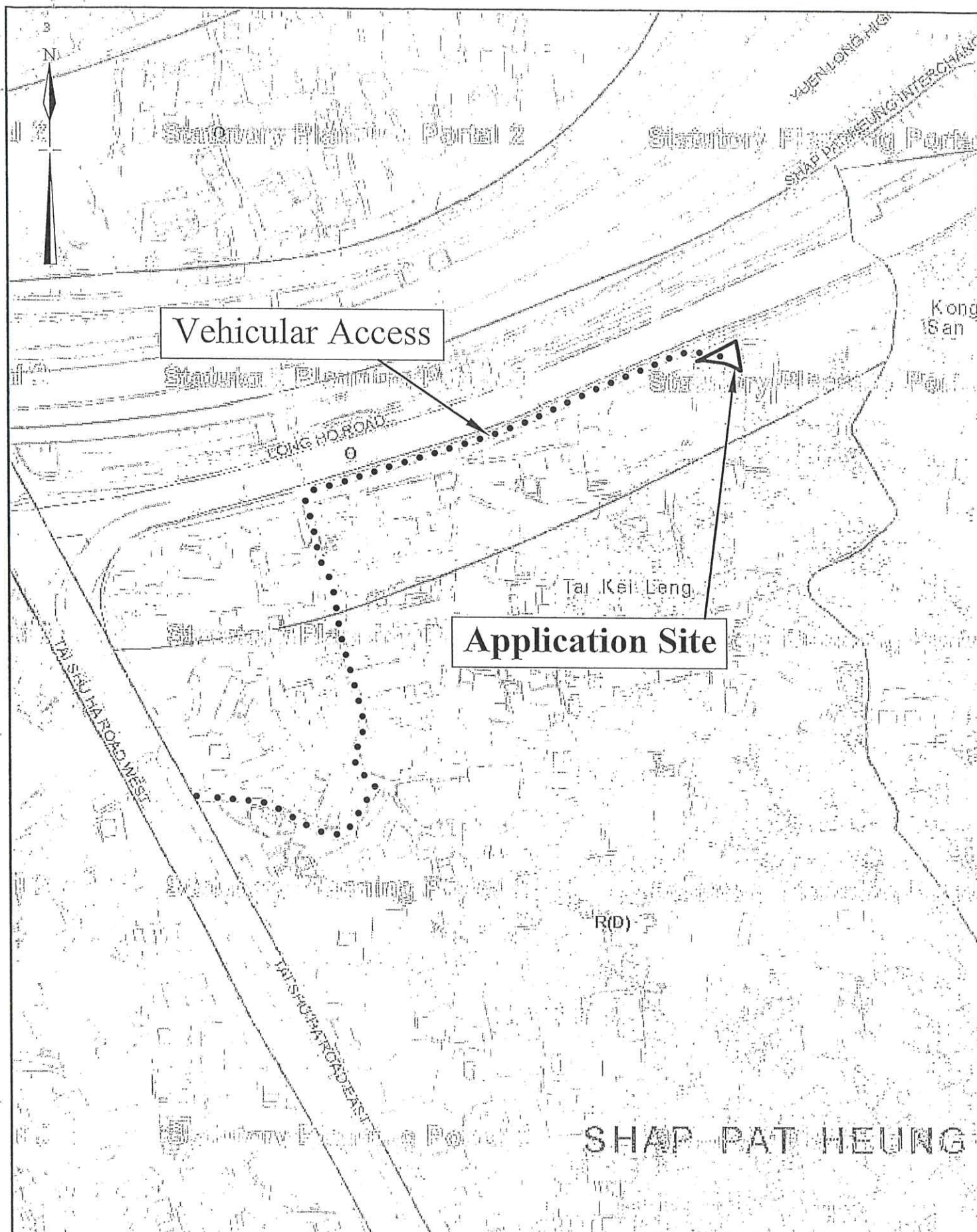


The estimated daily trip generation and attraction rate for private cars is 8 per day (4 in and 4 out). The peak hours are expected between 3pm and 5pm. The number of trip generation and attraction are expected to be similar on both weekdays and weekends.

Customers need to request for an appointment. Customers are not allowed to park or enter the site without appointment. Thus, no extra trip will be generated.

Given a low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network, i.e. Tai Shu Ha Road East.

- End -

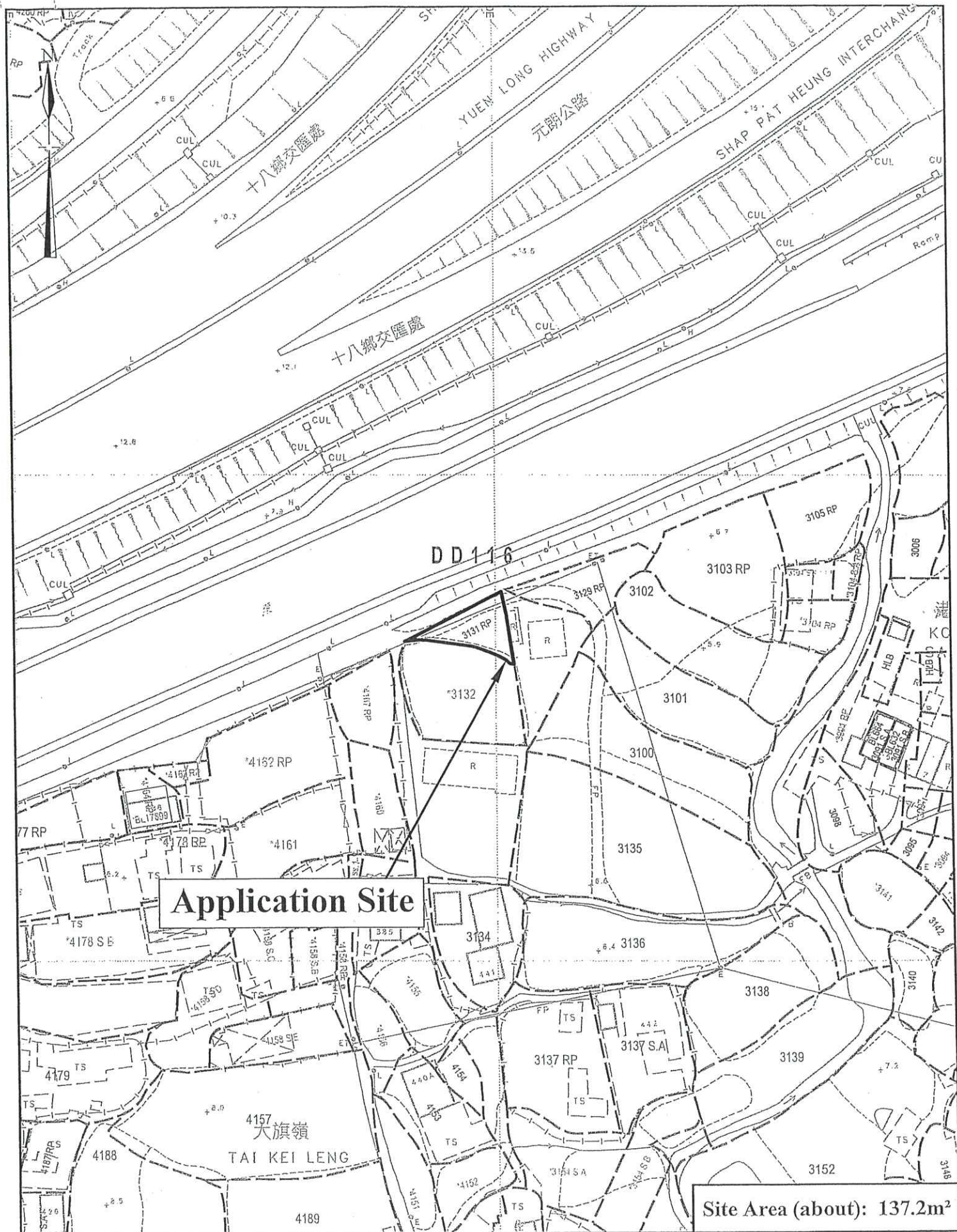


Extracted from Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18

Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
September 2021		Plan 1 ( P 19028 )

Lot 3131 RP in D.D. 116





**Application Site**

Site Area (about): 137.2m<sup>2</sup>

1 : 1000

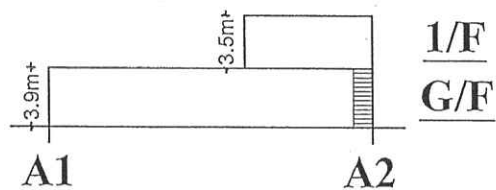
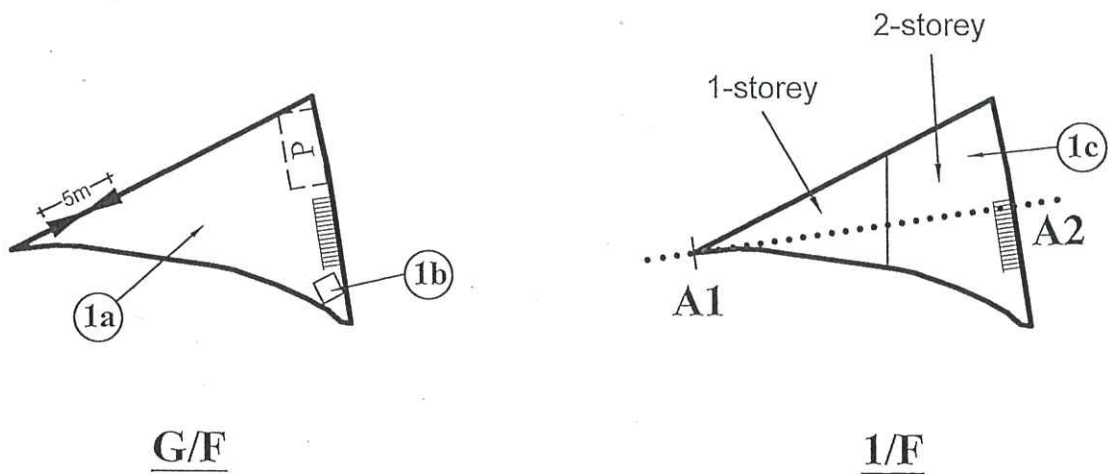
**Lot Index Plan**

**Goldrich Planners &  
Surveyors Ltd.**

September 2021

Lot 3131 RP in D.D. 116

**Plan 2  
( P 19028 )**



### Legend



Vehicular Access (5m wide)



Private Cars Parking Space (5m x 2.5m)

Site Area: 137.2m<sup>2</sup>

1			Use	Covered Area	Floor Area	Height
	G/F	a	Works Area	137.2m <sup>2</sup>	114.7m <sup>2</sup>	3.9m
		b	Toilet		22.5m <sup>2</sup>	3.9m
	1/F	c	Toilet, Multi-function Room and Office		92.8m <sup>2</sup>	3.5m
Total				137.2m <sup>2</sup>	230.0m <sup>2</sup>	

1 : 500

September 2021

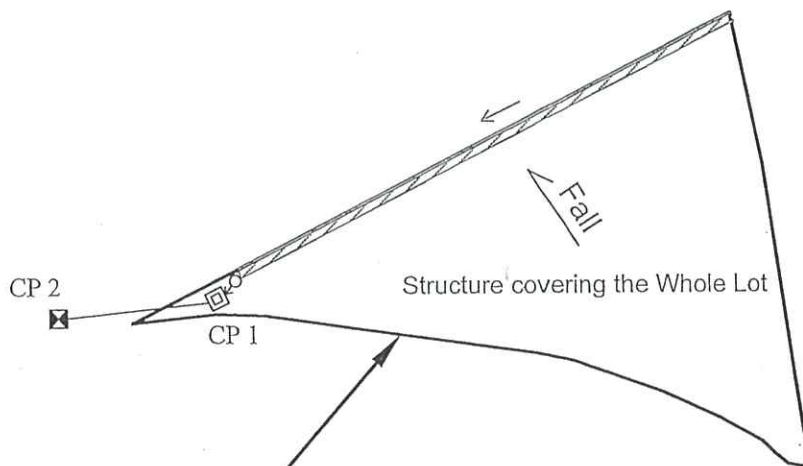
### Layout Plan

Lot 3131 RP in D:D. 116

Goldrich Planners &  
Surveyors Ltd.

Plan 3  
( P 19028 )

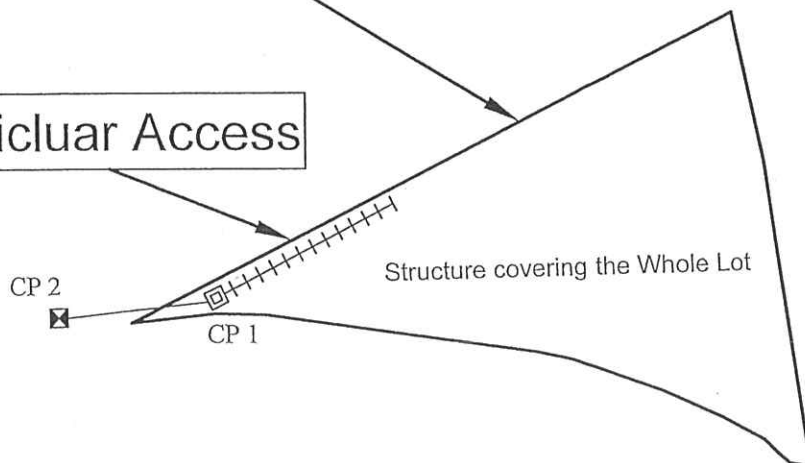




Roof

Application Site

Vehicle Access



G/F

LEGEND



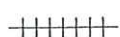
Existing Public Catch-pit



Proposed Last Catch-pit



Proposed 225mm Gutter



Proposed 225mm U-Channel with C.I. Cover

Site Area: 137.2m <sup>2</sup>		
CATCHPIT NO.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	+ 8.2	+ 7.94
CP 2	+ 8.2	+ 7.89

1 : 250

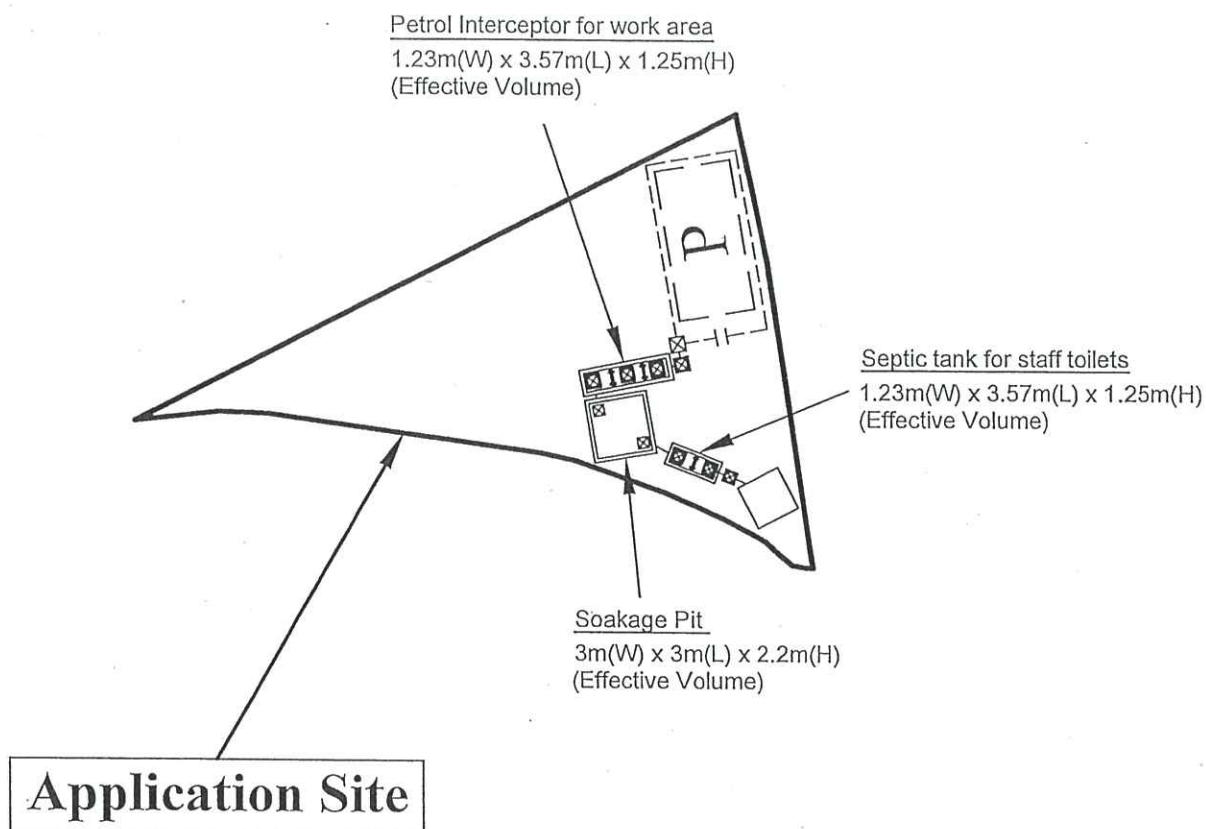
**Drainage Proposal**

**Goldrich Planners &  
Surveyors Ltd.**

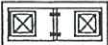
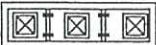

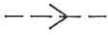

September 2021

Lot 3131 RP in D.D. 116

**Plan 4  
( P 19028 )**



#### LEGEND

-  Septic Tank
-  Petrol Interceptor
-  Proposed Catch-pit
-  Proposed 150mm U-Channel (Fall 1:100)
-  Proposed 150mm Pipe

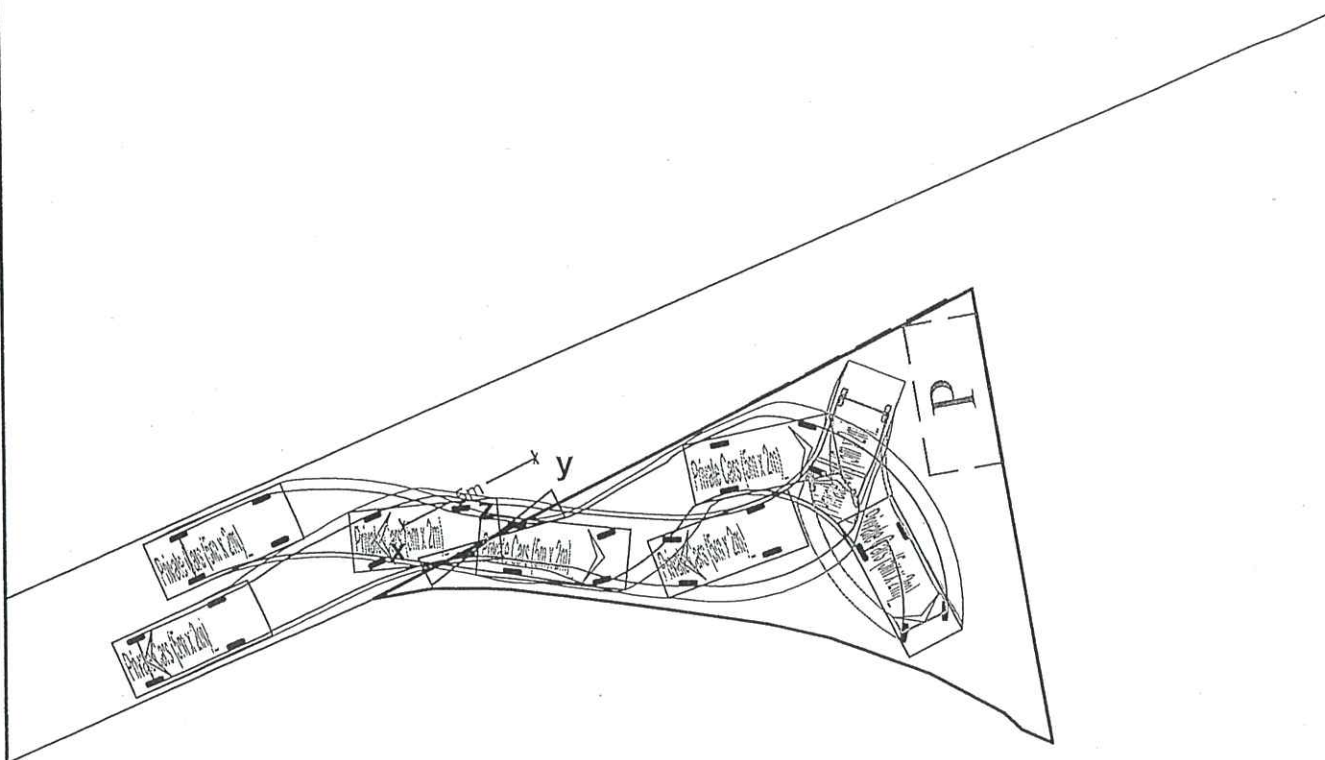
\*Please refer to Plan 3 for full layout plan

Site Area: 137.2m<sup>2</sup>

1 : 250	Sewerage Proposal	Goldrich Planners & Surveyors Ltd.
September 2021		Plan 5 ( P 19028 )

Lot 3131 RP in D.D. 116

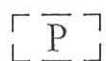




Site Area: 137.2m<sup>2</sup>

### LEGEND

x and y through z    Vehicular Access (5m wide)



Private Cars Parking Space (5m x 2.5m)

1 : 250

**Swept Path Analysis**

**Goldrich Planners &  
Surveyors Ltd.**

September 2021

Lot 3131 RP in D.D. 116

**Plan 6  
( P 19028 )**

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TT/529

Our Ref.: TL21402 / P19028

16 November 2021

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

Dear Sir,

**Submission of Further Information**

**S.16 Application for  
Proposed Temporary Shop and Services  
(Car Beauty Services) and Excavation of Land for a Period of 3 Years  
Lots No. 3131RP in D. D. 116, Tai Tong, Yuen Long, New Territories**

We would like to submit further information to respond to the comments from the Departments. The Layout Plan (Plan 3a), Sewerage Proposal (Plan 5a) and Justifications have been updated.

We would like to submit 3 replacement pages of the s.16 application form to revise the proposed use from “Proposed Temporary Shop and Services (Car Beauty Services)” to “Proposed Temporary Shop and Services (Car Beauty Services) and Excavation of Land”. The excavation work is for installing the underground sewerage disposal system.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

---

Francis Lau

Encl.



## Comments of the Environmental Protection Department

	Comments dated 28.10.2021	Response
	Whether the “car beauty services” would involve replacement of lubricant oil or other car services which involve the use of chemicals. If yes, please advise whether there would be any chemical waste generation, and any mitigation measures for waste management and water quality impact.	The “car beauty services” do not involve replacement of lubricant oil or other car services which involve the use of chemicals.

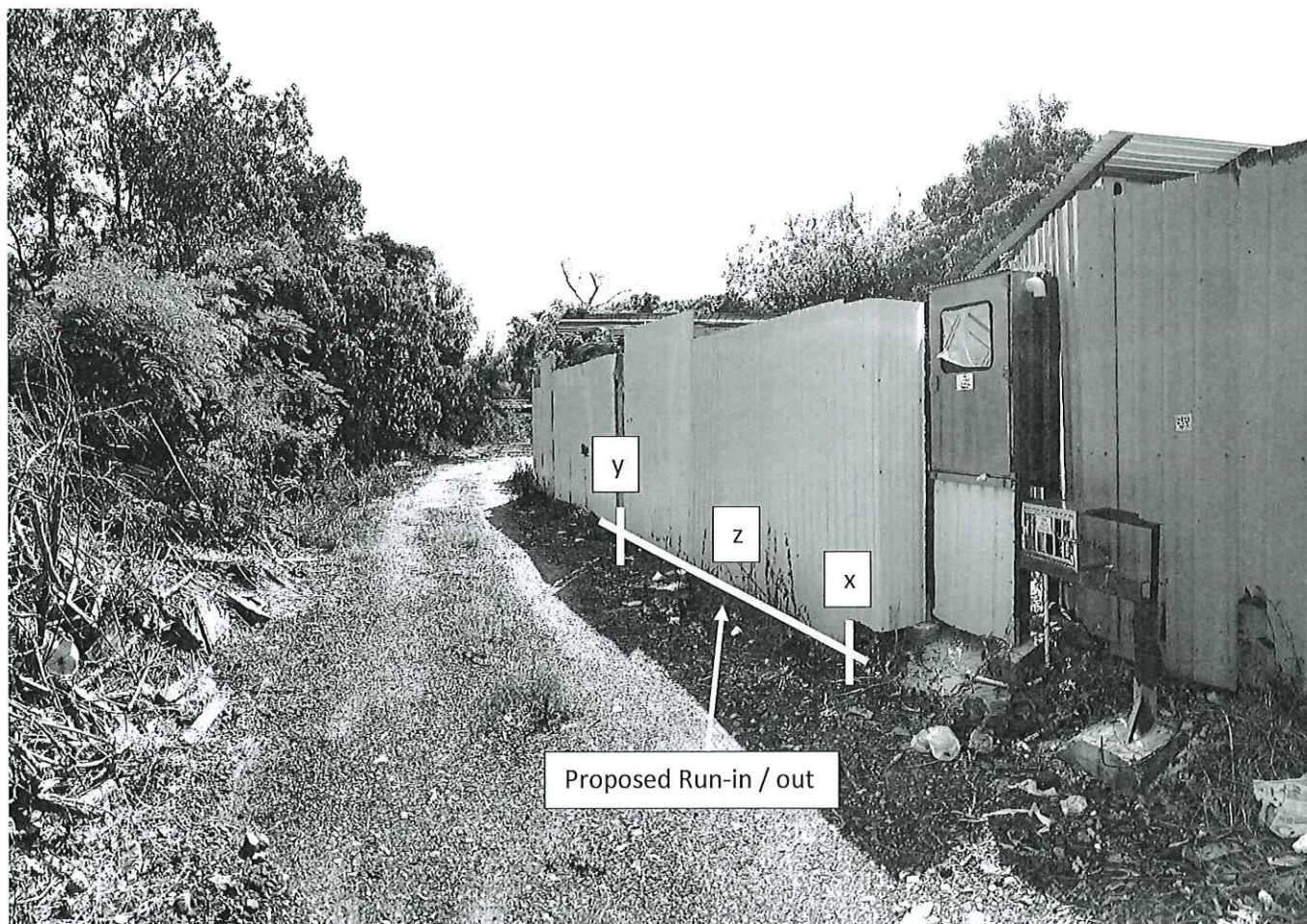
## Comments of the Transport Department

	Comments dated 1.11.2021	Response
(a)	The applicant should provide hourly trip generation and trip attraction of the proposed development;	There is no peak hours for the car beauty services. Please refer to encl. 1 and updated justifications at para. 9(e) of Appendix I for details.
(b)	The applicant should provide recent photos of the site, including the run-in/out of the site;	Please refer to encl. 2 and Swept Path Analysis (Plan 6.1) for details.
(c)	The applicant should specify how the loading/unloading need of the proposed development could be satisfied;	The tools and materials will be delivered to the site for car beauty services at a time when there is no appointment.
(d)	The applicant should detail how the proposed parking provision is sufficient;	All customers must make an appointment before they come to the site. When the parking space is occupied, no other cars are allowed to enter the site. There will only be 1 car at a time on site. There is sufficient space in the site for this car to manoeuvre and go out.
(e)	The estimated trip attraction would be 4 nos. daily, with the peak hours are 3pm-5pm. It seems that the proposed development could not accommodated 2 vehicles at the same time. The applicant should detail how the vehicles of the customers for the car beauty service would be allocated inside the proposed development and the associated swept path;	It takes about 2 hours to complete the services for each car. The time-slot will be 10am-12noon, 12noon-2pm, 2pm-4pm and 4pm-6pm.  All customers must make an appointment before they come to the site. When the parking space is occupied, no other cars are allowed to enter the site.
(f)	The swept path should show all the building structures within the proposed development and how the veh. gets into/goes out from the parking lot.	There is a toilet and staircase to 1/F on ground floor. Please refer to Swept Path Analysis (Plan 6.1 and 6.2) for details.



	Weekday		Weekend and Public Holidays	
	Trip Attraction	Trip Generation	Trip Attraction	Trip Generation
9:00am - 10:00am	0	0	0	0
10:00am - 11:00am	1	0	1	0
11:00am - 12:00noon	0	1	0	1
12:00noon – 1:00pm	1	0	1	0
1:00pm – 2:00pm	0	1	0	1
2:00pm – 3:00pm	1	0	1	0
3:00pm – 4:00pm	0	1	0	1
4:00pm – 5:00pm	1	0	1	0
5:00pm – 6:00pm	0	0	0	0
6:00pm – 7:00pm	0	1	0	1

Note: There is only one service bay on site. One car can be served at one time. It takes about 2 hours to complete the car beauty service.





## JUSTIFICATION

(Lot No. 3131 R.P. in D.D. 116, Tai Tong, Yuen Long, New Territories)

### 1. The Applied Use

The applied use is 'Proposed Temporary Shop and Services (Car Beauty Services) and Excavation of Land' for a Period of 3 Years.

### 2. Location

The application site (the site) is on Lot 3131 R.P. in D.D.116, Yuen Long, New Territories.

### 3. Site Area

The site area is about 137.2 m<sup>2</sup>.

### 4. Town Planning Zoning

The site falls within an area zoned "Open Space" ("O") zone on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18.

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

According to the Schedule of Uses of the OZP, the applied use (Shop and Services) falls under the Column 2 use in the "O" zone and may be permitted with or without conditions on application to the Town Planning Board; thus, a S.16 Fresh Planning Application is required.

### 5. Development Parameters

#### (a) Parking Spaces

1 private car parking space (5m (L) x 2.5m (W)) will be provided on site. Please refer to the Layout Plan (Plan 3a) for details.

Only private cars will be parked on site. No light goods vehicle, medium goods vehicle, or heavy goods vehicle over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374A), will be parked on the site.

(b) Operation Hours

The operation hours will be from 9:00 a.m. to 7:00 p.m. everyday (including Sundays and public holidays).

(c) Structure

One 2-storey structure are proposed on site. The ground floor of the structure will be used as work area, private car parking space and toilet. The work area will be used to carry out car beauty services, including car washing, polishing, and waxing. The first floor will be used as multi-function room, office, and toilet. The structure will be made of temporary material, such as metal sheets. The development parameters of the structure are shown in Table 1. Please refer to the Layout Plan (Plan 3a) for details.

Table 1—Development Parameters of the structure on site

No.			Use	Covered Area	Floor Area	Height
1	G/F	a	Works Area	137.2m <sup>2</sup>	114.7m <sup>2</sup>	3.9m
		b	Toilet		22.5m <sup>2</sup>	3.9m
	1/F	c	Toilet, Multi-function Room and Office		92.8m <sup>2</sup>	3.5m
Total:				<u>137.2m<sup>2</sup></u>	<u>230.0m<sup>2</sup></u>	7.4m

(d) Access to the site

The site is accessible via local track connecting to Tai Shu Ha Road East. The vehicular ingress/egress point is located at the west of the site. Please refer to the Location Plan (Plan 1) and Layout Plan (Plan 3a) for details.

6. **Mode of operation**

The proposed use is intended to serve the needs of local residents and the general public. It provides car beauty services including car washing, polishing, and waxing. No workshop activities including car dismantling, spraying, repairing or maintaining are allowed.

## 7. Similar Applications in Vicinity

There are ten approved applications for the use of shop and services in vicinity of “O” zone.

Application No.	Applied Use	Decision
A/YL/192	Proposed Shop and Services (Retail Shop)	Approved on 19.10.2012
A/YL/200	Proposed Shop and Services (Retail Shop)	Approved on 16.08.2013
A/YL/215	Proposed Temporary Shop and Services (Farm Product and Grocery Shop with Ancillary Office and Storeroom) for a Period of 6 Years	Approved on 23.10.2015
A/YL/218	Proposed Temporary Shop and Services (Real Estate Agency and Car Audio Shop) for a Period of 6 Years	Approved on 19.02.2016
A/YL/221	Renewal of Planning Approval for Temporary "Shop and Services (Retail Shop)" for a Period of 3 Years	Approved on 24.06.2016
A/YL/233	Proposed Temporary Shop and Services (Real Estate Agency, Book Shop and Ancillary Site Office) for a Period of 6 Years	Approved on 22.09.2017
A/YL/241	Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 6 Years	Approved on 16.3.2018
A/YL/258	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop) for a Period of 3 Years	Approved on 16.8.2019
A/YL-TT/415	Proposed Temporary Shop and Services (Vehicle Parts Retail Shop) for a Period of 3 Years	Approved on 22.12.2017
A/YL-TT/483	Proposed Temporary Shop and Services (Grocery Store) for a Period of 5 Years	Approved on 18.10.2019

## 8. Planning Gain

The proposed use can create employment opportunities to the local residents. It can also fulfil the local needs for car beauty services.



## 9. No Adverse Environmental Impact

### (a) Visual

The proposed use is compatible with the surrounding environment which comprises with the two-storey shops and residential uses at the southern and western side of the site. No significant adverse visual impact is anticipated resulting from the two-storey structure.

### (b) Drainage

A gutter is proposed along the northern side of the roof to collect rainwater. Rainwater will be discharged to the proposed last catch-pit on ground floor and discharged to public drain. Please refer Drainage Proposal (Plan 4) for details.

### (c) Sewerage

An underground sewage disposal system includes one petrol interceptor, one septic tank and one soakage pit will be provided on site. The septic tank will be designed and constructed in accordance to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation (Cap 123I, part V). The septic tank will be maintained in proper working order at all times and periodic desludging will be carried out when required.

Wastewater produced from the car beauty services will be directed to the proposed 150mm u-channel located at the periphery of the works area. These wastewater will be discharged to petrol interceptor and soakage pit.

The wastewater from toilets will be discharged to septic tank and soakage pit. Please refer to the Sewerage Proposal (Plan 5a) for details.

### (d) Noise

The site is away from residential area. The noise nuisance affecting nearby users will be kept to the minimum.

### (e) Traffic

The site is accessible via a local track connecting to Tai Shu Ha Road East (Plan 1). One parking space for private car (5m (L) x 2.5m (W)) will be provided on site for car beauty activities. Only private cars with a valid license will be allowed to enter the site.

Please refer to the Layout Plan (Plan 3a) for the location of car parking space. Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site. Please refer to Swept Path Analysis (Plan 6.1 and 6.2) for details.

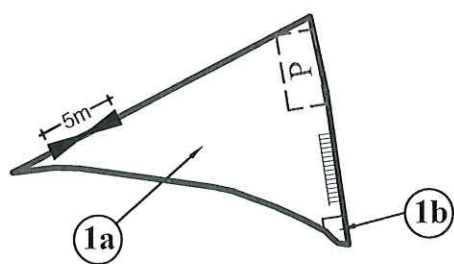
## APPENDIX I

The estimated daily trip generation and attraction rate for private cars is 8 per day (4 in and 4 out). The number of trip generation and attraction are expected to be similar on both weekdays and weekends.

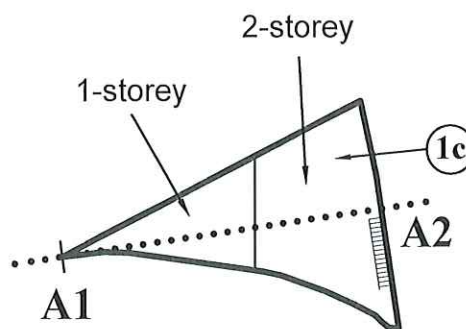
Customers need to request for an appointment. Customers are not allowed to park or enter the site without appointment. Thus, no extra trip will be generated.

Given a low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network, i.e. Tai Shu Ha Road East.

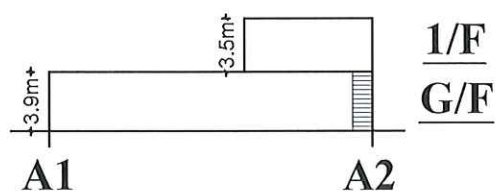
- End -



G/F



1/F

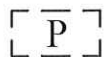


Section

### Legend



Vehicular Access (5m wide)



Private Cars Parking Space (5m x 2.5m)

Site Area: 137.2m<sup>2</sup>

1			Use	Covered Area	Floor Area	Height
	G/F	a	Works Area	137.2m <sup>2</sup>	114.7m <sup>2</sup>	3.9m
		b	Toilet		22.5m <sup>2</sup>	3.9m
	1/F	c	Toilet, Multi-function Room and Office		92.8m <sup>2</sup>	3.5m
Total				137.2m <sup>2</sup>	230.0m <sup>2</sup>	

1 : 500

**Layout Plan**

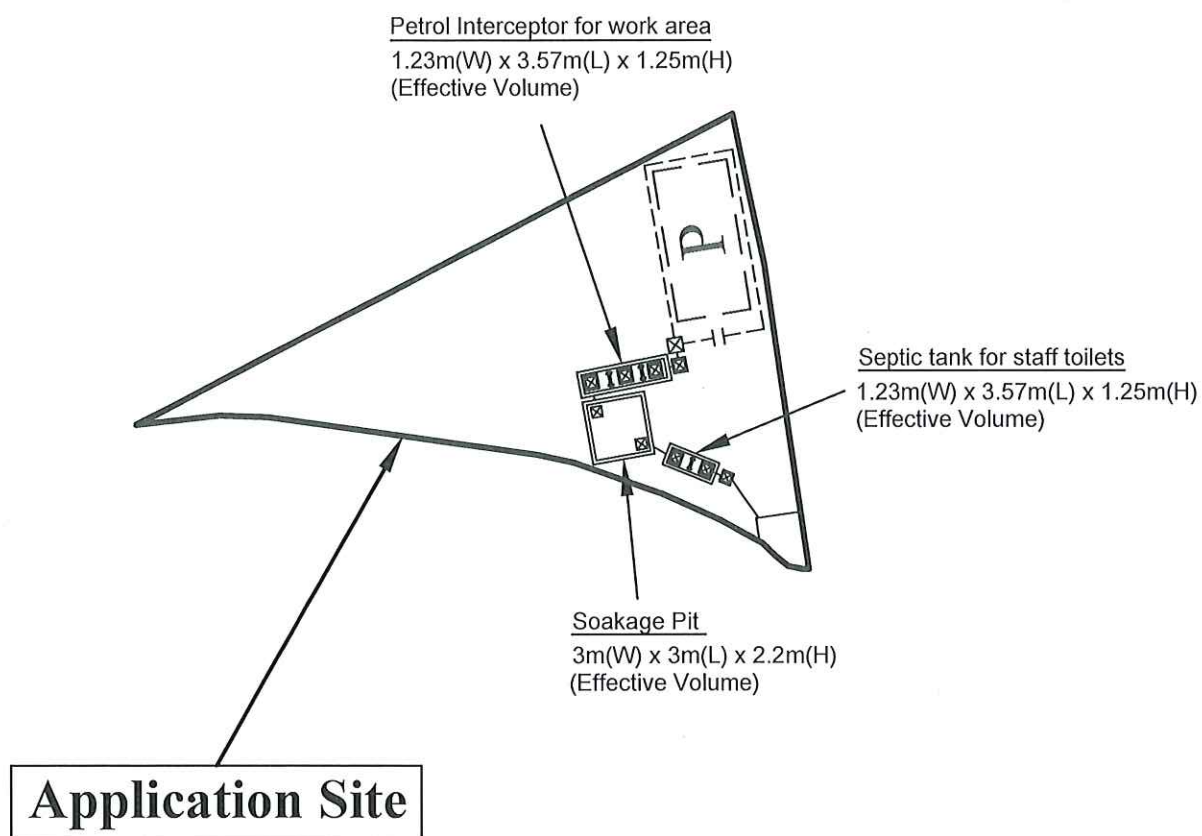
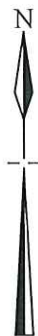
**Goldrich Planners &  
Surveyors Ltd.**

November 2021


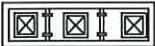

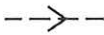

Lot 3131 RP in D.D. 116

**Plan 3a  
( P 19028 )**





#### LEGEND

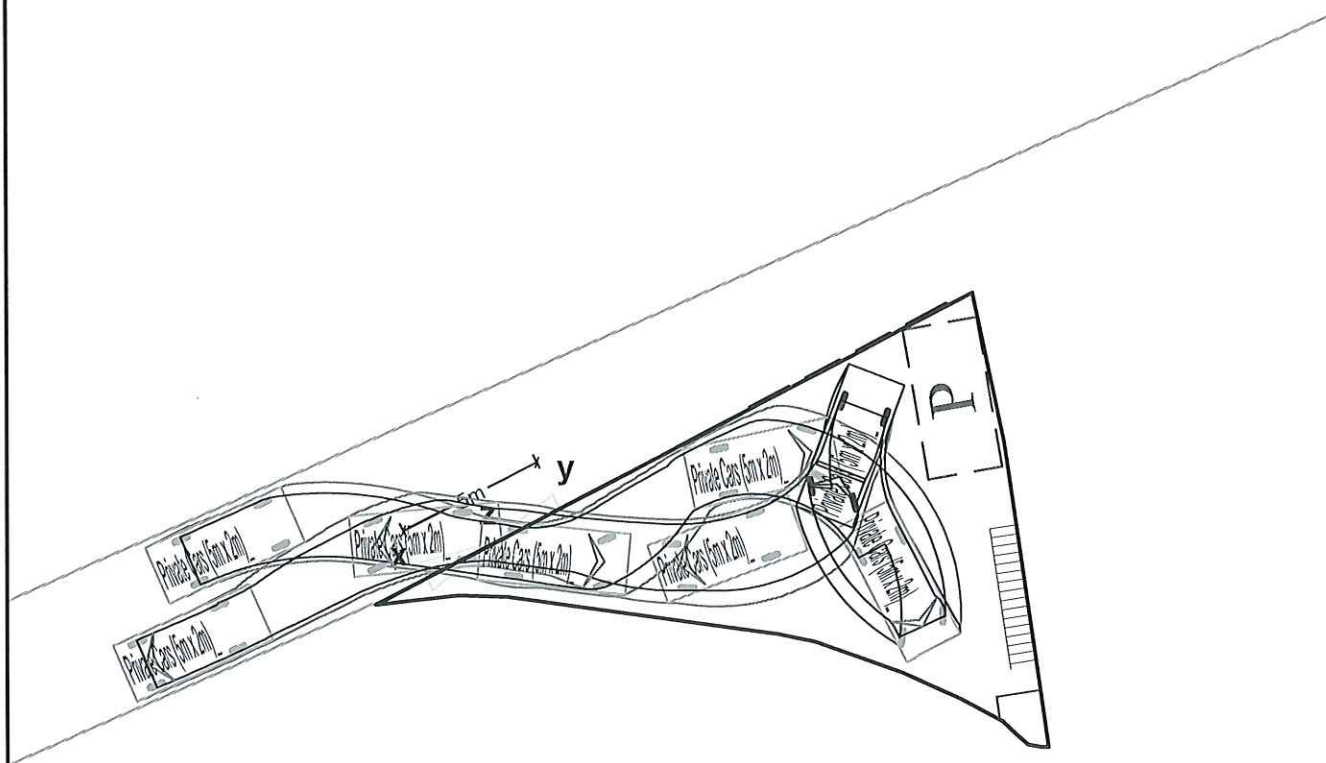
-  Septic Tank
-  Petrol Interceptor
-  Proposed Catch-pit
-  Proposed 150mm U-Channel (Fall 1:100)
-  Proposed 150mm Pipe

\*Please refer to Plan 3 for full layout plan

Site Area: 137.2m<sup>2</sup>

1 : 250	Sewerage Proposal	Goldrich Planners & Surveyors Ltd.
November 2021		Plan 5a ( P 19028 )

Lot 3131 RP in D.D. 116



## LEGEND

x and y through z      Vehicular Access (5m wide)



Private Cars Parking Space (5m x 2.5m)

Site Area: 137.2m<sup>2</sup>

1 : 250

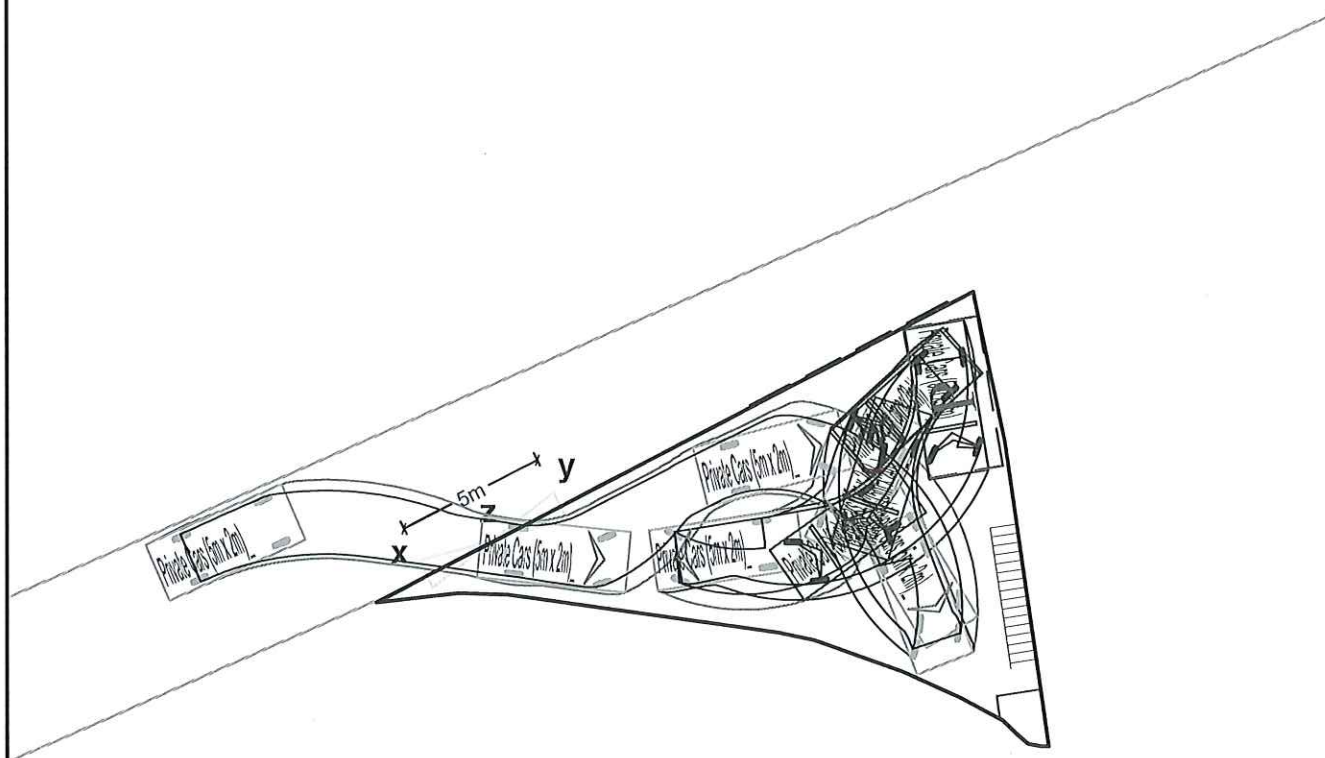
**Swept Path Analysis**

**Goldrich Planners &  
Surveyors Ltd.**

**November 2021**

Lot 3131 RP in D.D. 116

**Plan 6.1  
( P 19028 )**



# LEGEND

x and y through z      Vehicular Access (5m wide)

[ P ]      Private Cars Parking Space (5m x 2.5m)

Site Area: 137.2m<sup>2</sup>

1 : 250

## **Swept Path Analysis**

**Goldrich Planners &  
Surveyors Ltd.**

**November 2021**

Lot 3131 RP in D.D. 116

**Plan 6.2  
( P 19028 )**



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Car Beauty Services) and Excavation of Land  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	137.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	230.0 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	230.0 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Appendix 1 ..... ..... ..... .....	
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	1 .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9 a.m. to 7 p.m. everyday (including Sundays and Public Holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) <u>Local track connecting to Tai Shu Ha Road East</u>	
	No 否	<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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....18..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....2.2.....m 米 <input checked="" type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/> ..... .....		



## 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 3131 R.P. in D.D. 116, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	137.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18
Zoning 地帶	"Open Space" ("O")
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 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Car Beauty Services) and Excavation of Land



**Similar Applications within the Subject “O” Zone on the OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use/Development</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TT/415	Proposed Temporary Shop and Services (Vehicle Parts Retail Shop) for a Period of 3 Years	22.12.2017 (revoked on 22.5.2020)	(1), (2), (3), (4), (5), (6), (8), (9)
2	A/YL-TT/483	Proposed Temporary Shop and Services (Grocery Store) for a Period of 5 Years	18.10.2019	(1), (2), (3), (4), (5), (6), (7), (9)

**Approval Condition(s):**

- (1) Restrictions on operation during specific time limits and dates.
- (2) Submission/implementation/maintenance of the drainage proposal/facilities.
- (3) Submission/implementation of fire service installations proposal.
- (4) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (5) Restrictions on workshop activities.
- (6) No queuing and reverse movement of vehicles are allowed on public road.
- (7) Only private cars are allowed to be parked/stored on or enter/exit the site.
- (8) Submission/implementation of tree preservation proposal or maintenance of existing trees.
- (9) Reinstatement of the site upon expiry of the planning permission.

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211019-163350-11842

Reference Number:

提交限期

26/10/2021

Deadline for submission:

提交日期及時間

19/10/2021 16:33:50

Date and time of submission:

有關的規劃申請編號

A/YL-TT/529

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. LAM KA HING

Name of person making this comment:

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

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寄件者:  
寄件日期: 2021年10月25日星期一 3:15  
收件者: tpbpd  
主旨: A/YL-TT/529 DD 116 Tai Tong OS  
附件: Tai Kei Leng - Google Maps.pdf

A/YL-TT/529

Lot 3131 RP in D.D. 116, Tai Tong, Yuen Long  
Site area : 137.2sq.m  
Zoning : "Open Space"  
Applied use : Shop and Services / 1 Vehicle Parking

Dear TPB Members,

Application 504 was withdrawn, now back with the privately owned portion.

Previous objections upheld. There is no history of previous approval to justify the application.

Mary Mulvihill

---

**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, August 13, 2020 3:48:21 AM  
**Subject:** A/YL-TT/504 DD 116 Tai Tong OS

A/YL-TT/504  
Lot 3131 RP in D.D. 116 and Adjoining Government Land, Tai Tong  
Site area : About 438sq.m Includes Government Land of about 301sq.m  
Zoning : "Open Space"  
Applied use: Car Beauty Services / 2 Vehicle Parking

Dear TPB Members,

Clearly an application to legitimize an existing use.

Strong objections, the site is mostly government land and the planning intention is OS to serve the community.

Tai Tong OZP is currently going through consultation and Paper 3/20 shows that there is deficit in both DOS and LOS. In fact there is currently ZERO DOS.

Approval of this plan would ensure that that the planning intention never materializes.

Open Space is a community right, on the same level as hospital beds and other amenities.

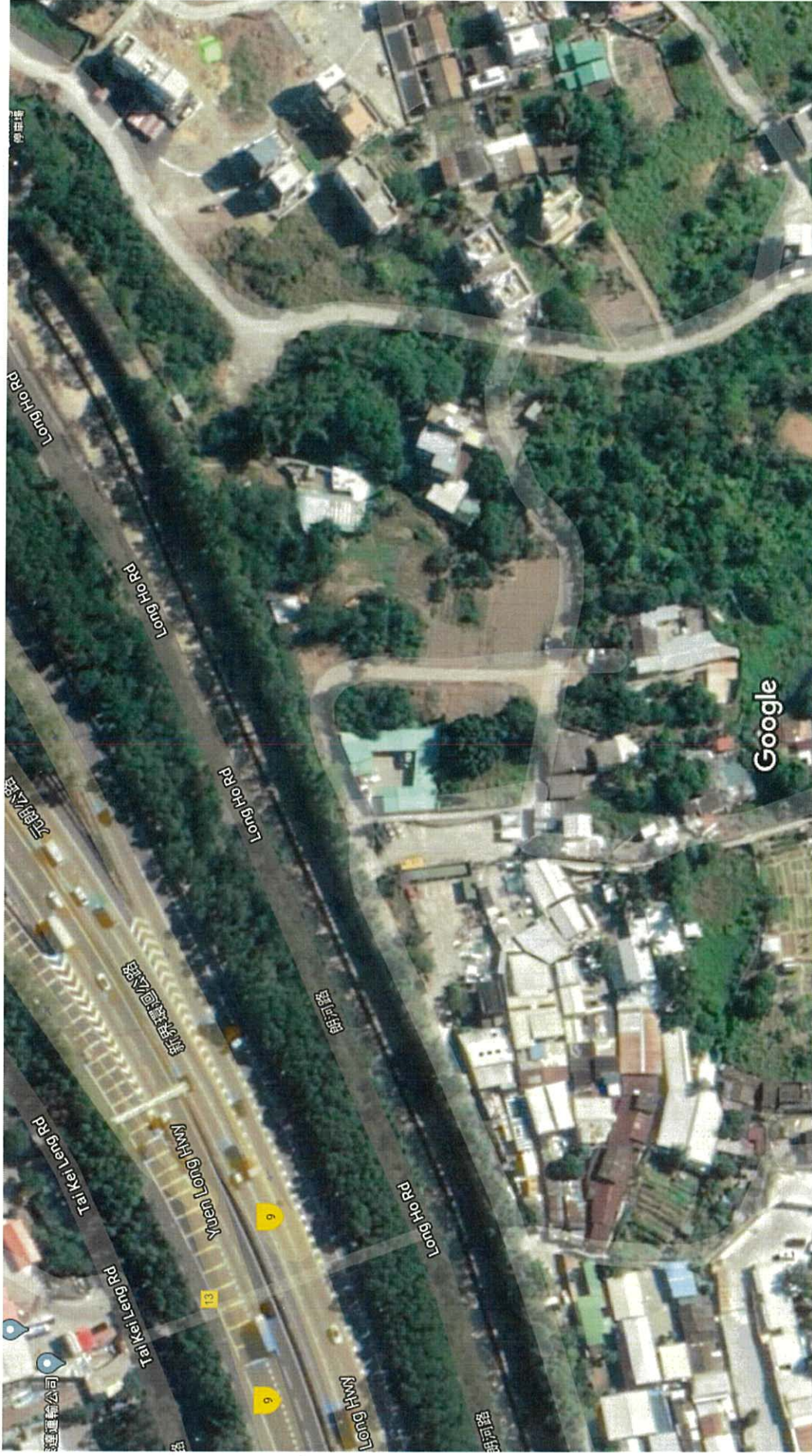
The current health crisis should be a wake up call. The administration can no longer be allowed to evade its obligations to ensure that each community has at least 2sqmts OS per person, and the 2030+ Vision promises to increase this to 2.5sq.mts.

This application must be rejected and the operator required to reinstate vegetation on the site.

Mary Mulvihill



Google Maps Tai Kei Leng



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 20 m

**Advisory Clauses**

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. open storage of construction materials) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot 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. The lot owner 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. 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 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;
- (c) to note the comments of the Commissioner for Transport that the land status of the access road/ path/ track/ run-in/out leading to the Site from Tai Shu Ha Road East should be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that his department shall not be responsible for maintenance of any access connecting the Site with Tai Shu Ha Road East. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisance. For petrol interceptor as well as septic tank and soakaway system (STS system), their design and construction should follow the requirements of Professional Persons Environmental Consultative Committee Practice Note No. 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”, including percolation test for the STS system. You are obligated to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal (**Drawing A-3** of RNTPC Paper) that you should advise why u-channel is not provided at the southern side of the Site and explain how the overland flow from the southern area could be properly intercepted and discharged. The existing drainage facilities, to which the stormwater of the proposed development from the Site would discharge, are not maintained by his office. Prior to

commencement of the proposed works, the owner of the existing drainage facilities to which the proposed connection will be made should be identified and consent from the owner should be obtained. In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. The location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan. Overland flow from adjacent area should not be obstructed. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas. DLO/YL, LandsD should be consulted and consent from the relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;

- (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 before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. 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.