

此文件在 2021年 11月 2 5日 收到。城市規劃委員會  
只會接收所有必要的資料及文件及才正式確認收到  
申請的日期。

This document is received on 25 NOV 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/533 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/zh/plan\\_application/apply.html](https://www.info.gov.hk/tpb/zh/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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A176-77/533
	Date Received 收到日期	25 NOV 2021

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

## 1. Name of Applicant 申請人姓名/名稱

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

林金耀

## 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)

N/A

## 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)	新界元朗大棠道第116約地段第48915號 餘段(部份)第4892號餘段(部份) 第4893號(部份)及第4894號(部份)和 毗連政府土地
(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 540 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 120.96 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 包括政府土地面積(如有)	56 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s)

有關的法定圖則編號

S/YL - TT/18

(e) Land use zone(s) involved

涉及的土地用途帶

鄉村式發展

(f) Current use(s)

現時用途

臨時商店及服務行業  
(室內設計裝飾工程公司)

(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).  
 是其之一名「現行土地擁有人」。(請夾附業權證明文件)

☐ is not a "current land owner".  
 並非「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 ..... 2021 年 ..... 10 月 ..... 26 日的記錄，這項申請涉及 ..... 9 ..... 名「現行土地擁有人」。

(b) The applicant 申請人 -

☒ has obtained consent(s) of ..... 8 ..... "current land owner(s)".  
 已獲得 ..... 8 ..... 名「現行土地擁有人」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)" 同意土地擁有人數	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/處址	Date of consent obtained (DD MM YYYY) 取得同意日期 (日/月/年)
1	第116約地段第4892號餘段部份	31/8/2021
1	第116約地段第4893號 (部份)	27/8/2021
6	第116約地段第4891號餘段部份	28/8/2021 29/8/2021 31/8/2021

Please use separate sheets if the space of any box above is insufficient. (若以上任何表格的空間不足，請另加紙張)

[illegible]

## 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/發展臨時商店及服務行業  
(室內設計裝飾工程公司)

(Please illustrate the details of the proposal on a layout plan) (請用圖面詳述擬議詳情)

(b) Effective period of  
permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3年☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 419.04 ..... sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 120.96 ..... sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構造物數目 ..... 4個

Proposed domestic floor area 擬議住宅樓面面積 ..... 0 ..... sq.m ☐ About 約Proposed non-domestic floor area 擬議非住宅樓面面積 ..... 120.96 ..... sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 ..... 120.96 ..... sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造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. 1個單層貨柜作辦公室用 6.3M x 4.8MW x 3MH 面積 30.24平方米

2. 1個單層貨柜作洗手間 1.4M x 2.3MW x 2MH 面積 3.22平方米

3. 1個單層貨柜作儲物用 5M x 2.5MW x 2MH 面積 12.5平方米

4. 1個單層貨柜作停車場 10M x 7.5MW x 3MH 面積 75平方米

Proposed number of car parking spaces by types 不同種類停車位的擬議數目 有蓋面積 120.96平方米

Private Car Parking Spaces 私家車車位 ..... 12個

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 旅遊巴士車位 .....

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

每日運作時間由早上九時至下午八點  
星期日及公眾假期照常營業

(d) Are there access to the site (project building)? 項目地點或項目建築物的出入道路有否?	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)) <b>大棠道</b> <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擬議, 并請提供理由。)																																
(f) Does the development proposal involve alteration of existing building? 擬議發展計劃是否涉及現有建築物的改建?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
(g) Does the development proposal involve the operation on the right? 擬議發展計劃是否涉及在路邊操作?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land(ponds) and particulars of stream diversion, the extent of filling of land(ponds) and/or excavation of land) (請在圖則上註明有關土地(塘)的界線, 並列明河道改道、填塘、填土或挖土等詳情) <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 填土深度 ..... 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"/>																															
(h) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="1"> <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 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

查申請地點已於二零零九年三月二十二日獲得城市規劃委員會批准經營臨時商業及服務行業（室內設計裝飾工程公司）為期三年，直至二零一二年三月八日止（參考二零零九年三月二十二日批准信）。此段期間，基本上我們已完成所有附帶條件，唯(c) (d)兩項申請地點車輛出入口通道建議及落實，直至二零一一年五月廿五日才得到同意履行(c)項條件。唯(d)項附帶條件由於申請地點車輛出入口通道涉及路政署管轄之行人通道，我們必須向路政署、運輸署及警署交通部申請公眾地方掘路紙 (Excavation Permit) 得到有關部門批准才可施工。申請掘路紙及完成(d)項落實車輛出入口通道需時，故我們不能向申請延長規劃許可附帶條件，故特重新入紙申請表格 S16-III 再行申請三年臨時發展許可證期的建議，如蒙批准我們承諾儘快催促進行申請掘路紙（查我們已向路政署申請掘路紙，仍在申請過程中）。城市規劃委員會如有進一步指示及建議，我們必會依從盡快完成(d)項車輛進出口通道之附帶條件。由於申請掘路紙 (Excavation Permit) 是位於大棠道側行人通道屬路政署管轄範圍，故必須向路政署申請，而不會涉及申請地點的範圍。



**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

林全耀  
林全耀

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

申請人  
Position (if applicable)  
職位 (如適用)

Name in Block Letters  
姓名 (請以正楷填寫)

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

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

Date 日期

2021年10月26日

(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。

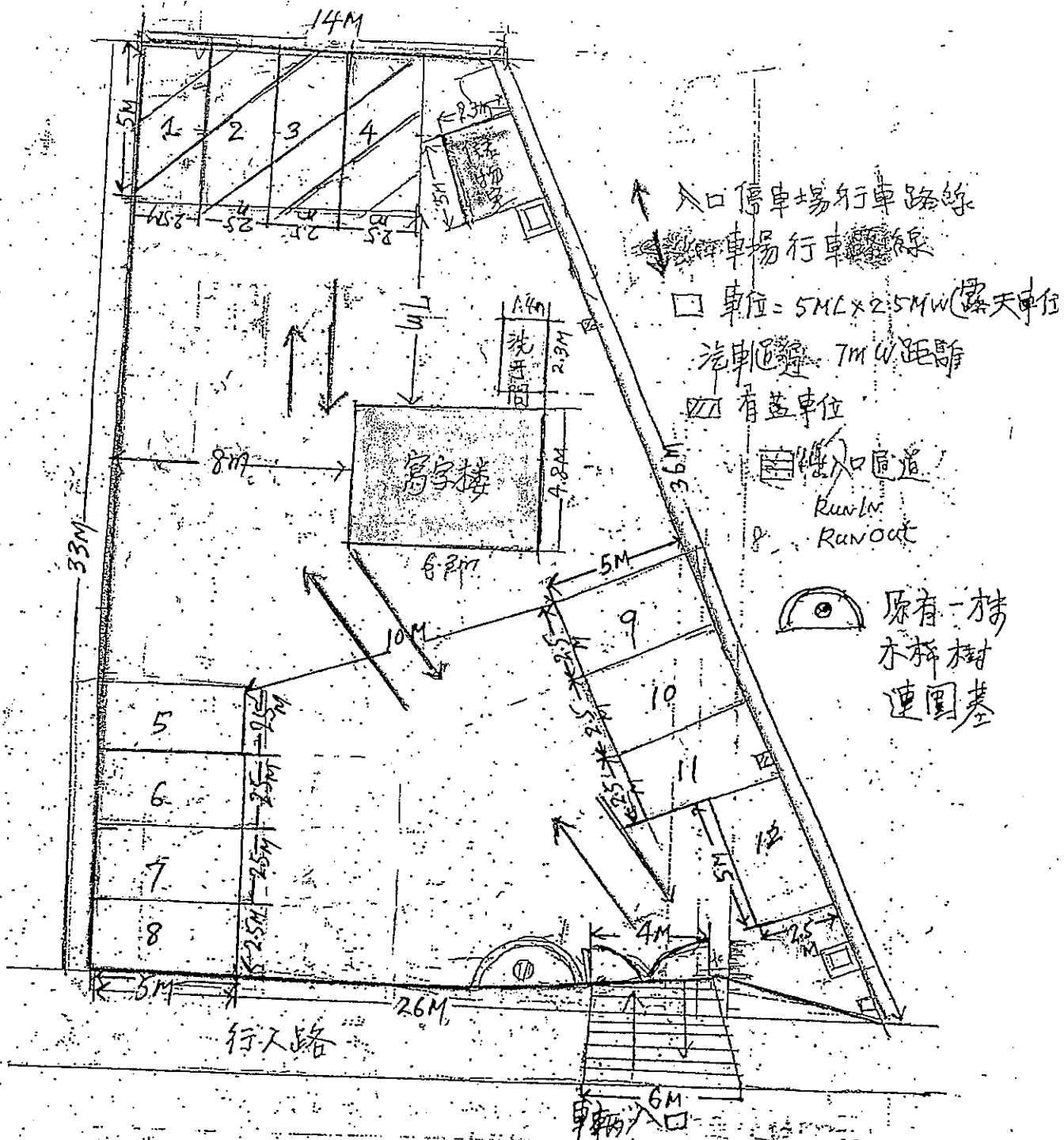
## Gist of Application 申請摘要

(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	新界元朗大棠道第116約地段第4891號(部份) 第4892號(部份)第4893號(部份)及第4894號(部份) 毗連政府土地
Site area 地盤面積	540 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 56 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL - TT/18
Zoning 地帶	鄉村式發展
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	臨時商店及服務行業 (室內設計裝飾工程公司)

(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	120.96 <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	4	
(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	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		12
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		



大棠路

申請位置建議汽車泊位位置及出入通道  
Run IN / Run OUT 圖

SCALE: 1:200

30 December 2021

District Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, H.K.

Dear Sir / Madam,

**Proposed Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years in “Village Type Development” Zone, Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long**  
**Application No. A/YL-TT/533**

We refer to your e-mail dated to us on 21/12/2021, and refer to the comments of the commission for Transport on our application for our further action / clarification.

We write to confirm the following :

- (a) The hourly trip attraction of the proposed development used to be less than one to two. As there are only four permanent staff of the decoration interior design and engineering company and they used to park their vehicles in the site at around 10:00 a.m. and leave the site around 6:00 p.m. after office hour. Occasionally, there are only few visitors that used to in and out the site and they never affect the traffic of Tai Tong Road, Yuen Long.
- (b) We also confirm that the parking space will not be for storage, display or exhibiting of motor vehicles for sale or otherwise for the provision of vehicles cleaning and beauty service.

For your kind reference, we submit herewith also the following diagrams to supplement our application including :

- (1) Location of parking spaces and run in / run out of the entrance (申請位置汽車泊位位置及出入口通道 run-in / run-out 圖).
- (2) Layout plant of run-in / run-out 汽車出入口圖.
- (3) Location of parking spaces and run-in / run-out and fire service installation and equipment (申請位置建議汽車泊位位置及出入通道 run-in / run-out 及消防裝置位置圖).
- (4) Existing drainage plan at site drainage completed by H.A.D. works at 2006 and internal drainage system approved by Drainage Department at 8 January 2014).  
現時排水系統圖 (2006 年元朗地政署新建排水系統及已獲渠務署 2014 年 1 月 8 日已申請地產舖排水系統整履行規劃附件條件).

- (5) Also for your kind information, we were recently received comments of Chief Highway Engineer / New Territories West Highway Department dated 27 May 2021 and approved our design and construction of the run-in/run-out of the site and we will proceed to apply our application of excavation permit and commence our work.

Thank your for your kind attention.

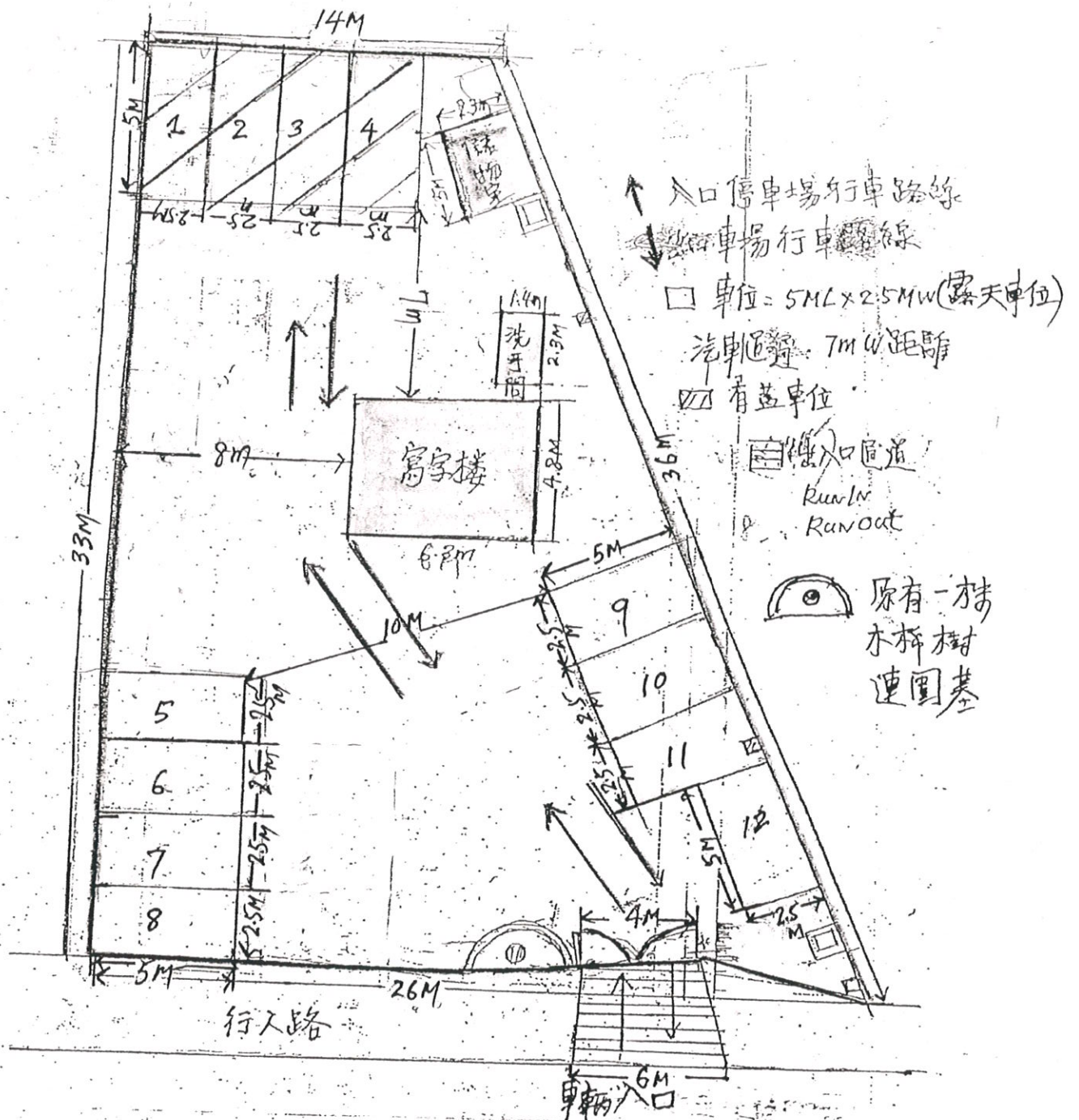
Your faithfully,

The applicant

Lam Chuen Yiu

A handwritten signature in black ink, appearing to read 'Lam Chuen Yiu', with a long, sweeping underline that extends to the right.





大棠路

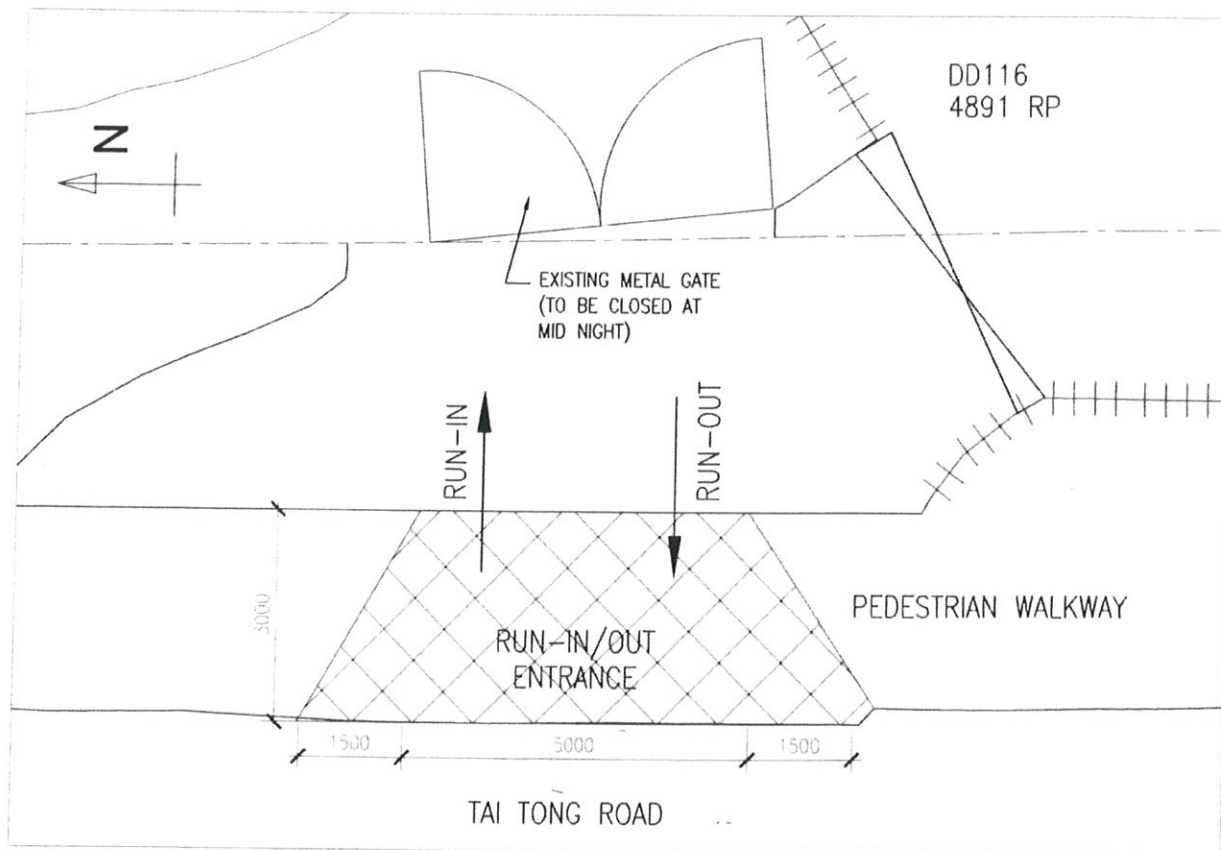
申請位置建議汽車泊位位置及出入通道

Run IN / Run out 圖

SCALE: 1:200



**SITE PLAN (1:500)**



**LAYOUT PLAN OF RUN-IN/OUT (1:100)**

SITE PLAN

Sketch No.  
W21008-S01

Rev.: -

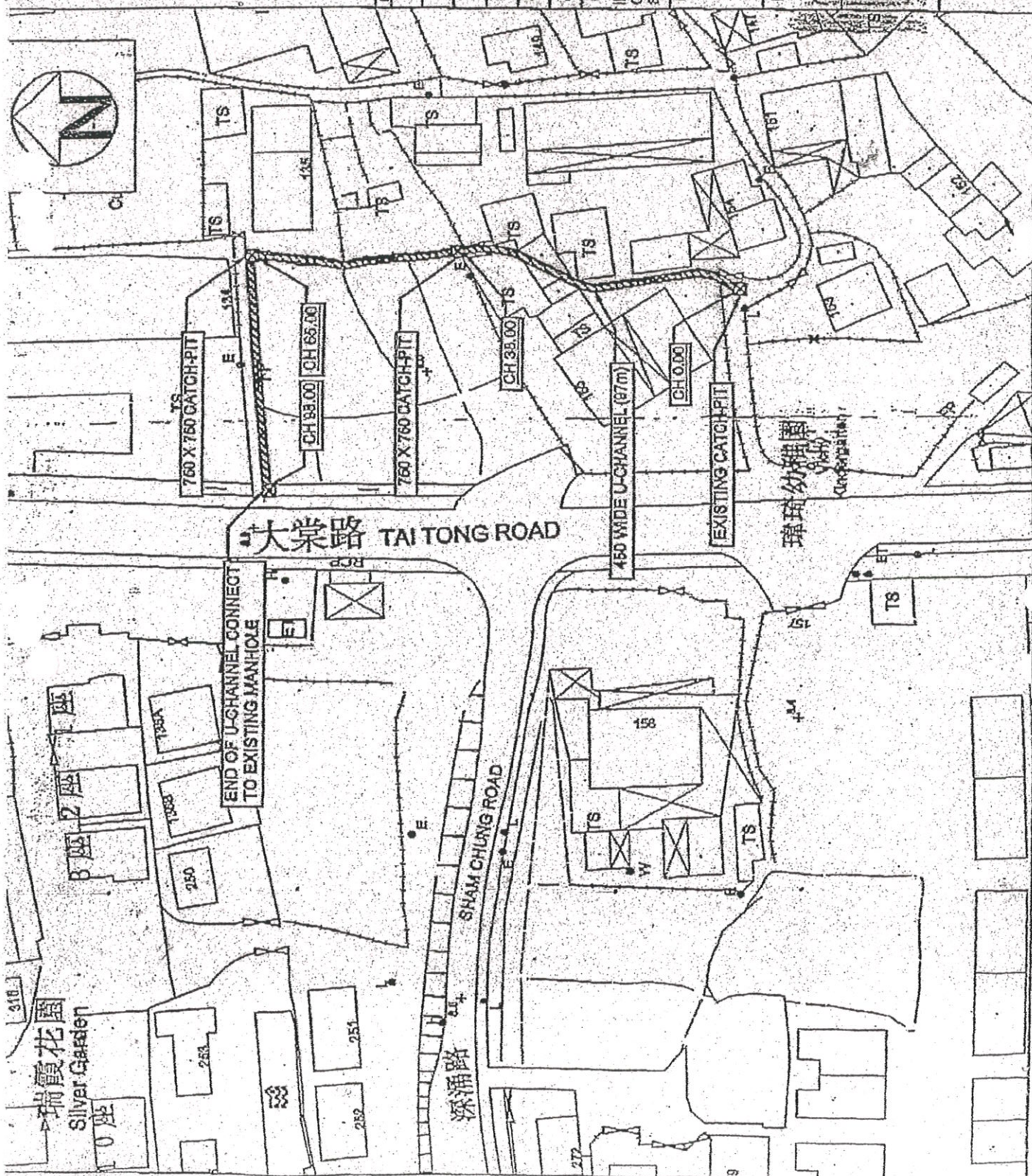
Date:  
FEB 2021

Scale:  
AS SHOWN









1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE ST.
2. EXACT LOCATIONS AND LEVELS OF WORKS SHALL BE DETERMINED ON SITE.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING NO. YW242/2009.

LEGEND:

- CATCH-PIT (2 Nos.) 柳子井
- 450 U-CHANNEL (97m LONG) U渠

ABBREVIATIONS:  
CH000 - CH CHANGE IN METRE

NO.	DATE	DESCRIPTION	INITIAL
DESIGNED	C. F. MOK		08/08
DRAWN	Y. K. LEUNG		08/09
CHECKED	P. M. WONG		08/09
APPROVED			

CONT. No. & TITLE YL 25 OF 2006-2010  
IMPROVEMENT TO FOOTPATH AND DRAINAGE  
CHANNEL NEAR HOUSE NO. 134 AT  
SHUNG CHING SAN TSUEN, SHAP PATH HEUNG

DRAWING TITLE

SITE PLAN

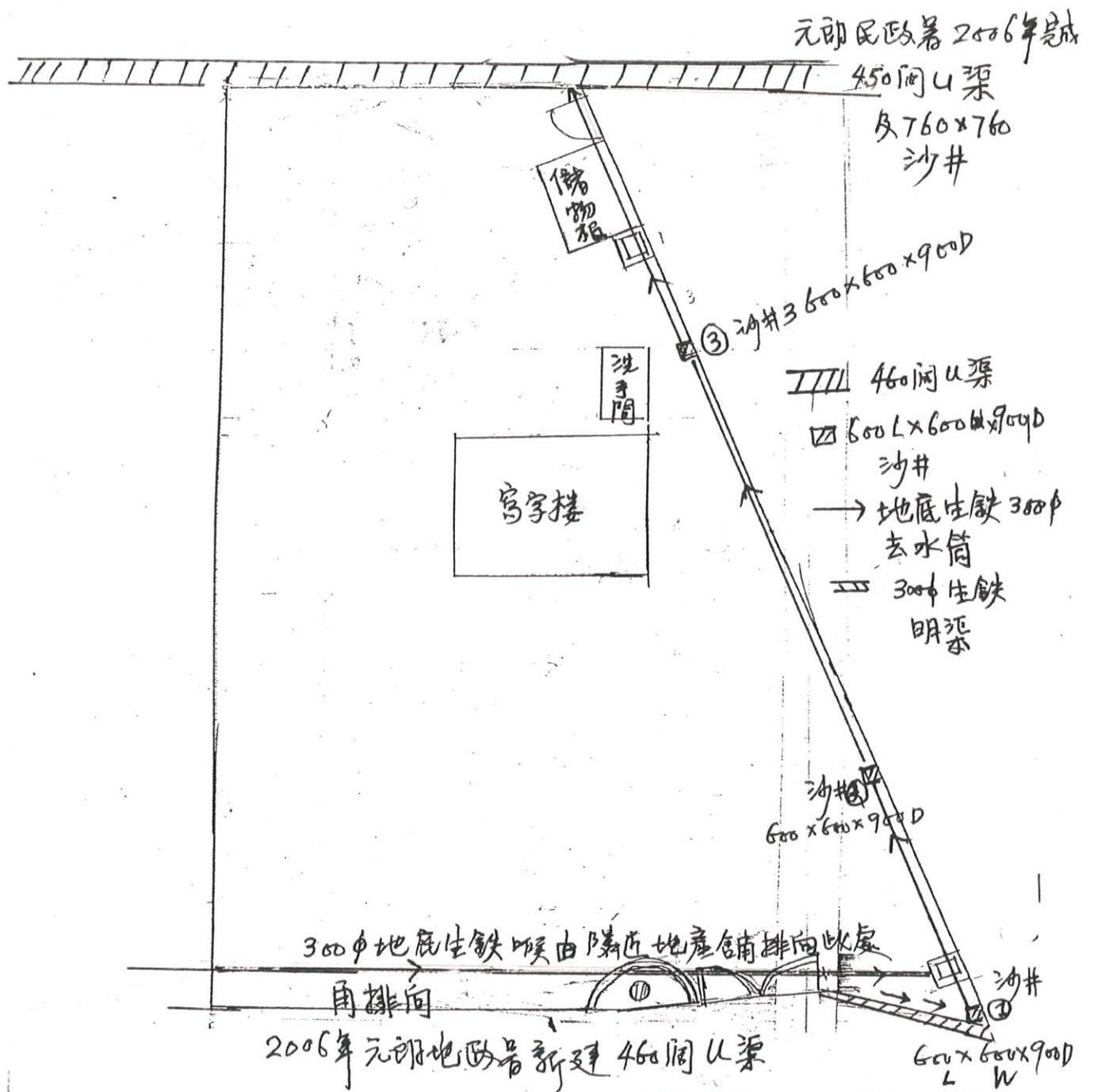
DRAWING No.	SCALE
YW 242 / 2009	1:500



H.A.D.  
WORKS

2006年已獲元朗民政事務署完成排水渠 包括450闊 U渠及760 X 760 柳子井





申請地契現時排水系統圖

(已獲渠務署2014年1月8日

與隣近地產舖同一排水系統整體履行

規劃附帶條件)

1 March 2022

Our Ref : 20220301

Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road, North Point, H.K.

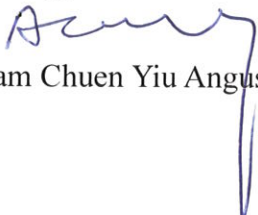
Dear Sir,

**Proposed Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years in “Village Type Development” Zone, Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long**  
**Application No. A/YL-TT/533**

As advised by Fire Service Department, we will provide a 3kg power fire extinguisher at the store room. We attached herewith our amended plan for your kind reference.

Thank you in attention.

The applicant

  
Lam Chuen Yiu Angus



11 March 2022

Our Ref : 20220304

Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road, North Point, H.K.

Dear Sir,

**Proposed Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years in “Village Type Development” Zone, Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long**  
**Application No. A/YL-TT/533**

This letter intends to supersede the previous letter dated 8 March 2022, and we would also like to withdraw the letter submitted on 21 January 2022.

We refer to Highway Department message dated 1 March 2022 to us via your Planning Department. We write to confirm that “長安居” is my home and our Lam’s family members agree with the run in / run out arrangement. We attached herewith land register on 26/10/2021. The tenant in common

1. Lam Choi Sui Christina 林彩穗
2. Lam Choi Heung 林彩香
3. Lam Choi Chu, Ida 林彩珠
4. Lam Choi Long 林彩朗, they are my aunties
5. Lam Kwong Tak Eddie 林廣德 is my uncle
6. Lam Sun Tak 林燊德 is my father and they had agreed to my application of S16 III dated 9 Sept. 2021.

For your kind information, we attached herewith the swept path of vehicle from 長安居 going into Tai Tong Road and vice versa care with photos. I have two private cars to and fro and engage the swept path daily for 2 to 3 occasions and only private cars will be allowed to access the site. We also confirm that for this further information, we will continue to proceed with our original application.

Thank you for your kind attention.

The applicant  
Lam Chuen Yiu

c.c. Mr. Colman Tang  
Mr. K.K. Ng















土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印刷於: PRINTED AT: INTERNET SEARCH (E-MAIL)  
查詢日期及時間: SEARCH DATE AND TIME: 26/10/2021 16:01  
查詢者姓名: NAME OF SEARCHER: Lam Sum Tak  
查詢種類: SEARCH TYPE: CURRENT

本登記冊列明有關物業截至26/10/2021 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 26/10/2021.  
備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易, 以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的。使用所提供的資料須符合《個人資料(私隱)條例》的規定。  
The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前, 應先向土地註冊處查詢最新的土地紀錄。  
BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料

PROPERTY PARTICULARS

物業參考編號  
PROPERTY REFERENCE NUMBER (PRN): C3071085

地段編號  
LOT NO.: THE REMAINING PORTION OF LOT NO. 4891 IN D.D.

116

批約 held under: GOVERNMENT LEASE  
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: -

所佔地段份數  
SHARE OF THE LOT: -

ADDRESS: YUEN LONG  
NEW TERRITORIES

地址: -

物業參考編號 PRN: C3071085 (26/10/2021) 第 1 頁, 共 4 頁 PAGE 1 OF 4



土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印刷編號 PRINT CONTROL: EBN211025019989

備註  
REMARKS: THE RENT IS \$0.48 P.A. (LOT NO.4891 IN DD116)

業主資料  
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
LAM YAU NGAN YING		YL134759	01/02/1956	01/02/1956	
備註 REMARKS: SALE					
LAM CHOI SUI CHRISTINA	TENANT IN COMMON	10040902560024	25/03/2010	09/04/2010	
林彩穗	(1/6)	DEED OF GIFT			
LAM SUN TAK	TENANT IN COMMON				
林榮德	(1/6)				
LAM CHOI CHU IDA	TENANT IN COMMON				
林彩珠	(1/6)				
LAM CHOI HEUNG	TENANT IN COMMON				
林彩香	(1/6)				
LAM KWONG TAK EDDIE	TENANT IN COMMON				
林廣德	(1/6)				
LAM CHOI LONG	TENANT IN COMMON				
林彩朗	(1/6)				

備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL



土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印務編號 PRINT CONTROL: EN21102/019449

物業涉及的條碼  
INCUMBRANCES

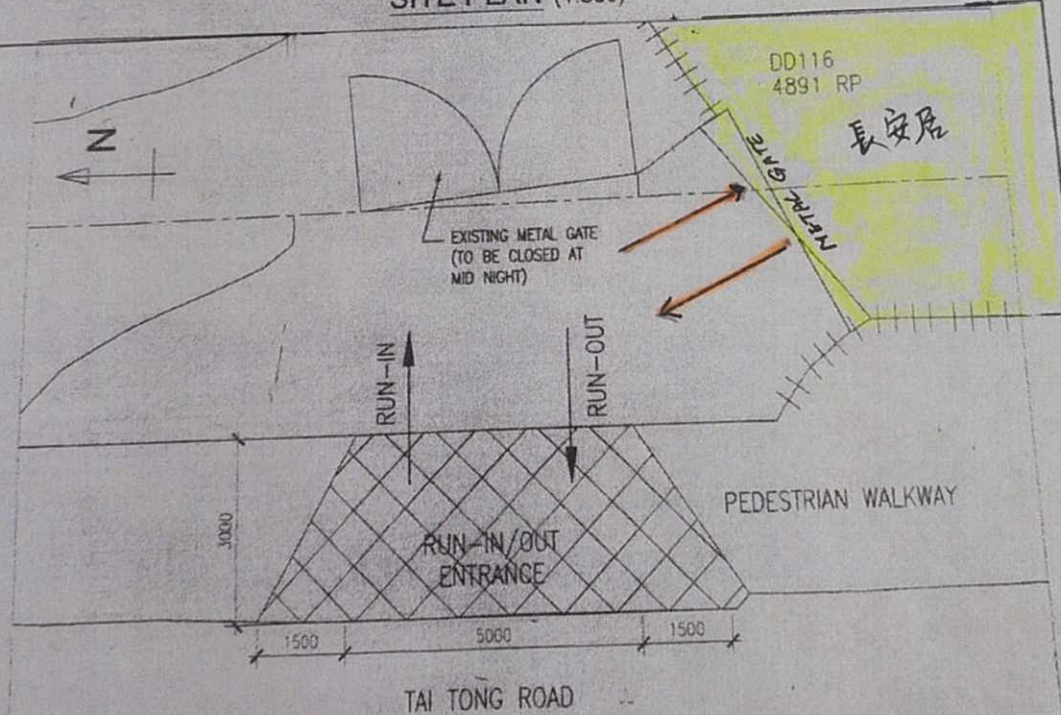
註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
YL217481	12/01/1979	24/03/1979	WAIVER LETTER NO.633	H.K. GOVT	-
YL232401	11/01/1980	14/05/1980	SUPPLEMENTARY AGREEMENT TO S.T.W. NO.633	HONG KONG GOVERNMENT	-
YL274438	23/09/1982	12/05/1983	SUPPLEMENTARY AGREEMENT TO WAIVER LETTER NO.633	-	-
YL522914	05/10/1991	11/09/1992	AGREEMENT SUPPLEMENTARY TO S.T.W. NO.633	-	-

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
***** 無 NIL *****					





LEGEND:

→ TO & FRO PATH

□長安居

SWEPT PATH OF VEHICLE FROM

PATH OF VEHICLE FROM  
長安路 going into TAI TONG ROAD and vice versa

**Previous Applications covering the Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use/Development</u></b>	<b><u>Date of Consideration (RNTPC/Appeal Board Panel (Town Planning))</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TT/289	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.8.2011 [revoked on 19.2.2012]	(1), (2), (3), (4), (5), (6), (7)
2	A/YL-TT/302	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.4.2012 [revoked on 20.10.2013]	(1), (2), (3), (4), (5), (6), (7), (8)
3	A/YL-TT/327*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	22.12.2015 (allowed on appeal for 12 months) [revoked on 22.3.2016]	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (12), (13)
4	A/YL-TT/445	Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years	8.3.2019 [revoked on 8.8.2021]	(1), (3), (4), (5), (6), (7), (9), (14)

\* The application was rejected by the Town Planning Board (TPB) on review on 24.10.2014. The appeal on the TPB's decision to reject the case was heard by the Appeal Board Panel (Town Planning) on 7.10.2015. The appeal was allowed on 22.12.2015 for a period of 12 months, instead of 3 years sought, subject to approval conditions (with shorter compliance periods).

**Approval Condition(s):**

- (1) Restrictions on night-time operation.
- (2) Submission and/or implementation of run-in/out proposal.
- (3) Submission and/or implementation of landscape proposal.
- (4) Submission and/or implementation of drainage facilities.
- (5) Submission and/or implementation of fire service installations proposal.
- (6) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (7) Reinstatement of the application site upon expiry of planning permission.
- (8) Submission and implementation of parking arrangement proposal.
- (9) Maintenance of existing/implemented drainage facilities and/or submission of a record of the existing drainage facilities.
- (10) Restriction on certain workshop activities at the site.
- (11) No open storage at the uncovered areas is allowed on the site.
- (12) Provision of boundary fencing on the site.
- (13) No queuing and reverse movement of vehicles (and vehicle parking) are allowed on public road (and at the vehicular access).
- (14) No vehicles are allowed to be parked/stored on or enter/exit the site.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use/Development</u></b>	<b><u>Date of Consideration (TPB/Appeal Board Panel (Town Planning))</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TT/344	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.5.2015 (on review)	(1), (2)
2	A/YL-TT/357 <sup>#</sup>	Temporary Shop and Services (Environmental Consultancy and Landscaping Services) for a Period of 3 Years	3.11.2017 (dismissed on appeal)	(1), (2)
3	A/YL-TT/421	Temporary Shop and Services (Building Surveying Consultancy) for a Period of 3 Years	10.8.2018 (on review)	(1), (2)

<sup>#</sup> The application was rejected by the TPB on review on 3.6.2016. The appeal on TPB's decision to reject the case was dismissed by the Appeal Board Panel on 3.11.2017.

**Rejection Reason(s):**

- (1) Failure to demonstrate that the development would not cause adverse traffic/landscape/drainage impacts on the surrounding area.
- (2) Previous planning permissions granted to the applicant were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.



**Similar Applications within the subject “V” Zone**

**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/301	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.4.2012 [revoked on 20.7.2014]	(1), (2), (3), (4), (5), (6), (7), (8)
2	A/YL-TT/343	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.1.2015	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11)
3	A/YL-TT/384	Proposed Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years	29.7.2016	(1), (3), (4), (5), (6), (7), (10), (13)
4	A/YL-TT/418	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	12.1.2018	(1), (5), (6), (7), (10), (11), (12), (13)
5	A/YL-TT/429	Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years	1.6.2018 [revoked on 1.7.2020]	(1), (5), (6), (7), (10), (12), (13)
6	A/YL-TT/462	Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years	3.5.2019	(1), (2), (4), (5), (6), (9), (10), (13), (14)
7	A/YL-TT/472	Renewal of Planning Approval for Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years	19.7.2019	(1), (5), (6), (10), (12), (13)
8	A/YL-TT/517	Temporary Shop and Services for a Period of 3 Years	26.3.2021	(1), (5), (6), (10), (11), (12), (13), (14)

**Approval Condition(s):**

- (1) Restrictions on night-time operation.
- (2) Submission and implementation of run-in/out proposal.
- (3) Submission and implementation of landscape proposal.
- (4) Submission and implementation of drainage proposal.
- (5) Submission and/or implementation of fire service installations.
- (6) Revocation of planning approval if conditions not complied with by at any time/by the specified date during the approval period.
- (7) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (8) Submission and implementation of parking arrangement proposal.
- (9) No open storage or specific workshop activities is allowed on the site.

- (10) No queuing and reverse movement of vehicles (and vehicle parking) are allowed on public road (and at the vehicular access).
- (11) Provision/maintenance of boundary fencing on the site.
- (12) Maintenance of existing trees and/or landscape planting on the site.
- (13) Maintenance of existing/implemented drainage facilities and/or submission of a record of the existing drainage facilities.
- (14) Only specific type of vehicles are allowed to be parked/stored on or enter/exit the site.

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

參考編號

Reference Number:

211221-142920-64234

提交限期

Deadline for submission:

24/12/2021

提交日期及時間

Date and time of submission:

21/12/2021 14:29:20

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/533

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

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12月22日星期三 1:48  
收件者: tpbpd  
主旨: A/YL-TT/533 DD 116 Tai Tong Road

Dear TPB Members,

After two and a half years and NINE extensions of time, approval was revoked. However OZP website does not give details.

Hopefully members will ask questions.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 24 October 2018 2:25 AM CST  
**Subject:** A/YL-TT/445 DD 116 Tai Tong Road

A/YL-TT/445  
Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long  
Site area : About 520m<sup>2</sup> includes Government Land of about 50m<sup>2</sup>  
Zoning : "VTD"  
Applied Use :Interior Design Shop / 12 Vehicle Parking

Dear TPB Members,

Same plan with fewer parking spaces.

Previous application was rejected yet again on 10 August.

(a) the applicant fails to demonstrate that the development would not cause adverse traffic and landscape impacts on the surrounding area; and  
(b) previous planning permissions granted to the applicant by the Board/Town Planning Appeal Board under applications No. A/YL-TT/289, 302 and 327 were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism."

At the meeting the applicant advised that the car parking spaces are for employees. This indicates that this is in fact a commercial operation and this admission alone should preclude approval as such commercial use is not compatible with residential village zoning.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, April 5, 2018 3:01:07 AM  
**Subject:** Re: A/YL-TT/421 DD 116 Tai Tong Road

Dear TPB Members,

It is obvious that your decision of 9 Feb 2018 must prevail.

“(a) the applicant fails to demonstrate that the development would not cause adverse traffic and landscape impacts on the surrounding area; and  
(b) previous planning permissions granted to the applicant by the Town Planning Board / Town Planning Appeal Board under Applications No. A/YL-TT/289, 302 and 327 were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.”

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Tuesday, January 9, 2018 2:04:08 AM

**Subject:** A/YL-TT/421 DD 116 Tai Tong Road

A/YL-TT/421

Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long

Site area : About 520m<sup>2</sup> includes Government Land of about 50m<sup>2</sup>

Zoning : "VTD"

Applied Use : Real Estate Agency / 19 Vehicle Parking

Dear TPB Members,

Happy New Year.

It would appear that the parking operation has continued despite numerous revocations and repeated failure to comply with conditions and was rejected upon appeal on 15 May 2015. The reasons are applicable to the current application.

(a) the applicant fails to demonstrate that the development would not cause adverse traffic, landscape and drainage impacts on the surrounding area; and  
(b) previous planning permissions granted to the applicant under applications No. A/YL-TT/289 and 302 were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.”

Approval would set an undesirable precedent of legitimizing illegal brownfield activities.

Mary Mulvihill

**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) shorter compliance periods are imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) 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 4892 RP and 4893 in D.D. 116 are covered by Short Term Waivers (STWs) No. 4340 and 4341 respectively to permit structures erected thereon for the purpose of “Temporary Shop and Services (Real Estate Agency)”. No permission has been given for occupation of GL (about 56 m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government’s prior approval is not allowed. The STW holder(s) will need to apply to her office for modification of the STW 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 GL portion should be excluded from the Site or a Short Term Tenancy should be applied from her office for occupation of the 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 the local track leading to the Site is not under her purview. Consent of the owner(s)/ relevant parties of the local track should be obtained for using it as the vehicular access to the Site. 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 shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The proposed vehicular access and the land adjoining the Site connecting Tai Tong Road is not and will not be maintained by his office. His office should not be responsible for maintaining the proposed vehicular access and the land adjoining the Site connecting Tai Tong Road. Reference should be made to the updated Highway Standard Drawings No. 1113C and 1114B regarding the design and construction of the run-in/out;
- (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 Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that the proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed u-channel. 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 development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. DLO/YL, LandsD should be consulted and consent from relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and
- (i) 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 the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the 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 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 abuts on a specified street (Tai Tong Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washrooms 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.