

This document is received on 13 DEC 2021  
The Town Planning Board formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

A/YL TT/537 APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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	4196-77 1537
	Date Received 收到日期	13 DEC 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)

TSANG Sin Tung

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

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

R-riches Property Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1207 RP (Part) in D.D. 118, 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 ..... 307 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 304 ..... 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)	..... N/A ..... 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 No.: S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Rural Use" and "Open Storage" Zones
(f) Current use(s) 現時用途	Shop and services  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。

☐ is not a "current land owner".  
並不是「現行土地擁有人」。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... "current land owner(s)"<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



## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years			
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	.....	3	.....
	<input type="checkbox"/> month(s) 個月	.....		.....
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	.....	33	.....	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	274	.....	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	1	.....	
Proposed domestic floor area 擬議住用樓面面積	.....	N/A	.....	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	304	.....	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	304	.....	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)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (G/F)	274m <sup>2</sup> (ABOUT)	274m <sup>2</sup> (ABOUT)	8.23m (ABOUT)(2-STOREY)
	STORAGE OF GOODS (1/F)	N/A	30m <sup>2</sup> (ABOUT)	
	AND OFFICE (1/F)			
TOTAL		274m <sup>2</sup> (ABOUT)	304m <sup>2</sup> (ABOUT)	
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	.....	2	.....	
Motorcycle Parking Spaces 電單車車位	.....		.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....		.....	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....		.....	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....		.....	
Others (Please Specify) 其他 (請列明)	.....		.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位	.....		.....	
Coach Spaces 旅遊巴車位	.....		.....	
Light Goods Vehicle Spaces 輕型貨車車位	.....		.....	
Medium Goods Vehicle Spaces 中型貨車車位	.....		.....	
Heavy Goods Vehicle Spaces 重型貨車車位	.....		.....	
Others (Please Specify) 其他 (請列明)	.....		.....	

Proposed operating hours 擬議營運時間 09:00 - 19:00 daily including public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tai Shu Ha Road West via a local access																															
	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)  <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



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

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

## 7. Justifications 理由

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

The applicant seeks to use Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services for a Period of 3 Years' (**Plan P01**). The applicant would like to continue to use the Site for shop and services (vehicle showroom) to serve the nearby locals.

The Site falls within an area zoned as "Other Specified Uses" annotated "Rural Use" ("OU(RU)") and "Open Storage" ("OS") Zones on the Approved Tai Tong Outline Zoning Plan No.: S/YL-TT/18 (**Plan P02**). According to the Notes of the OZP, 'shop and services' are column two uses within the "OU(RU)" and ("OS") zones, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of both zone. In addition, the Site involves of a previous application No. A/YL-TT/466 for the same use by the same applicant, which was approved with conditions on a temporary basis on 31.5.2019. Therefore, approval of the current application will not set undesirable precedent.

The Site occupied an area of 307sq.m (about) of private land (**Plan P03**). One structures is proposed at the Site for shop and services, office and storage of goods with total GFA of 304sq.m (about)(**Plan P04**). The operation hours of the proposed development are 09:00 to 19:00 daily (including public holiday). The estimated maximum number of visitor per day are 8 (about). The estimated number of staff working at the Site is 4.

The Site is accessible from Tai Shu Ha Road West via a local access (**Plan P01**). Two private car parking is provided at the Site (**Appendix I**). Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan P05**). No light, medium or heavy goods vehicles, including container trailers/tractors is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.

The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD during the operation of the proposed development. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

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



**8. Declaration 聲明**

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

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

Signature  
簽署

  
.....  
Michael WONG

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

12/10/2021

(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	Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	307 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No.: S/YL-TT/18
Zoning 地帶	"Other Specified Uses" annotated "Rural Use" and "Open Storage" Zones
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 for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	304	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	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	8.23 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	89 % <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		2
	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) _____ _____		2 (PC)
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

## Estimated Trip Generation and Attraction

**Proposed Temporary Shop and Services for a Period of 3 Years in  
"Other Specified Uses" annotated "Rural Use" and "Open Storage" Zones,  
Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

- (i) The application site (the Site) is accessible from Tai Shu Ha Road West via a local access. Two parking space is provided at the Site, details are as follows:

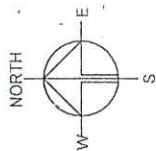
Type of Space	No. of Space
Private Car Parking Space for Visitor	1
Private Car Parking Space for Staff	1

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) No light, medium or heavy goods vehicles, including container trailers/tractors is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (iv) The operation hours of the proposed development are 09:00 to 19:00 daily including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car (Visitor)		Private Car (Staff)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	1	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	0	1	3
Traffic trip per hour (average)	1	1	0.5	0.5	3

- (v) In view of the above, the parking provisions is adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.





Drawing No.  
P01

Ver.  
01

Project

PROPOSED TEMPORARY  
SHOP AND SERVICES FOR A  
PERIOD OF 3 YEARS

LOT 1207 RP (PART) IN D.D.  
118, TAI TONG, YUEN LONG,  
NEW TERRITORIES

Drawing Title

LOCATION PLAN

Scale of A4

1 : 2000

Drawn

Check

7.10.2021

Revised

LEGEND

APPLICATION SITE

TAI SHU HA ROAD WEST

Open Storage

ACCESSIBLE FROM TAI SHU  
HA ROAD WEST VIA A LOCAL  
ACCESS

APPLICATION SITE

LOCATION OF THE APPLICATION SITE

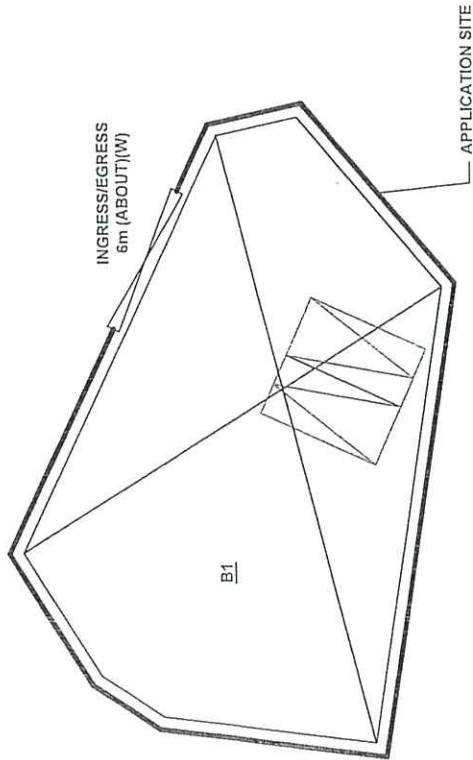
APPLICATION SITE AREA

: 307m<sup>2</sup> (ABOUT)

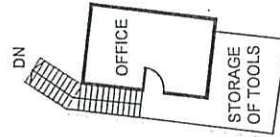
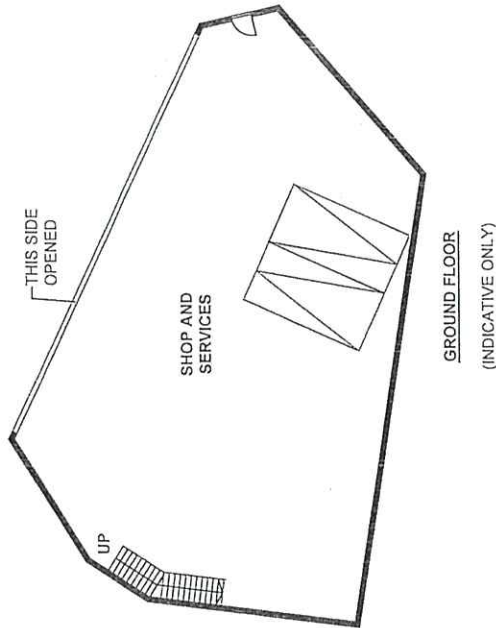
ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A  
LOCAL ACCESS

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 307m <sup>2</sup> (ABOUT)
COVERED AREA	: 274m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 33m <sup>2</sup> (ABOUT)
PLOT RATIO	: 1 (ABOUT)
SITE COVERAGE	: 89% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 204m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 8.23m (ABOUT)
NO. OF STOREY	: 2



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (G/F) STORAGE OF GOODS (1/F) AND OFFICE (1/F)	274m <sup>2</sup> (ABOUT) N/A	274m <sup>2</sup> (ABOUT) 30m <sup>2</sup> (ABOUT)	8.23m (ABOUT)(2-STOREY)
TOTAL		274m <sup>2</sup> (ABOUT)	304m <sup>2</sup> (ABOUT)	

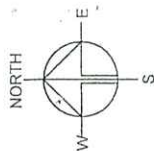


FIRST FLOOR  
(INDICATIVE ONLY)

LEGEND
APPLICATION SITE
STRUCTURE
PARKING SPACE
INGRESS / EGRESS

PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)



Drawing No.	Ver.
P04	01

Project  
PROPOSED TEMPORARY  
SHOP AND SERVICES FOR A  
PERIOD OF 3 YEARS

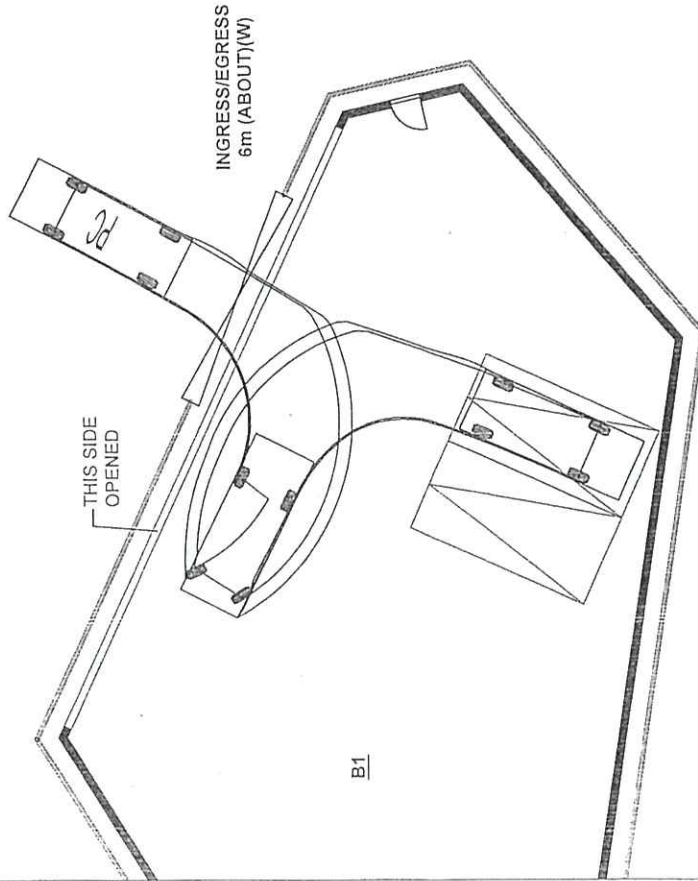
LOT 1207 RP (PART) IN D.D.  
118, TAI TONG, YUEN LONG,  
NEW TERRITORIES

Drawing Title	Scale of A4	Date
LAYOUT PLAN	1 : 300	11.10.2021
Drawn	Revised	Drawn



SWEPT PATH ANALYSIS OF VEHICLE

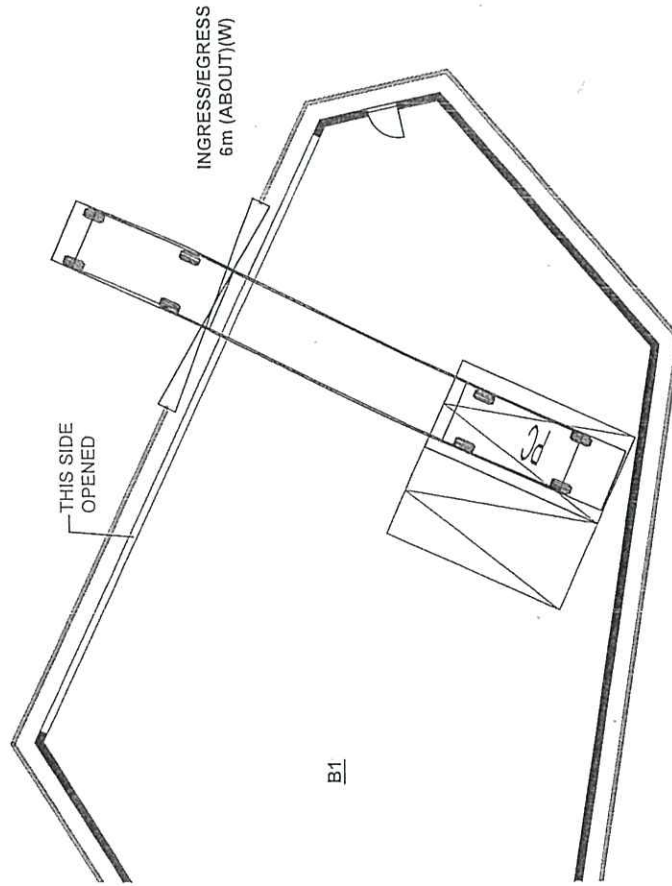
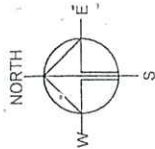
APPLICATION SITE AREA : 307m<sup>2</sup> (ABOUT)  
VEHICLE USED FOR ANALYSIS : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)  
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



IN (TO THE APPLICATION SITE)

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE : 1  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)



OUT (FROM THE APPLICATION SITE)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	PRIVATE CAR
	SWEPT PATH OF VEHICLE

Drawing No.  
P05

Ver.  
01

Project

PROPOSED TEMPORARY  
SHOP AND SERVICES FOR A  
PERIOD OF 3 YEARS

LOT 1207 RP (PART) IN D.D.  
118, TAI TONG, YUEN LONG,  
NEW TERRITORIES

Drawing Title  
SWEPT PATH ANALYSIS

Scale of A4

1 : 200

Drawn

Date

11.10.2021

Revised

Date



顧問有限公司  
盈卓物業

Our Ref.: DD118 Lot 1207 RP  
Your Ref.: TPB/A/YL-TT/537

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

By Email

20 December 2021

Dear Sir,

**Supplementary Information**

**Proposed Temporary Shop and Services for a Period of 3 Years in  
"Other Specified Uses" annotated "Rural Use" and "Open Storage" Zones,  
Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/537)**

We are writing to submit supplementary information to support the subject application, details are as follows:

- (i) A fire service installations proposal (**Appendix I**); and
- (ii) The accepted run-in/out and drainage proposals of the previously approved S.16 planning application No. A/YL-TT/466 (**Appendices II and III**).

Should you require more information regarding the application, please contact our Orpheus LEE at 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. Aaron LEUNG

email: aklleung@pland.gov.hk)



(852) 2339 0884

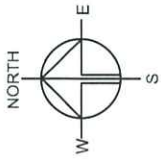


(852) 2323 3662



matthewng@r-riches.com.hk





**FIRE SERVICES NOTES:**

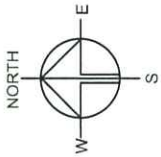
**1. HOSE REEL SYSTEM**

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

**2. MISCELLANEOUS F.S. INSTALLATION**

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER 1/2006.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

APPENDIX I	Ver 01
Project	
PROPOSED TEMPORAI SHOP AND SERVICES FOR PERIOD OF 3 YEARS	
LOT 1207 RP (PART) IN D 118, TAI TONG, YUEN LON NEW TERRITORIES	
Drawing Title	
FSIs PROPOSAL	
Scale of A4	
1 : 300	
Drawn	Date
	20.12.20
Revised	Date



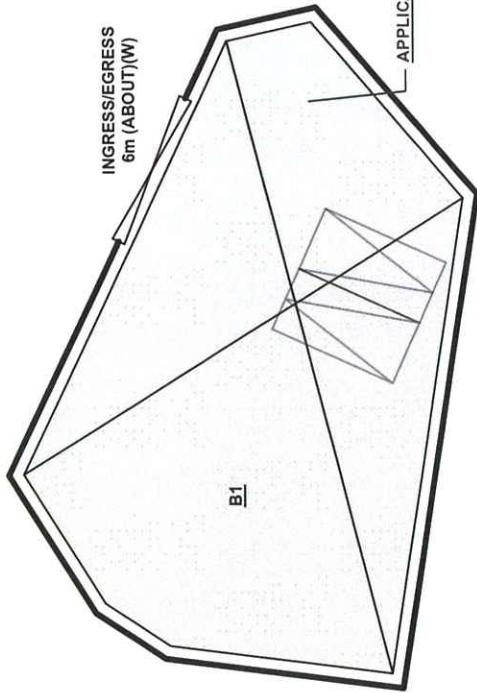
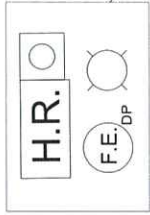
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 307m <sup>2</sup> (ABOUT)
COVERED AREA	: 274m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 33m <sup>2</sup> (ABOUT)
PLOT RATIO	: 1 (ABOUT)
SITE COVERAGE	: 89% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 304m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 8.23m (ABOUT)
NO. OF STOREY	: 2

PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES, STORAGE OF TOOLS AND OFFICE	274m <sup>2</sup> (ABOUT) N/A	274m <sup>2</sup> (ABOUT) 30m <sup>2</sup> (ABOUT)	8.23m (ABOUT)(2-STOREY)
TOTAL		274m <sup>2</sup> (ABOUT)	304m <sup>2</sup> (ABOUT)	



LEGEND

STRUCTURE	VISUAL ALARM DEVICE
PARKING SPACE	HOSE REEL SET
INGRESS / EGRESS	HOSE REEL PUMP
5KG CO2 TYPE FIRE EXTINGUISHER	SPRINKLER PUMP
4KG DRY POWDER TYPE FIRE EXTINGUISHER	
BREAK GLASS UNIT	

THIS SIDE OPENED

SHOP AND SERVICES

GROUND FLOOR  
(INDICATIVE ONLY)

APPLICATION SITE

DN

PROPOSED  
H.R. PUMP  
ROOM

F.E. CO2

FIRST FLOOR  
(INDICATIVE ONLY)

Drawing Title

FSIs PROPOSAL

Scale of A4

1 : 300

Drawn

Date

20.12.20

Revised

Date

APPENDIX I

Ver.

01

Project

PROPOSED TEMPORARY

SHOP AND SERVICES FOR

PERIOD OF 3 YEARS

LOT 1207 RP (PART) IN D

118, TAI TONG, YUEN LON

NEW TERRITORIES



**Compliance with Approval Condition (e) -  
Submission of a Run-in/out Proposal  
Proposed Temporary Shop and Services (Motor -vehicle  
Showroom) with Ancillary Office for a Period of 3 Years  
at Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long,  
New Territories  
(Application No. A/YL-TT/466)**

Date: 29<sup>th</sup> January 2020

## 1. Introduction

Planning Application (No. A/YL-TT/466) for Temporary Shop and Services (Motor –vehicle Showroom) with Ancillary Office for a Period of 3 Years at Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories was received by the Town Planning Board on 26.04.2019. The purpose of this submission of a run-in/out proposal is to comply with approval condition (e): “Submission of a modification work proposal if the existing public footpath and associated street furniture at the proposed entrance of the Site “.

1.1 The objective of this proposal are as follows:

- To review the existing run-in/out conditions
- To suggest the design of the run-in/out with reference to Highways Standard Drawings
- To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

## 2. Location of the Application Site and Existing Conditions of the Run In/Out

2.1 The Application Site is situated on the northern side of TAI SHU HA ROAD WEST. It is situated besides TAI SHU HA ROAD WEST and 2.6km to the southern of MTR YUEN LONG STATION (**Appendix 1** shows the location of the Application Site).

2.2 The existing situation of the location of the proposed run-in/out is located at the eastern side of the Application Site, about 2.5 metres wide and is hard paved with concrete. It is approximately 900mm higher than the level of TAI SHU HA ROAD WEST (Site Plan and Photos of the existing run-in/out in **Appendices 2 and 3** respectively).

## 3. The Proposal

3.1 The run-in/out will be constructed with concrete (Building Department’s Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 (“the Practice Notes”): “Design and Construction of Run-in and Run-out on Public Road” specified



that “where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete”). The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113B and 1114A (**Appendices 4 and 5**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.

- 3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

#### 4. Construction Procedures

The following construction procedures will be adopted:



- (1) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.



- (2) Excavation of the run-in/out after making arrangements for any utilities diversion.



- (3) Laying of Spare PVC Duck



- (4) Concrete paving



(5) Concrete paving



(6) Spare PVC ducts marked on the footway thus C↑D

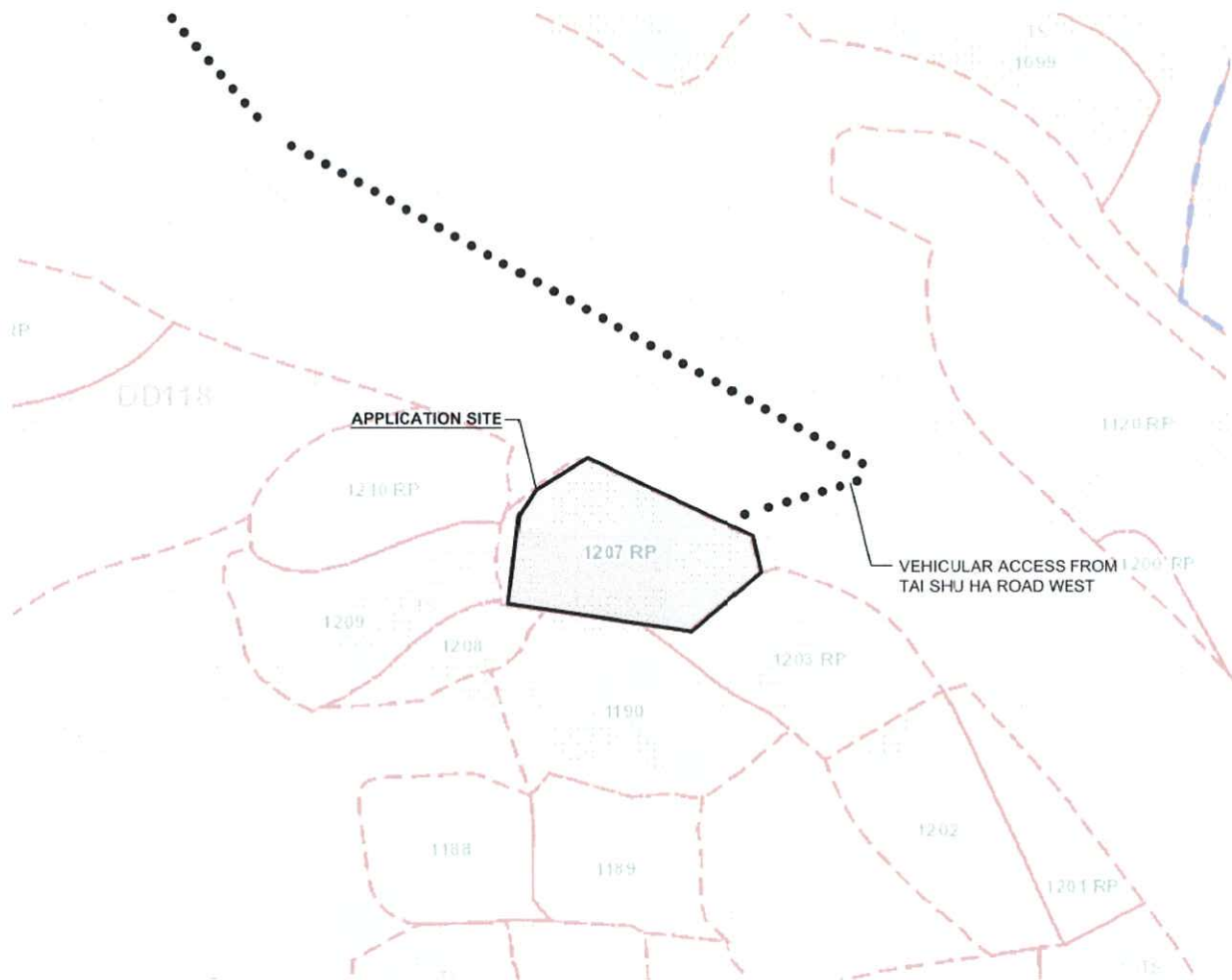
## 5. Conclusion

To comply with approval condition (f) of the Planning Application (No. A/YL-TT/466), the Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.

29.01.2020



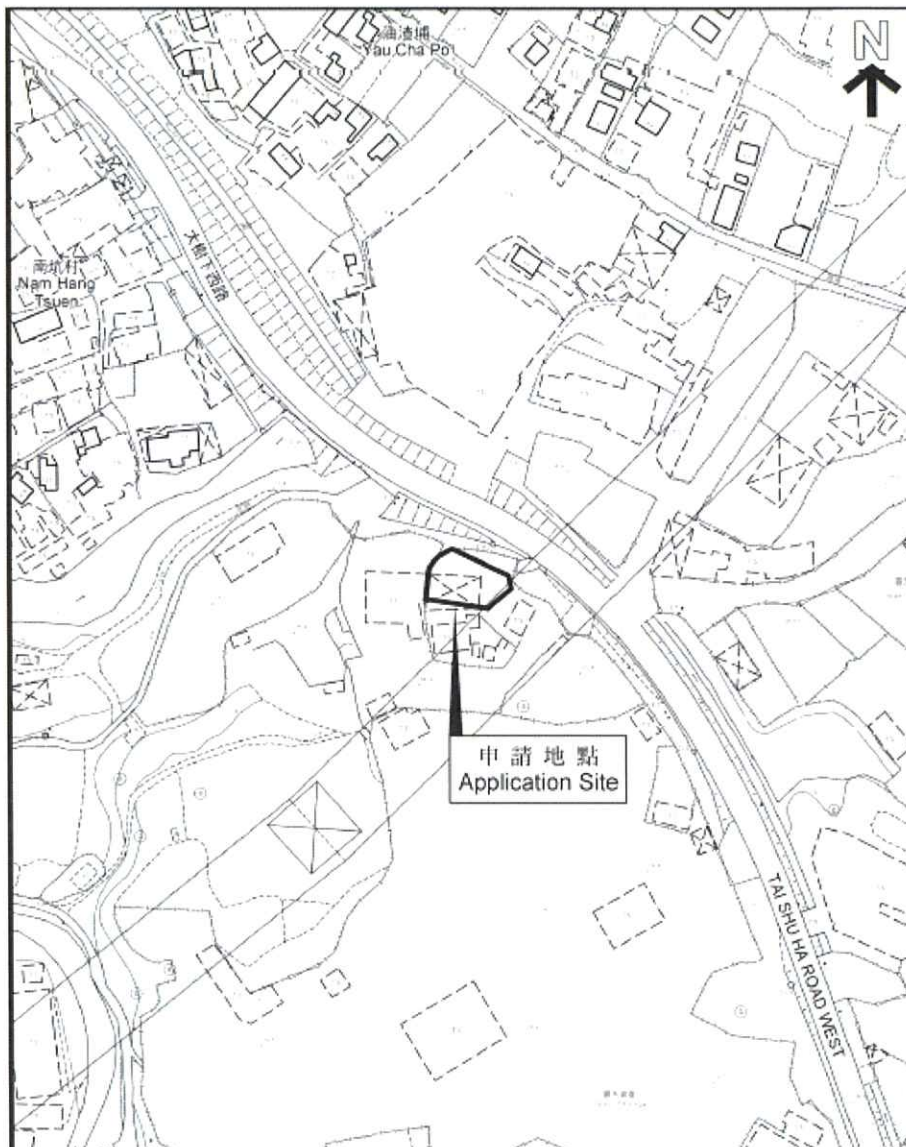
## Appendix 1



## Location Plan

## Appendix 2

A/YL-TT/466



Site Plan

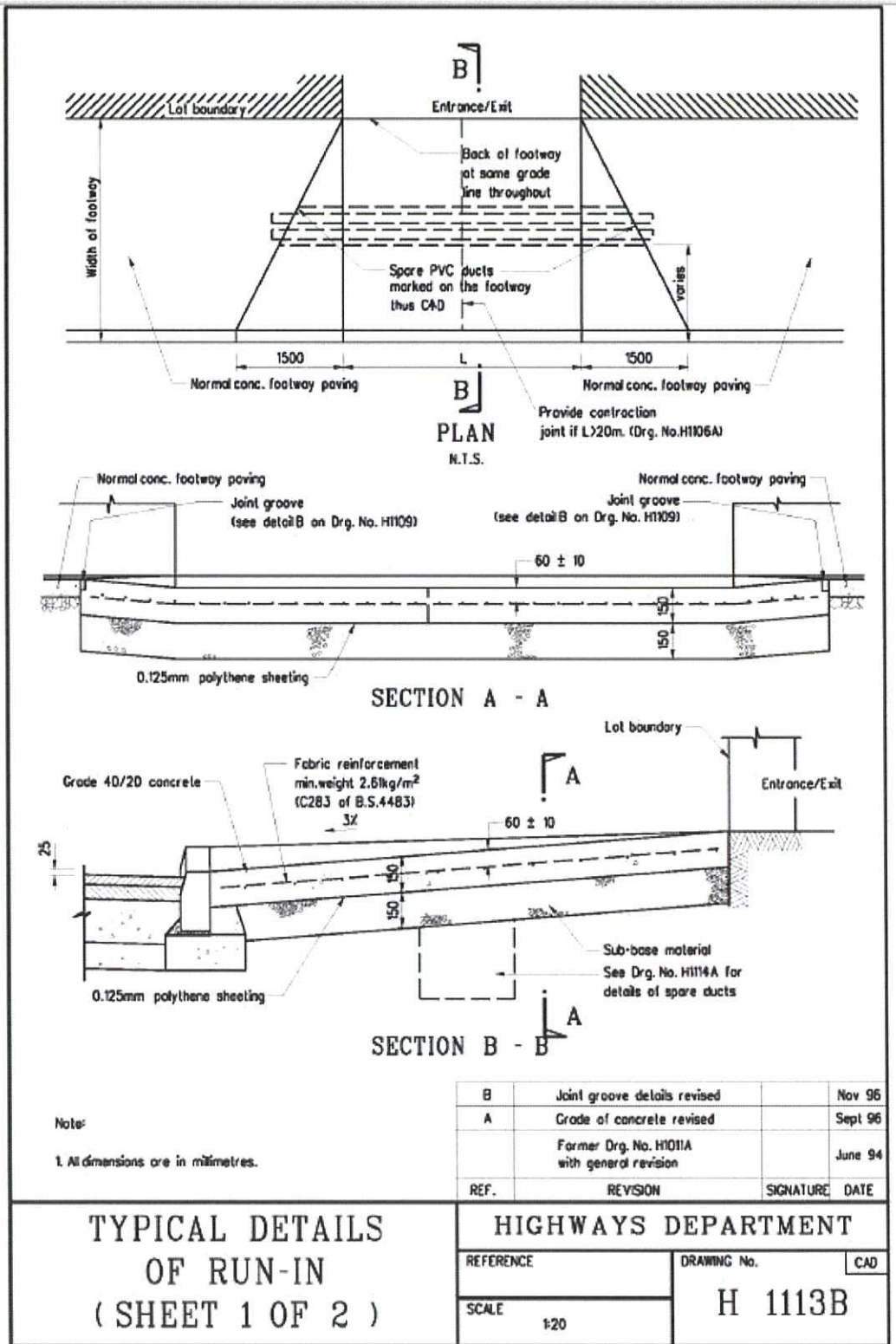


## Appendix 3



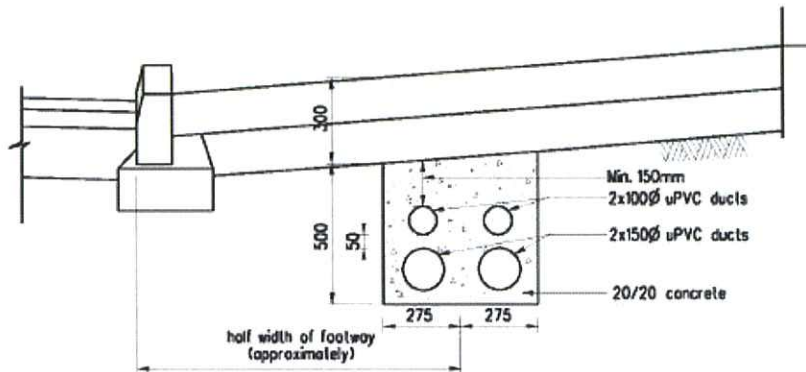
Photos of Existing Run-in/Out

## Appendix 4

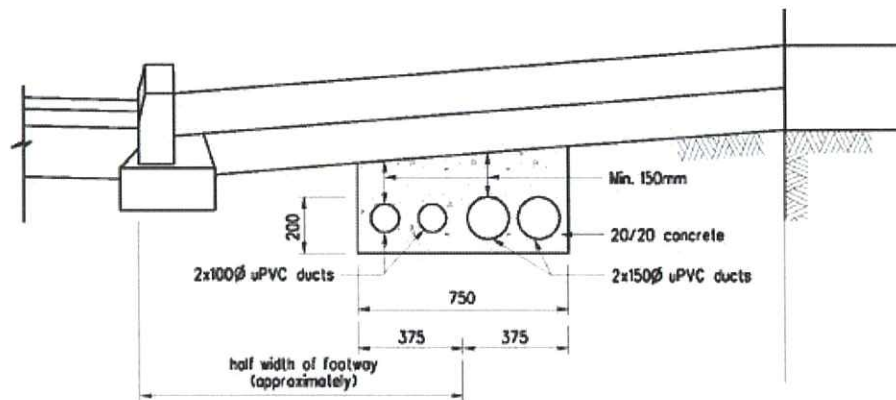




## Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.  
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

A	Concrete cover revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS  
OF RUN-IN  
( SHEET 2 OF 2 )

HIGHWAYS DEPARTMENT

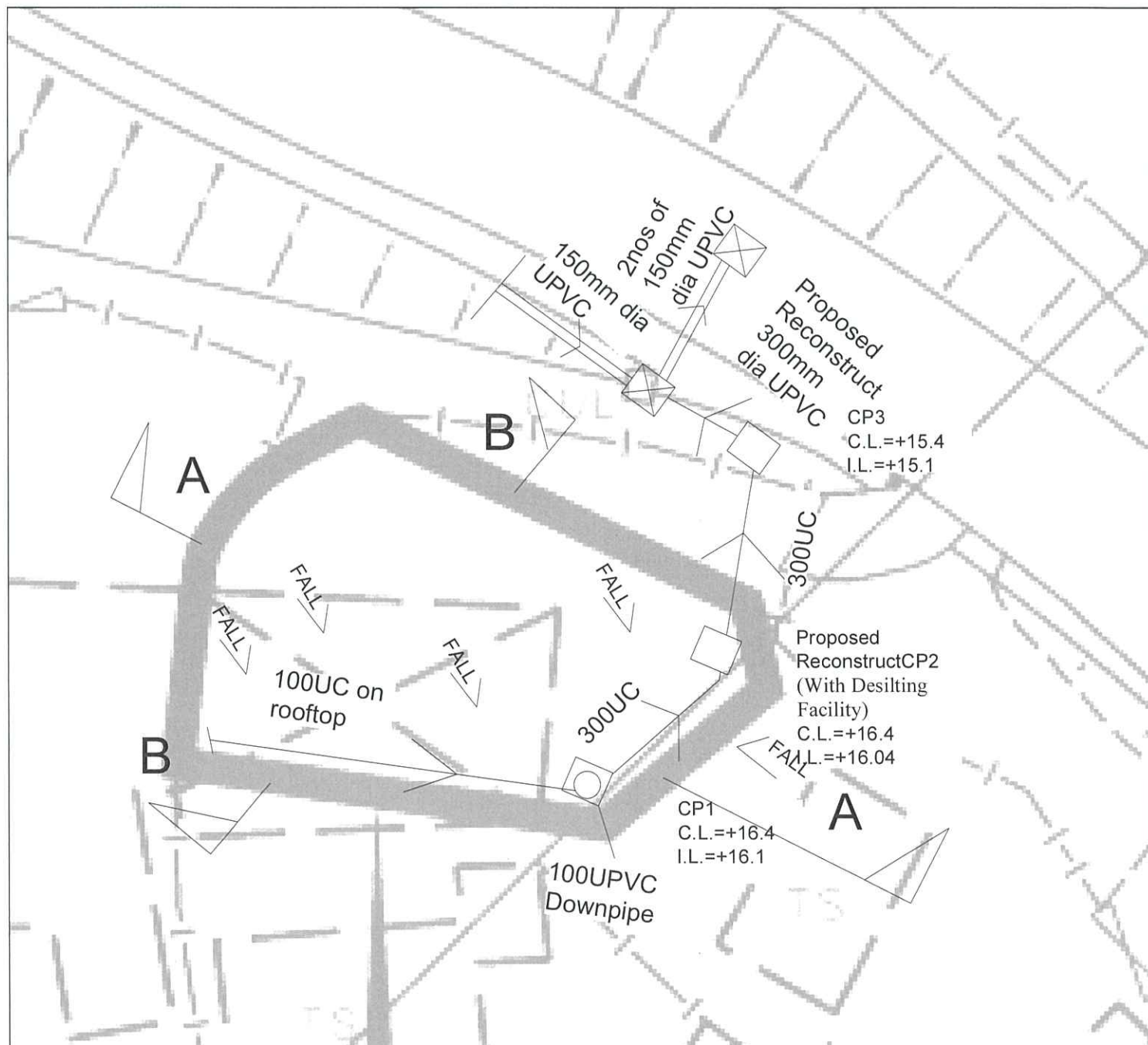
REFERENCE

DRAWING No.

CAD

SCALE  
1:20

H 1114A

**LEGEND**

- As-built Catchpit
- As-built UC (1:100)
- Existing Catchpit
- Existing UC

Proposed Site  
in DD118  
Lot1207  
+16.4

SECTION A-A

Existing  
300UC

+17.4

Proposed Site  
in DD118  
Lot1207  
+16.4

SECTION B-B

Existing  
100UC

EXISTING  
TEMPORARY  
STRUCTURE  
HAVE THEIR  
OWN DRAINAGE  
FACILITY  
SYSTEM

**Note:**

1. CP2 with desilting facility shall follow CEDD's standard drawing C24061.
2. The invert level of the connection point shall be verified on site prior the commencement of works.

# 恆協工程有限公司

## HANDSHIP ENGINEERING COMPANY LIMITED

**Project**

Proposed Temporary Shop and Services (Motor -vehicle Showroom) with Ancillary Office for a Period of 3 Years at Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories  
(Application No.: A/YL-TT/466)

**Title:**

As-built Drainage Plan

DD118-D01

**Drawn by:**

DM

**Date:**

23 May 2020

**Check by:**

DM

**Scale:**

----

Our Ref.: DD118 Lot 1207 RP  
Your Ref.: TPB/A/YL-TT/537

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

**By Email**

21 January 2022

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Shop and Services for a Period of 3 Years in  
"Other Specified Uses" annotated "Rural Use" and "Open Storage" Zones,  
Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/537)**

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) No vehicle repairing, car washing or any other workshop activities will be carried out at the application site at any time during the planning approval period.
- (ii) The Applicant will strictly follow the proposed scheme after planning approval has been obtained from the Town Planning Board.

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. K. K. NG  
(Attn.: Mr. Aaron LEUNG

email: kknng@pland.gov.hk)  
email: aklleung@pland.gov.hk)



(852) 2339 0884



(852) 2323 3662



matthewng@r-riches.com.hk



**Relevant Extracts of the Town Planning Board Guidelines for  
Designation of “Other Specified Uses” Annotated “Rural Use” (“OU(RU)”) Zone and  
Application for Development within “OU(RU)” Zone under Section 16 of the  
Town Planning Ordinance  
(TPB PG-No. 38)**

**Main Planning Criteria for Assessing Planning Applications**

1. Application for development within “OU(RU)” zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.
2. The following are criteria for assessing planning application in “OU(RU)” zone.

*Development Intensity*

- (a) The scale, intensity and built form of the proposed development should be compatible with the existing uses in the vicinity of the site, the general setting of the surrounding areas and the rural landscape and rural character, and should not adversely affect natural landscape.

*Location and Land Use Compatibility*

- (b) Any proposed developments expected to generate substantial traffic or rely on other supporting Government, institution or community (GIC) facilities in the vicinity, such as residential use, should generally be located in areas close to the new towns or major roads to take advantage of the existing/planned infrastructure in these areas.

*Landscape and Overall Project Design*

- (c) The design and layout of any proposed development should be compatible and should blend in well with the surrounding areas, and the rural landscape and rural character. The proposed development should not involve extensive site formation and extensive clearance of existing natural vegetation. It should not cause adverse landscape or visual impact on the surrounding areas.

*Ecology*

- (d) If a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas which may have ecological value worthy of conservation or preservation, prior consultation with the Agriculture, Fisheries and Conservation Department should be made.

### Cultural Heritage

- (e) The Antiquities and Monuments Office should be consulted if a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas having possible archaeological/ historical interests worthy of conservation or preservation.

### Environment

- (f) The proposed development should not cause unacceptable environmental impacts and should not be susceptible to adverse environmental effects from pollution sources unless adequate mitigating measures are provided.

### Transport

- (g) Notwithstanding the locational consideration set out in paragraph (b) above, Traffic Impact Assessment (TIA) may be required to be carried out to demonstrate that traffic volume generated, particularly those from recreational or tourism uses, does not exceed the capacity of the local road network, or that proposed mitigation measures such as junction improvements are practical and effective. If recreational or tourism uses are proposed, impact assessment should be carried out for vehicular traffic and pedestrian flow on local road network during weekends and public holidays. Adequate parking and loading/unloading facilities should be provided within the development to meet the traffic demands during peak hours. Advice from the Transport Department should be sought regarding the traffic implications of the proposed development.

### Drainage

- (h) Application for planning permission for development should demonstrate that the proposed development would not cause adverse drainage impact on the upstream, adjacent and downstream areas. In particular, for development within flood-prone areas or causing unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development, planning applications should include a drainage impact assessment (DIA) and include necessary flood mitigation measures where appropriate to demonstrate that the proposed development would not adversely affect drainage or aggravate flooding in the area.

### Sewerage

- (i) Waste water should be properly collected and disposed of by connecting to public sewers leading to Government treatment plants. However, many areas of the rural New Territories are not served by public foul sewers. In these circumstances, an applicant may need to provide his own sewage treatment facilities to treat the sewage to acceptable standards for direct discharge into the receiving waters. Alternatively, an applicant may construct new sewer connecting his proposed development with Government sewerage facilities subject to the agreement by Environmental Protection Department and in consultation with Drainage Services Department regarding the connection point.

### Water Supply

- (j) Water Supplies Department (WSD) should be consulted on whether water supply will be

available in close proximity to the development sites. If necessary, the applicant may be requested to extend his private water mains to the nearest Government water mains for connection and to sort out the land matters associated with the main laying in private lots. For developments within the rural areas close to the water gathering ground or within the water gathering ground, WSD should be consulted on the potential impacts of the proposed developments on the water gathering grounds.

*Provision of "Government, Institution or Community" Facilities*

- (k) The projected demand for GIC facilities and open space arising from the proposed development should generally be met by the existing/planned provision in the district. Depending on the planning circumstances, the applicant may need to propose measures to address the shortfall in order to avoid overstraining the provision of GIC, open space and recreational facilities within the same district. For details of the provision of such facilities in the district, advice from Planning Department may be sought.

*Planning Gain*

- (l) The applicant will be required to demonstrate that the proposed development will not adversely affect the local community and, if applicable, demonstrate that it will bring planning gain to the community.



**Previous Application covering the Application Site**

**Approved Application**

	<b>Application No.</b>	<b>Proposed Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Approval Condition(s)</b>
1	A/YL-TT/466	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 3 Years	31.5.2019 (revoked on 30.10.2021)	(1) to (8)

**Approval Condition(s):**

- (1) No operation between 6:00 p.m. and 10:00 a.m.
- (2) No vehicle repairing, car washing or any other workshop activities is allowed on the site.
- (3) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer is allowed to be parked/stored on or enter/exit the site.
- (4) No vehicle is allowed to queue back to or reverse onto/from public road.
- (5) Submission and implementation of a run in/out proposal.
- (6) Submission and implementation of a drainage proposal and maintenance of implemented drainage facilities.
- (7) Submission and implementation of a fire service installations proposal.
- (8) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.

**Similar Applications within the Same  
“Other Specified Uses” annotated “Rural Use” (“OU(RU)”) Zone on the OZP**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Approval Condition(s)</b>
1	A/YL-TT/362	Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years	6.11.2015 (revoked on 6.12.2017)	(1), (2), (3), (5), (6), (8), (9), (10), (12), (13), (14)
2	A/YL-TT/400	Proposed Temporary Shop and Services (Retail Shop for Pet Food) for a Period of 3 Years	28.4.2017	(1), (2), (5), (8), (9), (10), (12), (13), (14)
3	A/YL-TT/408	Proposed Temporary Shop and Services (Retail Shop for Pet Food) for a Period of 3 Years	11.8.2017 (revoked on 11.11.2019)	(1), (2), (5), (9), (10), (12), (13), (14)
4	A/YL-TT/414	Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years	8.12.2017 (revoked on 8.9.2019)	(1), (2), (5), (9), (10), (12), (13), (14)
5	A/YL-TT/470	Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years	1.11.2019	(1), (2), (5), (10), (11), (12), (13)
6	A/YL-TT/494	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	12.6.2020	(1), (2), (5), (11), (13), (15), (16), (17)
7	A/YL-TT/495	Proposed Temporary Shop and Services for a Period of 3 Years	15.5.2020	(1), (2), (5), (11), (12), (13), (16)
8	A/YL-TT/507	Proposed Temporary Shop and Services for a Period of 3 Years	20.11.2020	(1), (2), (5), (9), (10), (12), (13)

**Approval Condition(s):**

- (1) No operation during specific time limit is allowed on the site.
- (2) No medium and heavy goods vehicle is allowed to be parked/stored on or enter/exit the site.
- (3) No open storage activities are allowed on the site.
- (4) No specific type of workshop activities are allowed on the site.
- (5) No vehicle is allowed to queue back to or reverse onto/from public road.
- (6) Provision of a waterworks reserve within 1.5m from the centerline of the affected water mains within the site.
- (7) Submission and implementation of a run in/out proposal.
- (8) Provision of boundary fencing.
- (9) Submission and implementation of (revised) landscape and/or tree preservation proposal.
- (10) Submission and implementation of (revised) drainage proposal and maintenance of implemented drainage facilities.
- (11) Existing trees within the site shall be maintained.
- (12) Submission and implementation of water supplies for firefighting and/or a fire service

installations (FSIs) proposal.

- (13) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (14) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (15) Maintenance of the existing boundary fencing.
- (16) Maintenance of the existing drainage facilities and submission of a condition record of the existing drainage facilities.
- (17) Maintenance of existing FSIs.



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

參考編號

211221-143538-40188

Reference Number:

提交限期

11/01/2022

Deadline for submission:

提交日期及時間

21/12/2021 14:35:38

Date and time of submission:

有關的規劃申請編號

A/YL-TT/537

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。

寄件日期: 2022年01月11日星期二 2:07  
收件者: tpbpd  
主旨: A/YL-TT/537 DD 118 Tai Tong

A/YL-TT/537

Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long

Site Area ; About 307sq.m

Zoning : "Other Specified Uses" annotated "Rural Use" and "Open Storage"

Applied use : Shop and Services / 2 Vehicle Parking

Dear TPB Members,

Despite EIGHT extensions of time previous application conditions were not fulfilled and approval revoked. Now it is the usual business as usual with a fresh application.

However Tai Tong district is planned for a large residential and community us redevelopment. Conditions that are pertinent to the good health and safety of the community must be given priority.

Conditions not fulfilled are not listed on [www.ozp](http://www.ozp) so members must inquire into the details and consider carefully if a roll over is appropriate.

Mary Mulvihill

**Advisory Clauses**

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. vehicle workshop) 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) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) 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;
- (d) 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(s) 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 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;
- (e) to note the comments of the Commissioner for Transport that the local track leading to the Site is not under her purview. You shall obtain consent of the owner(s)/ relevant parties of the local track for using it as the vehicular access to the Site. 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Tai Shu Ha Road West is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road West;
- (g) 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that you should advise why peripheral channel is not provided and how the overland flow from the adjacent area could be properly intercepted and discharged. The existing drainage facilities, to which the



stormwater of the development from the Site would discharge, are not maintained by his office. 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 prior to commencement of the proposed works. In the case that it is a local village drain, 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. The development would neither obstruct overland flow nor adversely affect any 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;

- (i) to note the comments of the Director of Fire Services on the submitted fire service installations (FSIs) proposal that sprinkler system shall be provided for structure with total floor area exceeding 230m<sup>2</sup>. Emergency lighting shall be provided in accordance with his department's Circular Letter No. 4/2021 on Specification for Emergency Lighting. Regarding Fire Services Notes 4.5, clarification on which fire compartment is larger than 7,000m<sup>3</sup> should be provided. 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
- (j) 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 does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. Any temporary shelters or converted containers for office, storage, 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.