

TT/546

This document is received on \_\_\_\_\_  
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-I  
表格第 S16-I 號

**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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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	A/YL-77/546
	Date Received 收到日期	- 6 APR 2022

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
YIP Hoi Shan	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
R-riches Property Consultants Limited	
<b>3. Application Site 申請地點</b>	
(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 4219 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 187 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 135 ..... 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	"Open Space" Zone
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on  
19/01/2022 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 19/01/2022 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- others (please specify)  
其他 (請指明)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

**6. Type(s) of Application 申請類別**

- Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

<b>(A) For Type (A) application 第(A)類申請</b>			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計 .....	sq.m 平方米	<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 (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) (請用圖則顯示有關土地/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)
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** -  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 -

- Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Temporary Shop and Services for a Period of 5 Years</p>
<p>(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)</p>	

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	135	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.7		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	72	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
			<input type="checkbox"/> include 包括.....storeys of basements 層地庫
			<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度	3 - 5.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3 - 5.5	m 米	<input checked="" type="checkbox"/> About 約

Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米  About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米  About 約

estimated number of residents 估計住客數目 .....

Non-domestic part 非住用部分 GFA 總樓面面積

eating place 食肆 ..... sq. m 平方米  About 約

hotel 酒店 ..... sq. m 平方米  About 約

(please specify the number of rooms  
請註明房間數目) .....

office 辦公室 ..... sq. m 平方米  About 約

shop and services 商店及服務行業 ..... 135 ..... sq. m 平方米  About 約

Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總  
樓面面積)

.....

.....

.....

other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積/總  
樓面面積)

.....

.....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 ..... sq. m 平方米  Not less than 不少於

public open space 公眾休憩用地 ..... sq. m 平方米  Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	73m <sup>2</sup> (ABOUT)	73m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES ANCILLARY STORAGE OF GOODS	62m <sup>2</sup> (ABOUT)	62m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		135m <sup>2</sup> (ABOUT)	135m <sup>2</sup> (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation space .....

.....

.....

.....

.....

### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

.....

.....

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.....

.....

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Tai Shu Ha Road East via a local access .....</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>1</u></p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>



**10. 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。

Background

The applicant seeks to use Lot 4219 (Part) in D.D.116, Tai Tong, Yuen Long, New Territories for 'Temporary Shop and Services for a Period of 5 Years' (Plan P01). The applicant would like to continue to use the Site to operate a retail shop to sell vehicle parts (i.e. mud flap, windscreen wiper, coolant, carpet etc.) to serve the locals.

Planning Context

The Site falls within an area zoned as "Open Space" ("O") 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' is a column 2 use within the "O" zone, 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 the "O" zone.

The Site involves a previously approved S.16 planning application (No. A/YL-TT/415) for the same use, which was approved by the Board on 22.12.2017, hence, approval of the current application will not set undesirable precedent within the "O" zone.

Development Proposal

The Site occupied an area of 187 sq.m (about) (Plan P03). Two structures are proposed at the site for shop and services with ancillary storage of goods and office with total GFA of 135 sq.m (about) (Plan P04). The operation hours of the proposed development are 09:00 - 19:00 daily, including public holiday. The estimated maximum number of visitor per day are 8. The estimated number of staff working at the Site is 2.

The Site is accessible from Tai Shu Ha Road East via a local access (Plan P01). One private car parking space is provided at the Site for visitor. 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' and 'Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development (Plans 6 and 7).

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Shop and Services for a Period of 5 Years'.

**11. Declaration 聲明**

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

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

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-riches Property Consultants Limited



Company 公司 /  Organisation Name and Chop (if applicable) 機構 簽章 (如適用)

Date 日期

24/01/2022

(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**

- 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：
  - 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
  - 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。
- 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。
- 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 4219 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	187	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. SYL-TT/18		
Zoning 地帶	"Open Space" Zone		
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of 5 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	135 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.7 <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	2	
	Composite 綜合用途	/	

(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)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3 - 5.5 (about)	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	72 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	1  1 (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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Zoning plan, Plan showing the land status, Swept path analysis, Drainage plan, Fire service installations plan</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction	<input type="checkbox"/>	<input type="checkbox"/>

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

## Estimated Trip Generation and Attraction

**Temporary Shop and Services for a Period of 5 Years in "Open Space" Zone,  
Lot 4219 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

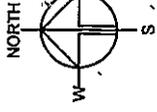
- (i) The application site (the Site) is accessible from Tai Shu Ha Road East via a local access. A total of one parking space is provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W) - 2.4m headroom	1

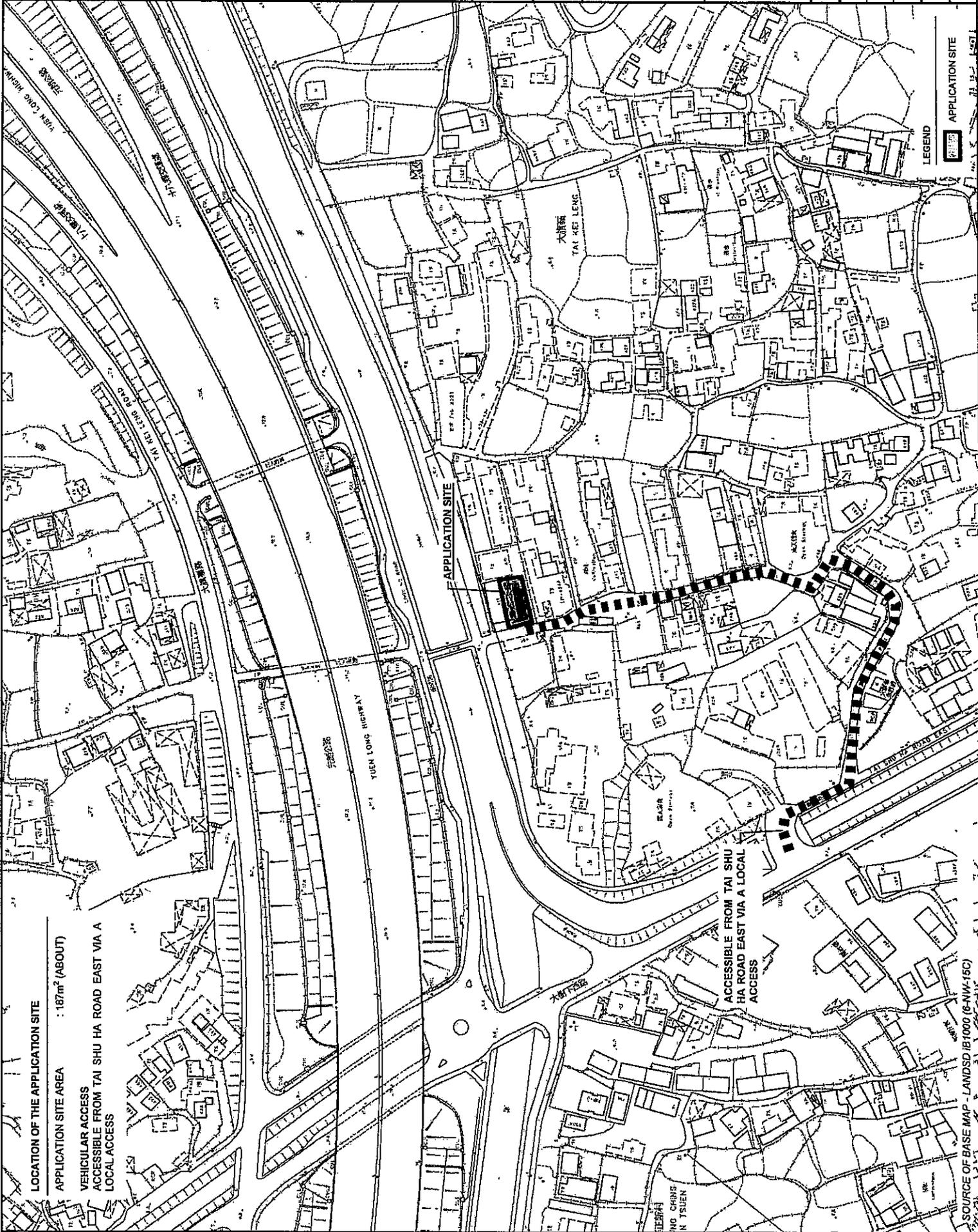
- (ii) Advanced booking is required for visitors to access the Site and the use of parking space, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public.
- (iii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period. (Plan P05)
- (iv) The operation hours of the proposed development are 09:00 to 19:00 daily including public holidays. Please see below for the trip generation and attraction of the proposed development:

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

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



LOCATION OF THE APPLICATION SITE  
 APPLICATION SITE AREA : 187m<sup>2</sup> (ABOUT)  
 VEHICULAR ACCESS ACCESSIBLE FROM TAI SHU HA ROAD EAST VIA A LOCAL ACCESS



ACCESSIBLE FROM TAI SHU HA ROAD EAST VIA A LOCAL ACCESS

APPLICATION SITE

TAI SHU HA  
 TAI SHU HA

YUEN LONG HIGHWAY

LEGEND

APPLICATION SITE

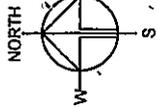
PLANNING CONSULTANT  
 R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT  
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

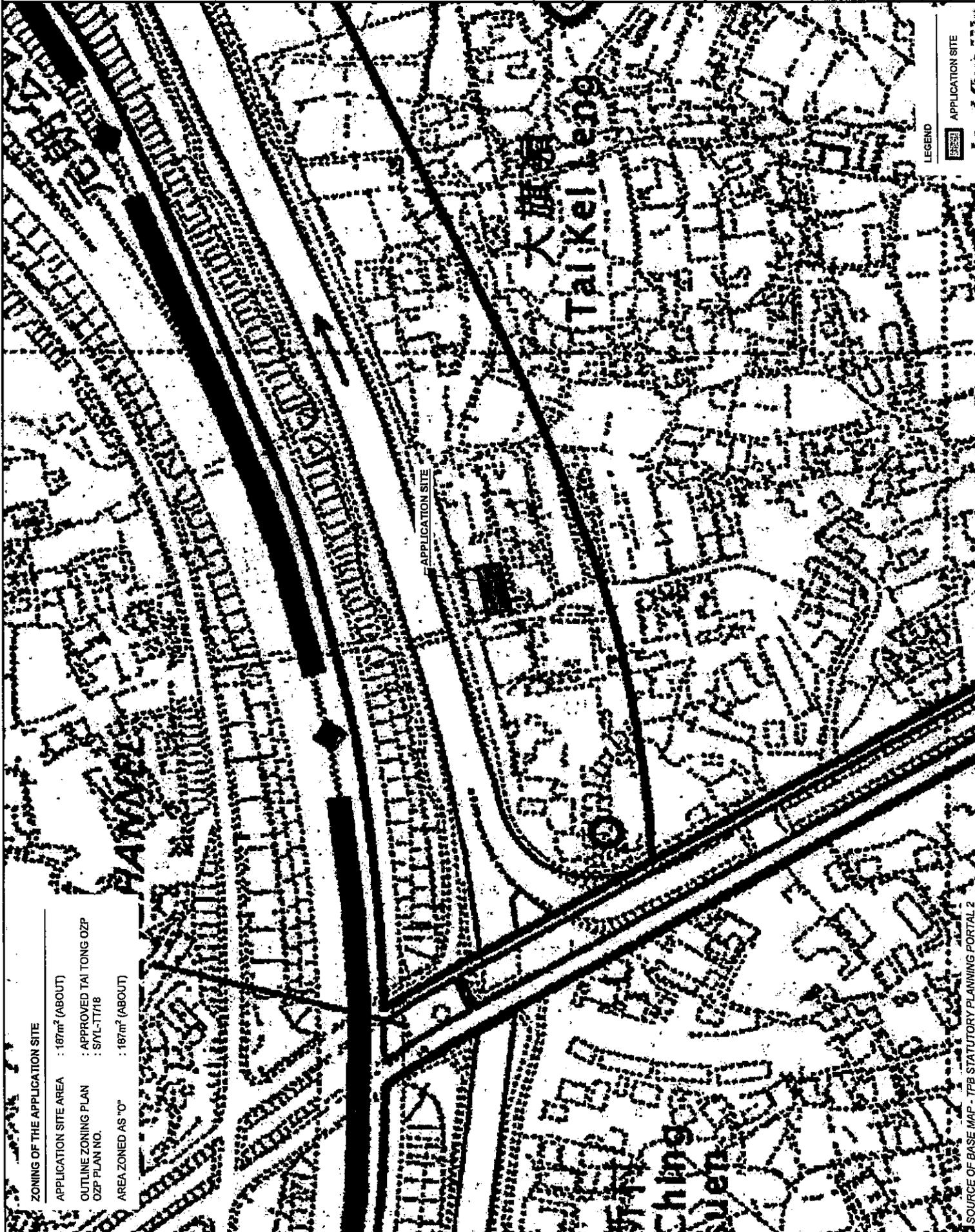
SITE LOCATION  
 LOT 4219 (PART) IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE	1:2000 @ A4
DRAWN BY	MN
CHECKED BY	
APPROVED BY	
DATE	19.1.2022
DATE	
DATE	
DWG. TITLE	LOCATION PLAN
DWG. NO.	P01
VER.	001

SOURCE OF BASE MAP - LANDSD B1000 (6-NW-15C)



PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
SITE LOCATION	LOT 4219 (PART) IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES
SCALE	1:2000 @ A4
DRAWN BY	MN
DATE	19.1.2022
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DRAWN TITLE	ZONING OF THE SITE
DRAWING NO.	P02
VER.	001

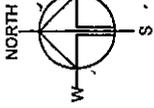


ZONING OF THE APPLICATION SITE

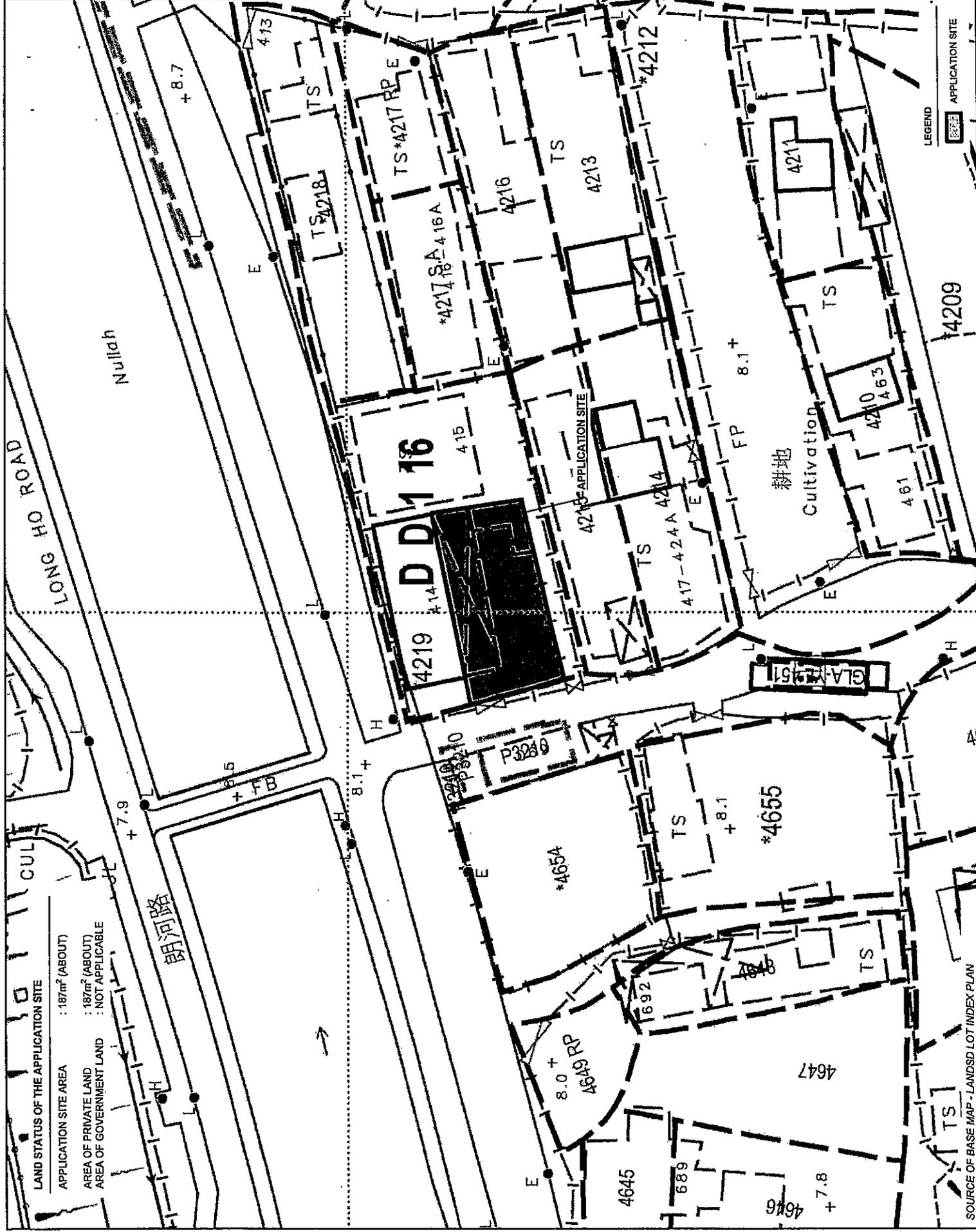
- APPLICATION SITE AREA : 187m<sup>2</sup> (ABOUT)
- OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
- OZP PLAN NO. : SYL-TT/18
- AREA ZONED AS "O" : 187m<sup>2</sup> (ABOUT)

LEGEND

APPLICATION SITE



PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
SITE LOCATION	LOT 4219 (PART) IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES
SCALE	1:500 @ A4
DRAWN BY	DATE
MIN	18.1.2022
CHECKED BY	DATE
APPROVED BY	DATE
DRAWN TITLE	LAND STATUS OF THE SITE
DWG NO.	VER.
P03	001



LEGEND

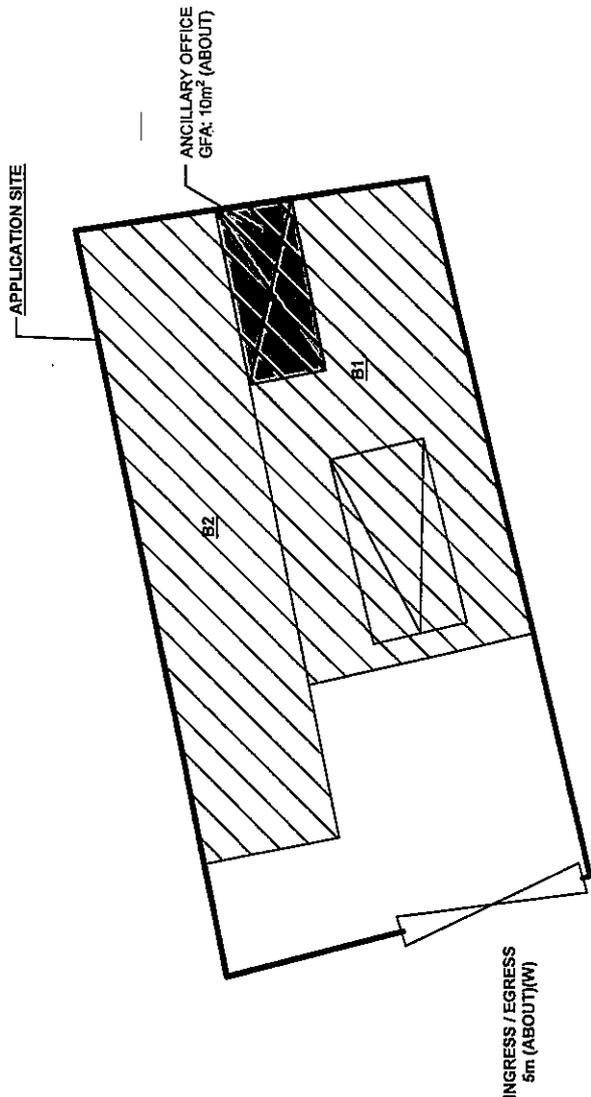
Application Site	Application Site
------------------	------------------

SOURCE OF BASE MAP - LANDSD LOT INDEX PLAN

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 187m<sup>2</sup> (ABOUT)  
 COVERED AREA : 135m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 52m<sup>2</sup> (ABOUT)  
 PLOT RATIO : 0.7 (ABOUT)  
 SITE COVERAGE : 72 % (ABOUT)  
 NO. OF STRUCTURE : 2  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 135m<sup>2</sup> (ABOUT)  
 TOTAL GFA : 135m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 3m - 5.5m (ABOUT)  
 NO. OF STOREY : 1

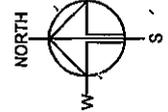
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	73m <sup>2</sup> (ABOUT)	73m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES ANCILLARY STORAGE OF GOODS	62m <sup>2</sup> (ABOUT)	62m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		135m <sup>2</sup> (ABOUT)	135m <sup>2</sup> (ABOUT)	



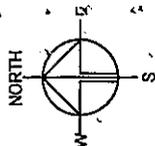
**LEGEND**

[Hatched Box]	APPLICATION SITE
[Cross-hatched Box]	STRUCTURE (ENCLOSED)
[Diagonal Lines Box]	STRUCTURE (CANOPY)
[Dotted Box]	PARKING SPACE
[Diagonal Lines Box]	INGRESS / EGRESS

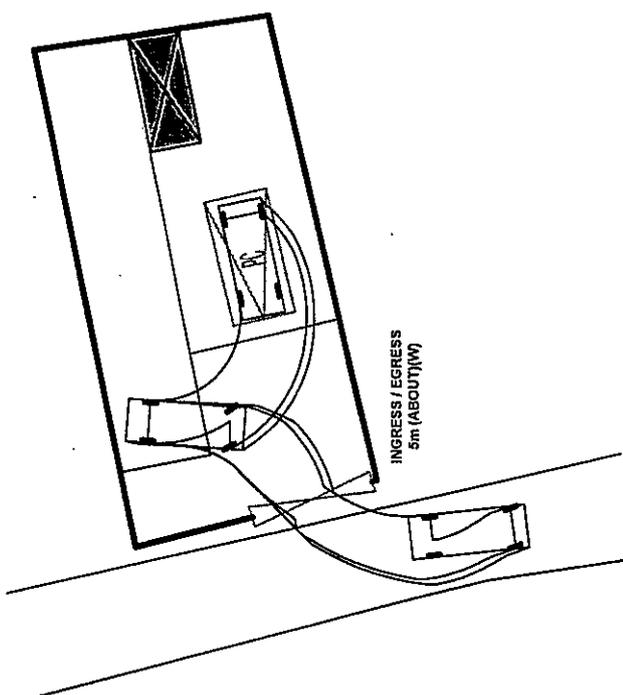
**PARKING AND LOADING/UNLOADING PROVISIONS**  
 NO. OF PRIVATE CAR PARKING SPACE : 1  
 DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)



PLANNING CONSULTANT <b>R-RICHES PROPERTY CONSULTANTS LIMITED</b>
PROJECT TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
SITE LOCATION LOT 4219 (PART) IN D.O. 116, TAI TONG, YUEN LONG, NEW TERRITORIES
SCALE 1: 200 @ A4
DRAWN BY MN
DATE 30.12.2021
CHECKED BY
DATE
APPROVED BY
DATE
DWG. TITLE LAYOUT PLAN
DWG. NO. P04
VER. 001



PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
SITE LOCATION	LOT 4219 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES
SCALE	1:500 @ A4
DRAWN BY	MIN
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	P05
VEL.	001

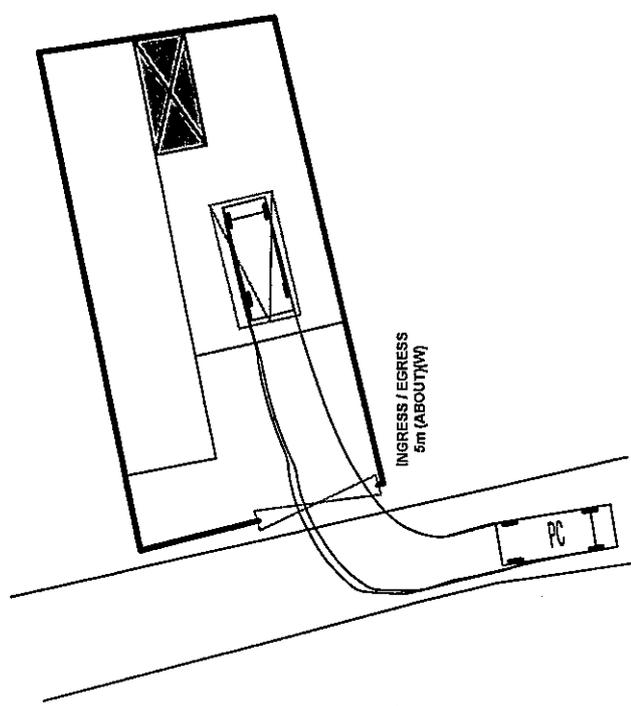


FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

LEGEND

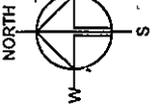
[Symbol]	PARKING SPACE
[Symbol]	LOADING / UNLOADING SPACE
[Symbol]	LIGHT GOODS VEHICLE
[Symbol]	SWEPT PATH OF VEHICLE

SWEPT PATH ANALYSIS  
 TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)  
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



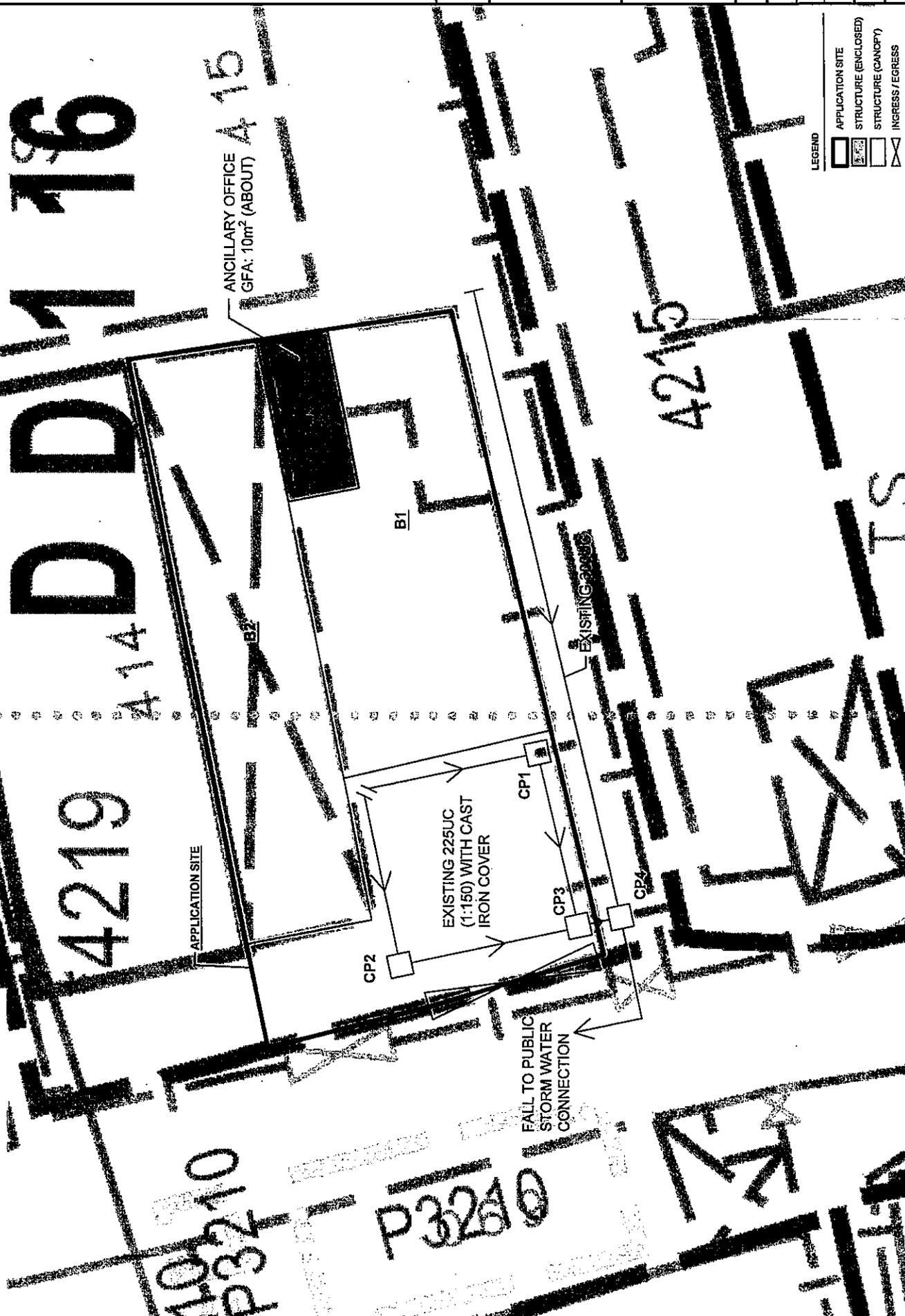
FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE





**EXISTING DRAINAGE PLAN**

- 1) CATCHPIT (CP3) WITH DESILTING FACILITY FOLLOWS CEDD STANDARD DRAWING NO. C24061.
- 2) CATCHPIT AND IJC FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG 8.10 AND 8.11 RESPECTIVELY.



**LEGEND**

[Symbol]	APPLICATION SITE
[Symbol]	STRUCTURE (ENCLOSED)
[Symbol]	STRUCTURE (CANOPY)
[Symbol]	INGRESS/EGRESS

PLANNING CONSULTANT <b>R-RICHES PROPERTY CONSULTANTS LIMITED</b>
PROJECT TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
SITE LOCATION LOT 4219 (PART) IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES
SCALE 1:150 @ A4
DRAWN BY MIN
CHECKED BY
DATE 24.1.2022
DATE
DATE
DATE
DWG TITLE DRAINAGE PLAN
DWG NO. P07
VER. 001

Our Ref.: DD116 Lot 4219  
Your Ref.: TPB/A/YL-TT/546

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

**By Email**

12 May 2022

Dear Sir,

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

**Temporary Shop and Services for a Period of 5 Years in “Open Space” Zone,  
Lot 4219 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/546)**

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

- (i) No dismantling, repairing, cleansing, paint-spraying or other workshop activities will be carried out at the application site at any time during the planning approval period.

Should you require more information regarding the application, please contact our Mr. 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. K. K. NG  
(Attn.: Mr. Aaron LEUNG

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

**Previous Application Covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-TT/415	Proposed Temporary Shop and Services (Vehicle Parts Retail Shop) for a Period of 3 Years	22.12.2017 (Revoked on 22.5.2020)

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

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-TT/483	Proposed Temporary Shop and Services (Grocery Store) for a Period of 5 Years	18.10.2019
A/YL-TT/529	Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land	26.11.2021

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application.

**2. Traffic**

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

- no adverse comment on the application.

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

- no adverse comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application.
- no environmental complaint concerning the Site received in the past three years.

**4. Drainage**

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

- no objection in principle to the proposed development from the public drainage point of view and no adverse comment on the submitted drainage proposal (**Drawing A-3**).
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of agreed drainage proposal for the proposed development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

**5. Fire Safety**

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

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

- the submitted FSIs proposal (**Drawing A-4**) is considered acceptable to his department.

## **6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

## **7. Open Space**

Comments of the Director of Leisure and Cultural Services (DLCS):

- no in-principle objection to the application since the application involves private lot only.
- the Site is not on the priority list for development agreed by the Yuen Long District Council. She has no plan to develop the Site into public open space at present.

## **8. District Officer's Comments**

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

- his office has not received any comment from the village representatives in the vicinity regarding the application.

## **9. Other Departments**

The following departments have no comment on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

**Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. vehicle repair workshop) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (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;
  - Lot No. 4219 in D.D. 116 is covered by Short Term Waiver (STW) No. 4916 to permit structures erected thereon for the purpose of “Temporary Shop and Services (Vehicle Parts Retail Shop)”;
  - the STW holder owner will need to apply to her office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (e) to note the comments of the Commissioner for Transport that:
- consent shall be obtained from the owner/managing 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:
- his department is not/shall not be responsible for maintenance of any access connecting the Site with Tai Shu Ha Road East;
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

- you should implement the drainage facilities on site in accordance with the agreed drainage proposal;
- you are required to rectify the drainage system if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the drainage system;
- the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
- DLO/YL, LandsD should be consulted and consent from the relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;

(h) to note the comments of the Director of Fire Services that:

- the installation /maintenance/ modification/ repair work of fire service installation 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;
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

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**A/YL-TT/546 DD 116 Tai Tong OS**

04/05/2022 02:19

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

The previous application had 9 extensions of time.

It is unclear if the conditions were in fact ever fulfilled.

Members have a duty to ask questions.

Mary Mulvihill

**From:** mm1947 <[REDACTED]>

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

**Date:** Thursday, 30 November 2017 1:49 AM CST

**Subject:** A/YL-TT/415 DD 116 Tai Tong OS

A/YL-TT/415

Lot 4219 (Part) in D.D. 116, Tai Tong, Yuen Long

Site area : About 181.6m<sup>2</sup>

Zoning : "Open Space"

Applied Use : Vehicle Repair

Dear TPB Members,

This appears to be an application to legitimize an existing browfield operation.

Strongly object to vehicle repairs being carried out on land zoned for Open Space, community recreational space, as oil and other leakage contaminates the ground.

Land running alongside nullah should be incorporated into a district cycle path/trail or such as is being carried out currently in Kwun Tong via the 'Tsui Ping River' project.

TPB must reject this application to encourage the development of long overdue recreational facilities.

Mary Mulvihill

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



**Object to the planning application No.A/YLTT/546**  
05/05/2022 11:03

From:  
To:  
File Ref:

[REDACTED]  
tpbpd@pland.gov.hk

To: Town Planning Board (TPB)

I hereby **\*OBJECT\*** to the planning application No. A/YL-TT/546 for the following reasons:

**NOT In Line with the Planning Intention**

The application site falls within the "Open Space" zone on the OZP intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. The proposed development is not in line with the planning intention and the application should not be approved.

Understanding resources may not be allocated to the construction of a permanent open space. For the interim, a temporary open space shall be considered to serve the community instead of allowing sporadic occupation of the land for such scattered uses under application.

**Insufficient Information in Support of the Application**

The application has not provided information on the actual development on the type of shop and services. According to the broad use terms and definitions of terms, shop and services include Bank (including Automated Teller Machine); Barber Shop; Beauty Parlour; Clinical Laboratory; Fast Food Shop; Market; Money Exchange; Pawn Shop; Photographic Studio; Retail Shop; Service Trades; Showroom (including Motor-vehicle Showroom).

It also includes supermarket, department store, convenience store, courier service counter, health centre, medical consulting room (including medical clinic, dental clinic, physiotherapy clinic and veterinarian clinic), money lending office, securities brokerage, tourist information office, real estate agency, employment agency, travel/ticket agency.

However, the application has not stated the intended type of shop. Without such information, the impact generated from the proposed development cannot be ascertained.

As such, the TPB should **\*REJECT\*** the planning application.

Best Regards