

此文件在

日期：2022年4月28日

只會有效到該日期。

申請的日期。

28 APR 2022

This document is received and the Town Planning Board has officially acknowledged 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 - 77/549
	Date Received 收到日期	28 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。

## 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)

LAW Yat Ping

## 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)	Lot 643 S.B ss.1 S.A in D.D. 117, Wong Nai Tun Tsuen, 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 ..... 44 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 30 ..... 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	"Village Type Development" zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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  
3/3/2022 (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 3/3/2022 (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立法法團／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

- ☐ 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。

## (i) For Type (i) application 供第(i)類申請

(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 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □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**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p>		
	<p>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</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

**(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**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Shop and Services for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 30 ..... 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	..... 68 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 1 .....	
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	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 3.5 ..... 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 ..... 30 ..... 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 STORAGE OF GOODS	30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STORY)
TOTAL		30m <sup>2</sup> (ABOUT)	30m <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)

Late 2023

## 8. Vehicular Access Arrangement of the Development Proposal

## 擬議發展計劃的行人通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Accessible from Kiu Hing Road via a local access..... <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<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) 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) _____ _____ _____
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？	Yes 是          No 否	<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) 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) _____ _____ _____

## 9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<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> <p>.....</p> <p>.....</p> <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) 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>	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"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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"/>																														

**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 643 S.B.ss.1 S.A in D.D. 117, Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services for a Period of 5 Years' (Plan P01). The applicant would like to operate a convenience store at the Site to serve nearby residents living in Wong Nai Tun Tsuen.

Planning Context

The Site falls within an area zoned as "Village Type Development" ("V") 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 "V" 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 "V" zone.

Development Proposal

The Site occupied an area of 44sq.m (about) of private land (Plan P03). One structure is proposed at the Site for shop and services and storage of goods with total GFA of 30sq.m (about) (Plan P04). The operation hours of the proposed development are 09:00 - 19:00 daily (including public holiday). The estimated number of visitor per day are 10. The estimated number of staff working at the Site are 2.

The Site is accessible from Kiu Hing Road via a local access (Plan P01). No parking space is provided at the Site as it is accessible by walking by the targeted customers/visitors. For loading/unloading (L/UL) arrangement, only one trip of private car will be deployed for delivery of goods once a day between 10:00 to 11:00 for not more than 10 minutes. No vehicle will enter the Site and the L/UL activities will be carried out in the vicinity of the Site on the basis that it will not affect traffic flow.

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.

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 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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

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

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

3/3/2022

..... (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**

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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

**Ash interment capacity 骨灰安放容量<sup>②</sup>**

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

<sup>②</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and 在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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。)

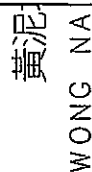
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 643 S.B ss.1 S.A in D.D. 117, Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	44	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. SYL-TT/18		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed 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	30 <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	1	
	Non-domestic 非住用	1	
	Composite 綜合用途	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)	
		/ 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 (about) 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)	
		1 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)	
	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	68 % <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)  _____	/
	Total no. of vehicle loading/unloading bays/lays 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		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</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"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location plan		
<b>Reports 報告書</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 type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

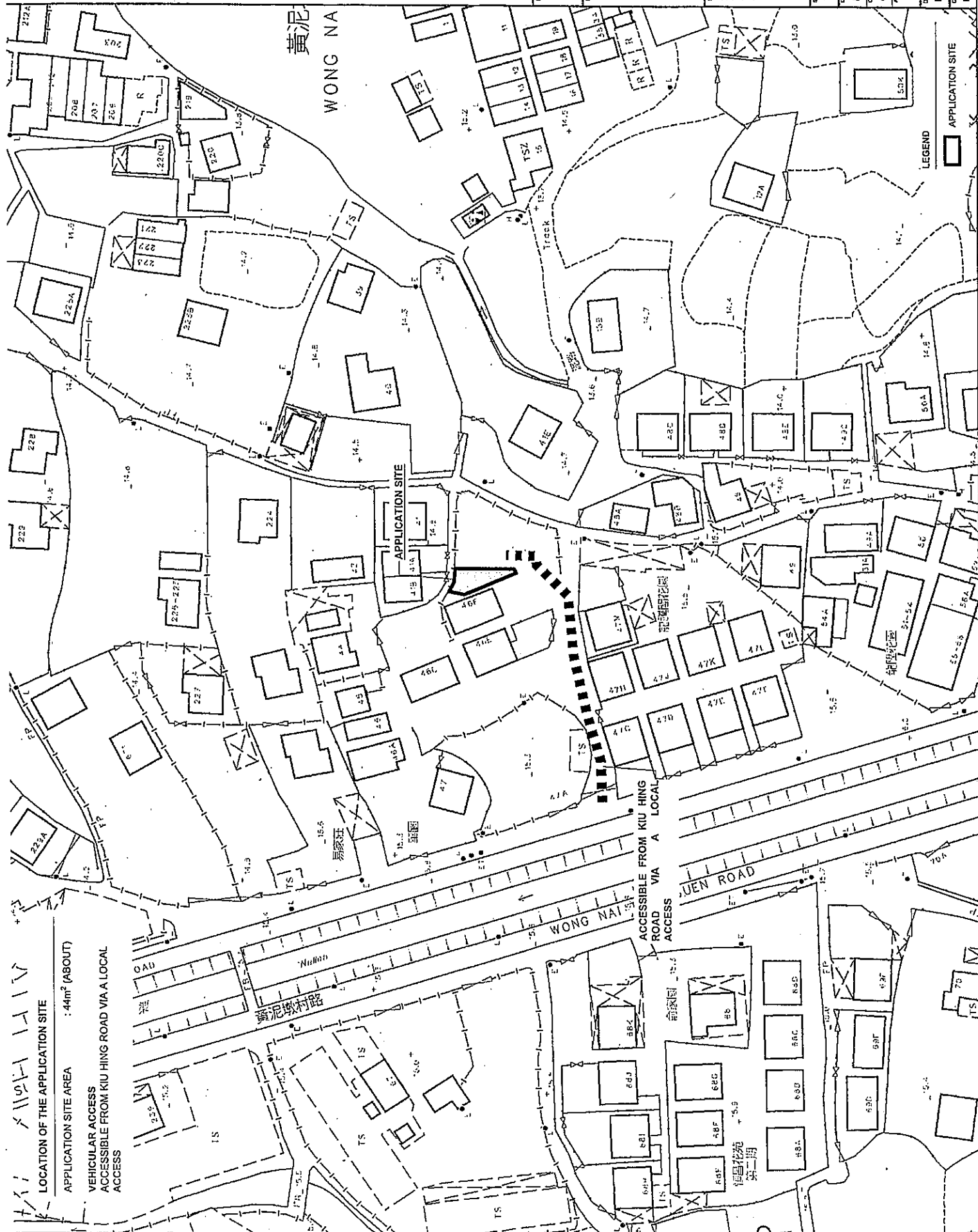


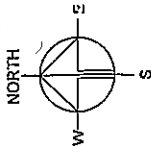


**SITE LOCATION**  
LOT 543 S.B SS.1 S.A IN D.D.117,  
WONG NAI TUN TSUEN, TAI  
TONG, YUEN LONG, NEW  
TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	MMN
DATE	2.3.2022
CHECKED BY	OL
DATE	22.4.2022
APPROVED BY	
DATE	

WING TITLE	LOCATION PLAN
WING NO.	001





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 44 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
OZP PLAN NO. : SYL-TT/18  
AREA ZONED AS "v" : 44 m<sup>2</sup> (ABOUT)

APPLICATION SITE

Wong Nai Tuen Tsuen

KU HING ROAD

WONG WAI TUNG

Tai Tong

PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES FOR A PERIOD  
OF 5 YEARS

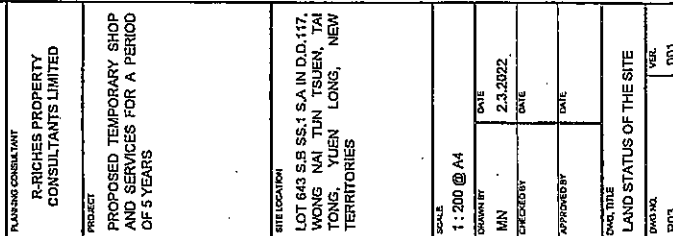
SITE LOCATION  
LOT 643 S.B. SS.1 SA IN DD.117,  
WONG NAI TUN TSUEN, TAI  
TONG, YUEN LONG, NEW  
TERRITORIES

SCALE  
1:2000 @ A4

DRAWN BY  
DATE  
23.2022  
CHECKED BY  
DATE  
APPROVED BY  
DATE

LEGEND  
☐ APPLICATION SITE

DWG. TITLE  
ZONING OF THE SITE  
DWG. NO.  
P02  
VIA  
001

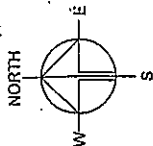
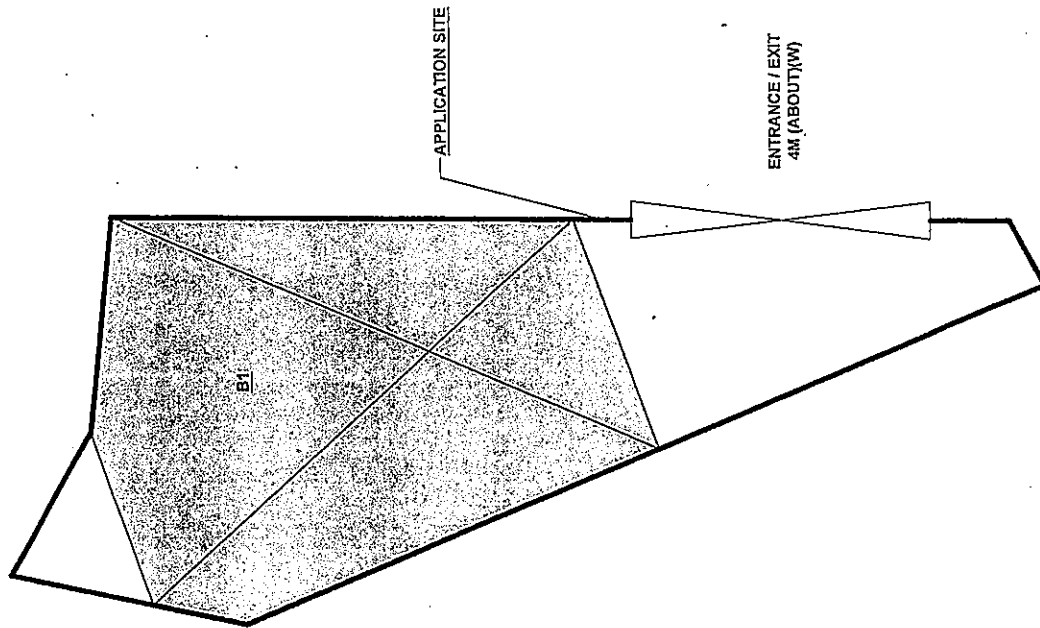


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 44	m <sup>2</sup>	(ABOUT)
COVERED AREA	: 30	m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 11	m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.7		(ABOUT)
SITE COVERAGE	: 68	%	(ABOUT)
NO. OF STRUCTURE	: 1		
DOMESTIC GFA	: NOT APPLICABLE		
NON-DOMESTIC GFA	: 30	m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 30	m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5	m	(ABOUT)
NO. OF STOREY	: 1		

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES STORAGE OF GOODS	30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STOREY)
TOTAL		30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	



PLANNING CONSULTANT  
RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES FOR A PERIOD  
OF 5 YEARS

SITE LOCATION  
LOT 643 S.B. 88.1 S.A. IN D.D.117,  
WONG NAI TUN TSUEN, TAI  
TONG, YUEN LONG, NEW  
TERRITORIES

SCALE 1: 100 @ A4	DATE
DRAWN BY NN	2.3.2022
CHECKED BY	DATE
APPROVED BY	DATE

OWN TITLE	APPLICATION SITE
LAYOUT PLAN	STRUCTURE
OWNERS	ENTRANCE / EXIT
P04	

VER.  
001



卓物業  
有限公司

Our Ref.: DD117 Lot 643 S.B ss.1 S.A  
Your Ref.: TPB/A/YL-TT/549

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

**By Email**

7 June 2022

Dear Sir,

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

**Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development”  
Zone, Lot 643 S.B ss.1 S.A in D.D. 117, Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/549)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. 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 )



## Responses-to-Comments

**Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lot 643 S.B ss.1 S.A in D.D. 117, Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories**

**(Application No. A/YL-TT/549)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (Contact Person: Ms. Grace FOK; Tel: 2399 2565)</b>		
(a)	In the “Justification of Form No. S16-I, while the applicant stated that no vehicle would enter the Site, the applicant also stated that the L/UL activities would be carried out in the vicinity of the Site. The applicant shall clarify;	The Applicant seeks to use the application site (the Site) to operate a ‘shop and services’ (convenience store) to serve the nearby locals. In view of the small scale of the proposed development, only one private car will be deployed for delivery of goods once a day between 10:00am to 11:00am for approximately 10 minutes. No vehicle will enter the Site and the L/UL activities will be carried out at Kiu Hing Road on the basis that it will not affect traffic flow. Same L/UL arrangements have already been adopted by the similar approved S.16 planning applications (Nos. A/NE-LYT/723, A/NE-KTS/498, A/YL-MP/314, A/YL-NTM/438 etc.) with no loading/unloading provision and are workable.
(b)	Please remind the applicant that L/UL activities shall be carried out within the proposed development. The applicant shall specify the L/UL space within the development on plan;	
(c)	The applicant shall clarify how the parking need of the staff of the proposed development could be satisfied.	The Applicant and future staff of the proposed development are living in Wong Nai Tun Tsuen, which they will commute to the Site by walking. Therefore, parking space is not required for staff working at the Site.



卓物業  
有限公司

Our Ref.: DD117 Lot 643 S.B ss.1 S.A  
Your Ref.: TPB/A/YL-TT/549

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

**By Email**

14 June 2022

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development”  
Zone, Lot 643 S.B ss.1 S.A in D.D. 117, Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/549)**

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

- (i) The entrance/exit of the application site (the Site) is located at the eastern boundary, which is adjoining private lots, i.e. *Lots 643 S.B ss.2 and 643 S.C ss.2 in D.D. 117*. Consents have been obtained from respective land owners by the Applicant for the use the aforementioned lots as access to the Site.

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 )

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/300	Temporary Shop and Services (Real Estate Agency Office) for a Period of 3 Years	4.5.2012
2	A/YL-TT/320	Temporary Shop and Services (Real Estate Agency Office) for a Period of 3 Years	21.2.2014 (revoked on 21.1.2016)
3	A/YL-TT/342	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.1.2015 (revoked on 16.7.2015)
4	A/YL-TT/370	Temporary Shop and Services (Real Estate Agency Office) for a Period of 3 Years	8.1.2016
5	A/YL-TT/475	Temporary Shop and Services (Real Estate Agency Office) for a Period of 3 Years	16.8.2019
6	A/YL-TT/496	Proposed Temporary Shop and Services for a Period of 3 Years	29.5.2020
7	A/YL-TT/539	Proposed Temporary Shop and Services for a Period of 3 Years	10.6.2022



**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.
- there is no Small House application approved/under processing at the Site.

**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.

**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.

**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 being provided to his satisfaction.

**6. 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 locals.

**7. 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) 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;
- (c) to note the comments of the Commissioner for Transport that:
  - the local track leading to the Site is not under her purview. Consent of the owner(s) / managing parties of the local track should be obtained for using it as the vehicular access to the Site;
  - the loading/unloading activities of the proposed development shall not cause insurmountable traffic impact to the traffic network;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
  - the access road connecting the Site with Kiu Hing Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Kiu Hing Road;
- (e) to note the comments of the Director of Fire Services that:
  - in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans;

- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- you should provide your own drainage facilities to collect the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. The proposed development should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. DLO/YL, LandsD should be consulted and consent from the relevant owners should be obtained for any works to be carried out outside your lot boundary before commencement of the drainage works;
- (g) to note the comments of the Director of 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 Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at 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.

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



**Re: Application No. A/YL-TT/549**

14/05/2022 23:22

From:

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

Cc:

File Ref:

*To the committee of the Town Planning Board,*

*Hello,*

*I am writing this letter to express my strong opposition to the planning of application number: A/YL-TT/549. First of all, as a resident of Wong Nai Tun Tsuen, and live just right next to the proposed planning site, it came as quite a surprise to my family and neighbours to recently learn that the lot right next to us was the proposed site of the Temporary Shop and Services.*

*A primary concern is the safety issues that will be caused by the site. The neighbourhood has always been peaceful and quiet. The existence of the site would attract group of strangers to our neighbourhood, we definitely don't appreciate such devastation.*

*Another issue that also does not seem to be adequately considered is the noise. Our small neighbourhood was not structured to implement such a site, with houses so close to the proposed site and an area where noise travels freely. My kid who attends school requires a quiet environment to study, the noise would definitely cause annoyance and disturbance to him, and other pupils in the area.*

*I urge you to disapprove the proposed plan, and from recent meetings and discussions with my neighbours, I know my opinions are shared by many who reside in the neighbourhood. If our request is ignored and the plan moves ahead, we will escalate our objection by taking it to the government . Please keep me updated on this issue through email.*

*Thank you very much for your continued service and support of our communities.*

*Best regards,*  
*Andrew Lee*

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



**To the committee of the Town Planning Board**

25/05/2022 23:50

From:

To: tpbpd@pland.gov.hk

Cc:

File Ref:

Hello,

I am writing this letter to express my strong opposition to the planning of application number: A/YL-TT/549. First of all, as a resident of Wong Nai Tun Tsuen, and live just right next to the proposed planning site, it came as quite a surprise to my family and neighbours to recently learn that the lot right next to us was the proposed site of the Temporary Shop and Services.

A primary concern is the safety issues that will be caused by the site. The neighbourhood has always been peaceful and quiet. The existence of the site would attract group of strangers to our neighbourhood, we definitely don't appreciate such devastation.

Another issue that also does not seem to be adequately considered is the noise. Our small neighbourhood was not structured to implement such a site, with houses so close to the proposed site and an area where noise travels freely. My kid who attends school requires a quiet environment to study, the noise would definitely cause annoyance and disturbance to him, and other pupils in the area.

I urge you to disapprove the proposed plan, and from recent meetings and discussions with my neighbours, I know my opinions are shared by many who reside in the neighbourhood. Thank you very much for your continued service and support of our communities.

Best regards,

Catherine

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



**A/YL-TT/549作出強烈反對意見書**

25/05/2022 00:43

From:

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

File Ref:

本人黃少華,居住於黃泥墩村上址附近,就以下申請作出強烈反對。本人住在黃泥墩已有20多年,附近居民十分純樸,環境十分幽靜,空氣十分清新。而本人父親身體患有嚴重心臟病及哮喘,所以需要一個十分安靜的地方才可,如果在上址作出任商業活動。都會造成嘈音及空氣污染問題,恐怕會影響本人父親的病程加重,如日後就此出了什麼問題,本人必定追究到底。

本人定必定時查核此申請問題,本人不排除會到政府其他部門作出投訴,敬請貴處能體諒,謝謝!

有任何問題,請以電郵與本人聯絡:

黃少華上

申請編號

申請地區

區域

收到日期

地點

擬議

A/YL-TT/549

大棠

屯門及元朗西區

28/04/2022

新界元朗大棠黃泥墩村丈量約份第117約地段第643號B分段第1小分段  
擬議臨時商店及服務行業(為期5年)



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220527-235853-10857

**提交限期****Deadline for submission:**

27/05/2022

**提交日期及時間****Date and time of submission:**

27/05/2022 23:58:53

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-TT/549

**「提意見人」姓名/名稱****Name of person making this comment:**

夫人 Mrs. sophia

**意見詳情****Details of the Comment :**

本人居於附近,本人患有阻塞性氣肺,需要環境清新,本人反對上址作出任何商業或服務行業

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220526-224821-39960

**提交限期****Deadline for submission:**

27/05/2022

**提交日期及時間****Date and time of submission:**

26/05/2022 22:48:21

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-TT/549

**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Sandyu

**意見詳情****Details of the Comment :**

本人強烈反對於上址作任何商業用戶或活動，因為周邊為住宅物業，不適合作任何商業用途或服務性行業，於周邊均多為老人及小朋友，大多都是身體需要寧靜環境及小朋友需要一個安全及安靜環境。周邊環境亦不合適，從事任何商業活動或服務性行業都會有嘈音及空氣質素變差。

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

參考編號

Reference Number:

220526-212725-04092

提交限期

Deadline for submission:

27/05/2022

提交日期及時間

Date and time of submission:

26/05/2022 21:27:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/549

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Charles Chan

意見詳情

Details of the Comment :

敬啟者：

本人就新界元朗大棠黃泥墩村丈量約份第117約地段第643號B分段第1小分段A分段，業主將該地段用途發展為臨時商店及服務行業，編號為A/YL-TT/549之申請，表示強烈質疑及反對，故特致函。

首先，該地段的業主在建屋時，已在非法的情況後僭建相關的建築物，並試圖先斬後奏的申請將該僭建物作為住宅用途，後被相關部門駁回。按理該建築物已被政府定義為「非法僭建」，即使不用罰款，也該拆除，但今該業主不單沒有拆除之，反而向貴署申請，詐稱將該僭建物申請作「臨時商店及服務行業」，若貴署答允及批准其申請，本人質疑貴署其實是縱容此等非法行為，使其他僭建業主仿效。

再者，按圖則所顯示，該地段的位置偏僻淺窄，何故會有人在該地申請商業用途？更荒謬的是，該業主連其所謂「商店」的計劃書都完全沒有準備，貴署就已經批准其申請，着實奇怪，而此舉使本人更質疑其商業用途申請，其實是為掩蓋其非法僭建之實。

希望貴署禁止其申請，以彰顯公正。

此致  
城規會

Charles Chan 啟

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

## 參考編號

Reference Number:

220526-230303-34931

## 提交限期

Deadline for submission:

27/05/2022

## 提交日期及時間

Date and time of submission:

26/05/2022 23:03:03

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/549

## 「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Maggie Ng

## 意見詳情

Details of the Comment :

首先，請問你們是以什麼理據或什麼準則去審批此申請？請提供有關資料，以便日後我可向其他部門作出諮詢或作其他用途。

第二，我曾於2021年11月向地政署告發上址非法違規興建及僭建小型屋宇，於同時上址只是拆除上蓋，我隨即向地政處作出投訴上址仍然有不合理的僭建物，但至今仍未得到一個合理的答覆，繼而於2022年5月初看到貴處刊登上址申請商業用途，本人有一疑問，於上址先從非法興建小型屋宇，再被人告發後再向貴處申請改建用途，這是合法途徑及做法？如是合法，那請問如我自己有一土地，在自己地土地上非合法興建後可以再向貴處申令牌照為合法？如是，那我絕對會跟隨為效仿上址做法。

重點，本人強烈反對於上址以任何商業途徑的活動，原因一，本人家中及附近居民均有小童及老人居住，第一是安全問題，於上址從事任何商業活動必定會有車輛出入，會造成不必要的車輛出入引致交通意外發生。

第二，治安問題，從事商業活動必定人多出入，正如上述，本人及周邊均有小童居住，如發生小童被拐走，那大就為時已晚，如出了什麼問題，恐怕貴處未能承擔此責任。敬請貴處能審慎考慮！

第三，本人居於黃泥墩村已超過十年之久，正因本人嚴重哮喘及精神問題，需要一個寧靜及空氣清新的環境，如上址從事任何商業活動定必影響周邊環境，如本人因上址有任何商業活動從而令到本人身體狀況有任何改變，本人定必以投訴貴處及以律師提告。

本人定必密切留意事態的進行情況！

煩請貴處得體諒我們小市民的難處，我們只希望保持環境不變，謝謝！

本人曾用電郵發給你們，是怕你們接收不到，以多一個途徑以作核對，謝謝！

如有任何問題，請以電郵回覆或與本人聯絡，謝謝！

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



A/YL-TT/549 就上址作出反對商業申請 A/YL-TT/549  
26/05/2022 20:20

From:  
To: tpbpd@pland.gov.hk  
File Ref:

敬啟者，  
申請編號： A/YL-TT/549  
新界元朗大棠黃泥墩村丈量約份第117約地段第  
643號B分段第1小分段A分段

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如有任何問題，請以電郵保持聯絡，本人電郵  
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本人定

僅此

Ng Maggie

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



Re: A/YL-TT/549 就上址作出反對商業申請 A/YL-TT/549  
27/05/2022 23:50

From:  
To: tpbpd@pland.gov.hk  
File Ref:

敬啟者，

請問你們用什麼理據批核此申請？是次沒有任何資料可以作參考，為何貴部門可以不作任何資料給市民或容許申請者沒有任何建議書或任何資就接受申請？煩請以14個工作天來回覆本人向貴處之提問，因本人正搜集相關資料，本人會利用其資料向其他政府部門諮詢，謝謝！如有任何問題，請以電郵查問本人，謝謝！

Maggie Ng上

於 2022年5月26日 週四 下午8:20寫道：

敬啟者，

申請編號： A/YL-TT/549

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