

2022年 5月 3日

Appendix I of RNTPC  
Paper No. A/YL-TT/550

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 3 MAY 2022  
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**  
**A/YL-TT/550 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-77/550
	Date Received 收到日期	3 MAY 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)

Kong Wai Industrial Company Limited

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

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

R-riches Property Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1474 (Part), 1477 S.A (Part), 1477 S.B (Part), 1477 S.A ss.1 (Part), 1477 S.B ss.5 (Part), 1477 S.B ss.2 RP (Part), 1477 S.B ss.2 S.A (Part) in D.D. 117 and Adjoining Government Land, 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 ..... 4,266 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 3,110 ..... 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)	..... 390 ..... sq.m 平方米 <input checked="" 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. SYL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" zone
(f) Current use(s) 現時用途	Storage  (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之同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之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  
4/3/2022 (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案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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所用處, 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 <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 <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>
(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 <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> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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**

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

Proposed Temporary Wholesale Trade with Ancillary Facilities 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	3,110	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	8		
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2	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 - 8	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3 - 8	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 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(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)

☒ 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF GOODS	197m <sup>2</sup> (ABOUT)	197m <sup>2</sup> (ABOUT)	7m (ABOUT)(1-STORY)
B2	STORAGE OF GOODS	961m <sup>2</sup> (ABOUT)	961m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
B3	WHOLESALE TRADE	857m <sup>2</sup> (ABOUT)	857m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
B4	PORTABLE TOILET	8m <sup>2</sup> (ABOUT)	8m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B5	SITE OFFICE	18m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STORY)
B6	SITE OFFICE	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B7	WHOLESALE TRADE	465m <sup>2</sup> (ABOUT)	465m <sup>2</sup> (ABOUT)	7m (ABOUT)(1-STORY)
B8	WHOLESALE TRADE	568m <sup>2</sup> (ABOUT)	568m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
TOTAL		3,092m <sup>2</sup> (ABOUT)	3,110m <sup>2</sup> (ABOUT)	

☐ 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	STORAGE OF GOODS	197m <sup>2</sup> (ABOUT)	197m <sup>2</sup> (ABOUT)	7m (ABOUT)(1-STORY)
B2	STORAGE OF GOODS	961m <sup>2</sup> (ABOUT)	961m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
B3	WHOLESALE TRADE	857m <sup>2</sup> (ABOUT)	857m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
B4	PORTABLE TOILET	8m <sup>2</sup> (ABOUT)	8m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B5	SITE OFFICE	18m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STORY)
B6	SITE OFFICE	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B7	WHOLESALE TRADE	465m <sup>2</sup> (ABOUT)	465m <sup>2</sup> (ABOUT)	7m (ABOUT)(1-STORY)
B8	WHOLESALE TRADE	568m <sup>2</sup> (ABOUT)	568m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
TOTAL		3,092m <sup>2</sup> (ABOUT)	3,110m <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 2022

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

<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 Tong Shan Road 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>4</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>          </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>          </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>          </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><input type="checkbox"/></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 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>Taxi Spaces 的士車位 <u>          </u></p> <p>Coach Spaces 旅遊巴車位 <u>          </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>          </u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u>2 (MGV)</u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><input type="checkbox"/></p>

## 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，請另頁註明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 checked="" type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>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"/>																														
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

**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 various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Wholesale Trade with Ancillary Facilities for a Period of 5 Years' (Plan P01). The applicant would like to operate its wholesale trade (metal) business with displaying of metal goods for sale in large quantities to serve retailers in Hong Kong.

**Planning Context**

The Site falls within an area zoned as "Open Storage" ("OS") on the Approved Tai Tong Outline Zoning Plan No. SYL-TT/18 (Plan P02). According to the Notes of the OZP, 'wholesale trade' is a column 2 use within the "OS" 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 "OS" zone. Therefore approval of the current application would not set undesirable precedent within the "OS" zone.

**Development Proposal**

The Site occupied an area of 4,266sq.m (about)(Plan P03). 8 structures are proposed at the site for wholesale trade, storage of goods, portable toilet and site office with total GFA of 3,110sq.m (about)(Plan P04). The operation hours of the proposed development are Monday to Saturday 09:00 - 18:00. No operation on Sunday and public holiday. The estimated maximum number of visitor per day are 10. The estimated number of staff working at the Site is 8.

The Site is accessible from Tai Tong Shan Road via a local access (Plan P01). Four private car parking spaces and two loading/unloading spaces for medium goods vehicles are provided at the Site for the staff and visitor (Appendix II). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (Plan P05). No container tractor/trailer will be allowed to 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.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Wholesale Trade with Ancillary Facilities 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 this application 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) ☐ 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) 機構名稱及印章（如適用）

Date 日期

07/03/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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：  
(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。
- 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1474 (Part), 1477 S.A (Part), 1477 S.B (Part), 1477 S.A ss.1 (Part), 1477 S.B ss.5 (Part), 1477 S.B ss.2 RP (Part), 1477 S.B ss.2 S.A (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	4,266	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	390	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18		
Zoning 地帶	"Open Storage" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Wholesale Trade with Ancillary Facilities 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	3,110 <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	8	
	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 - 8 (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 - 2 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	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)  _____	4  4 (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)  _____	2  2 (MGV)

### 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"/>
Location plan, Plan showing the zoning of the Site,		
Plan showing the land status of the Site, Swept path analysis		
<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 checked="" type="checkbox"/>
Trip generation and attraction		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

## Estimated Trip Generation and Attraction

**Proposed Temporary Wholesale Trade with Ancillary Facilities for a Period of 5 Years  
in "Open Storage" Zone, Various Lots in D.D. 117  
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

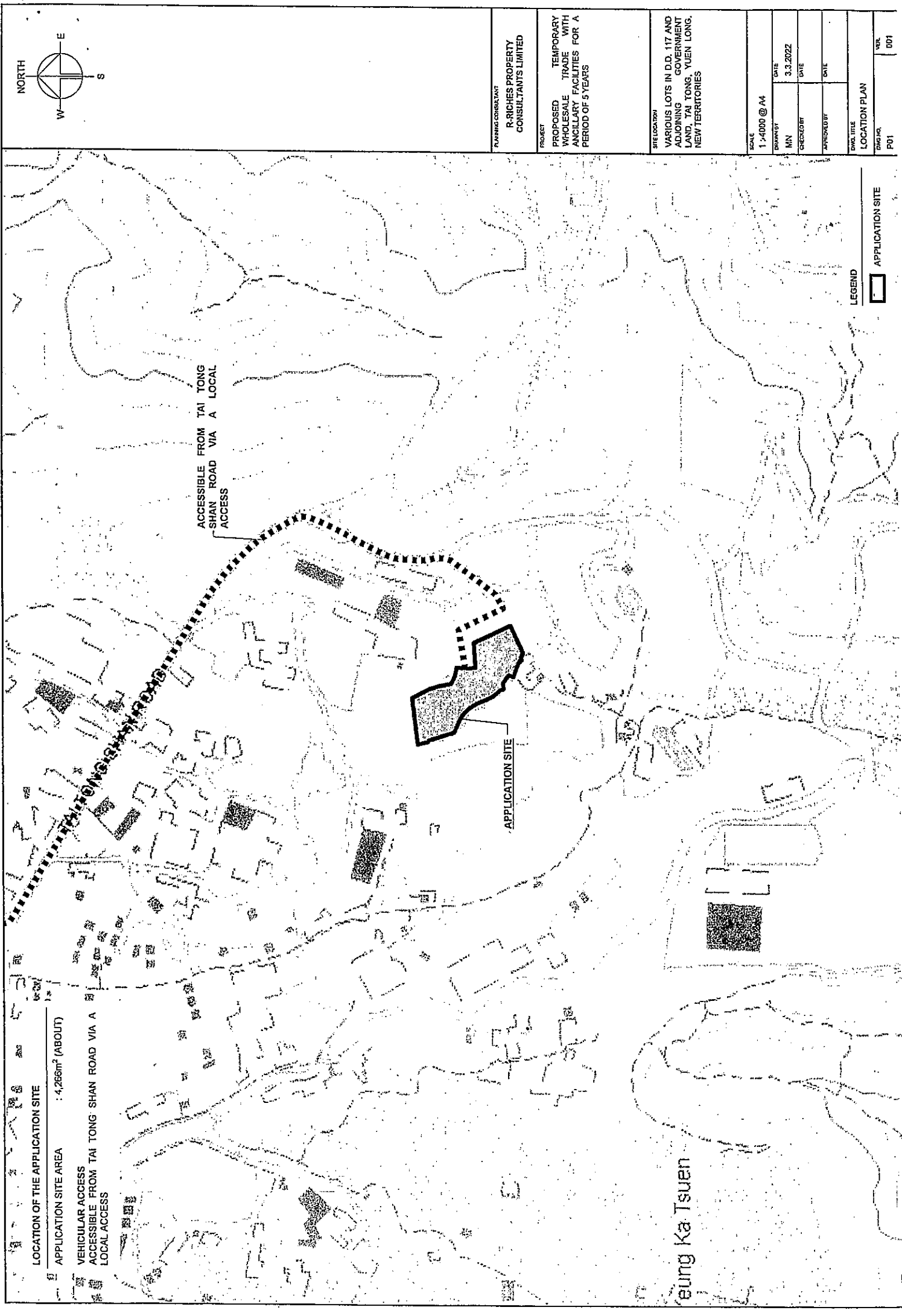
- (i) The application site (the Site) is accessible from Tai Tong Shan Road via a local access. A total of four parking and two loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

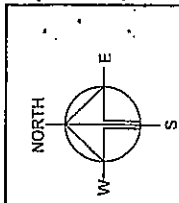
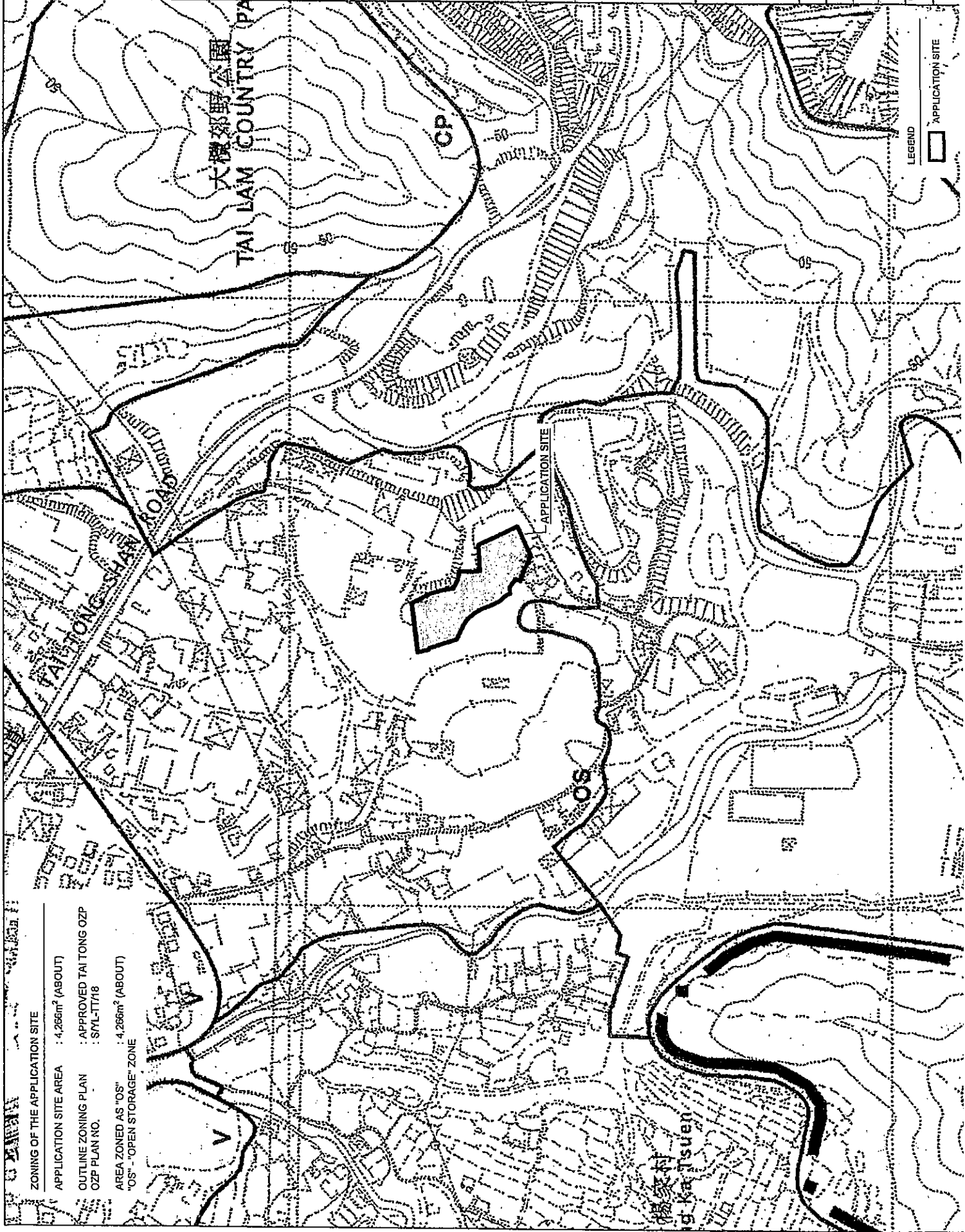
Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	1
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	3
L/UL Space for Medium Goods Vehicle - 11m (L) x 3.5m (W)	2

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) The operation hours of the proposed development are Monday to Saturday 09:00 to 19:00. No operation on Sunday and public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Medium Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	1	3	0	1	1	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	0	3	1	1	7
Traffic trip per hour (average)	1	1	0	0	2	2	6

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





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4.265m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED TAI TONG OZP

OZP PLAN NO. : SYL-JT748

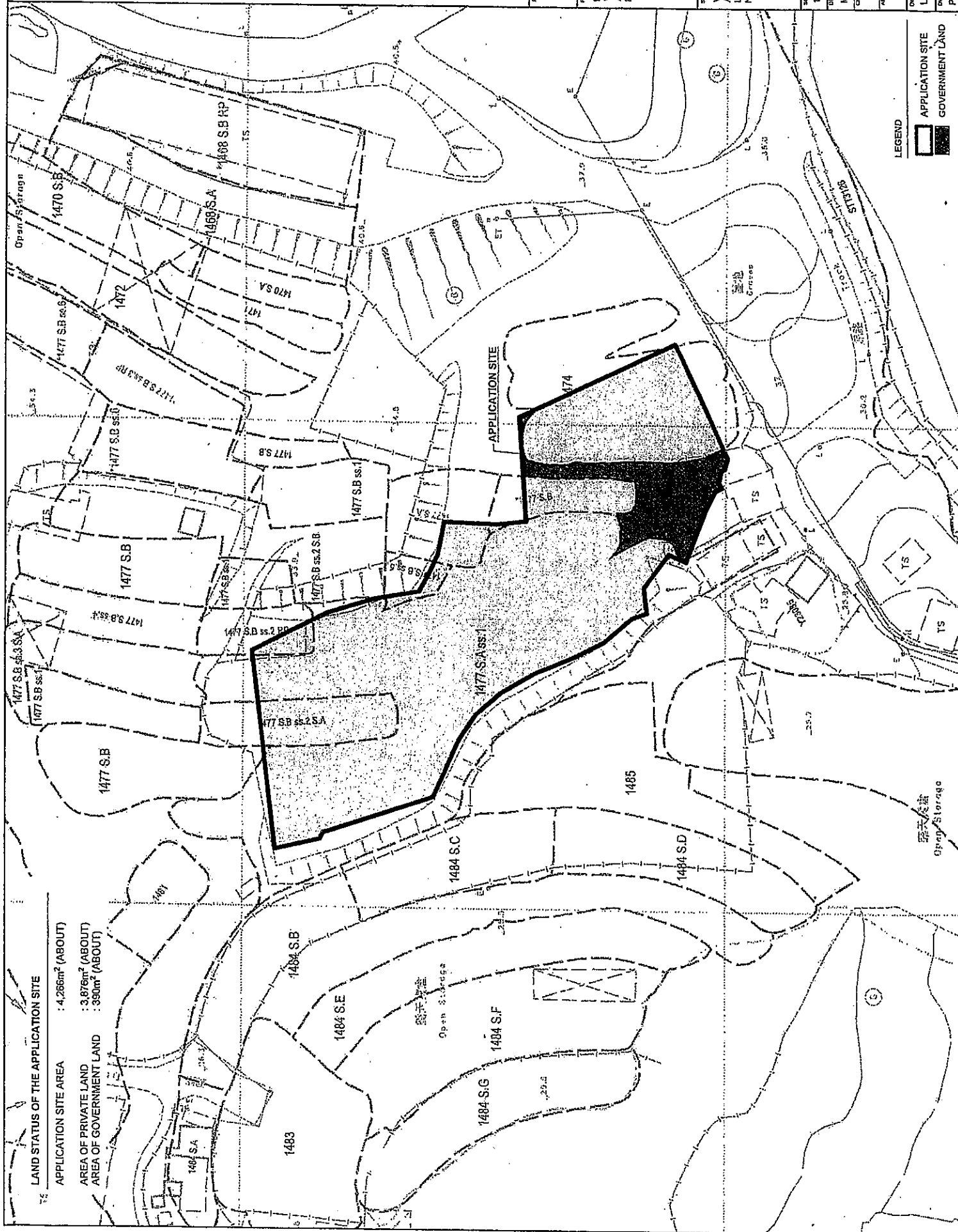
AREA ZONED AS "OS" : 4.265m<sup>2</sup> (ABOUT)

"OS" - "OPEN STORAGE" ZONE

PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY WHOLESALE TRADE WITH ANCILLARY FACILITIES FOR A PERIOD OF 9 YEARS
SITE LOCATION	VARIOUS LOTS IN DD, 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES
SCALE	1:4000 @ A4
DRAWN BY	MIN
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	ZONING OF THE SITE
DWG. NO.	P02
VER.	001

LEGEND

☐ APPLICATION SITE

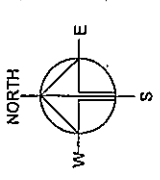


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,266m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 3,876m<sup>2</sup> (ABOUT)

AREA OF GOVERNMENT LAND : 390m<sup>2</sup> (ABOUT)



LEGEND

APPLICATION SITE

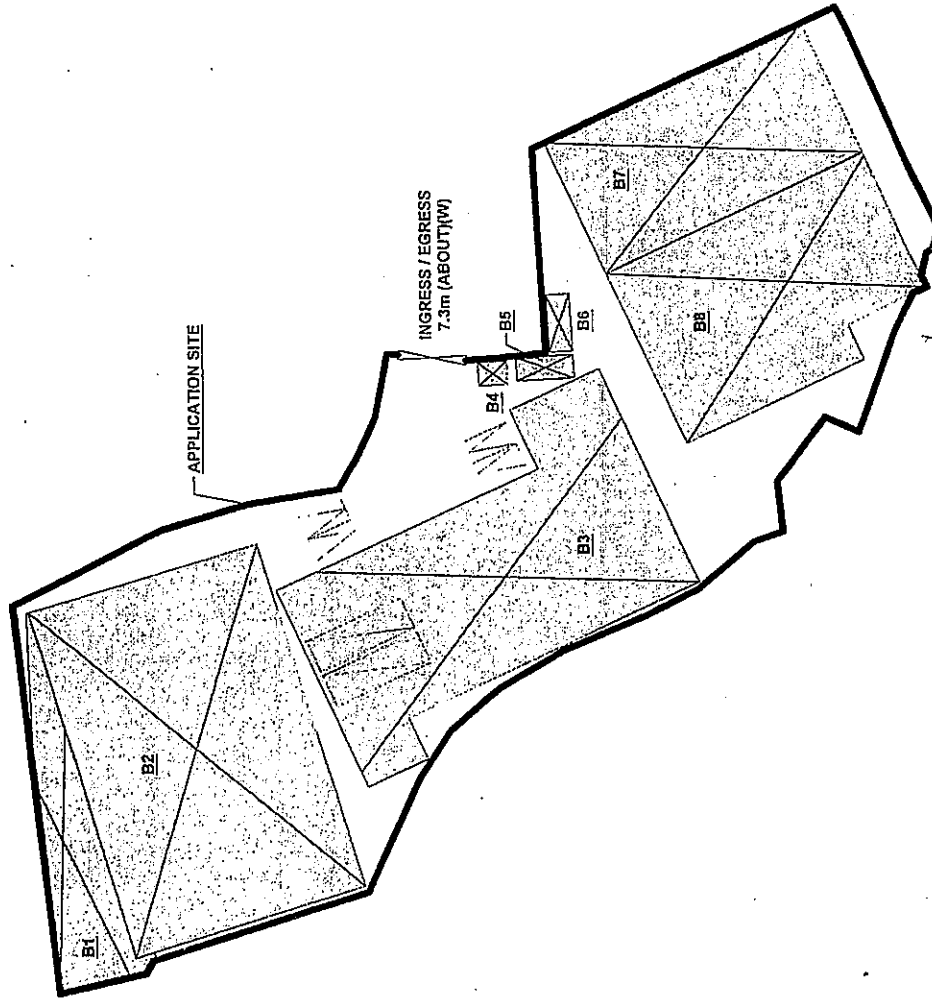
GOVERNMENT LAND

PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY WHOLESALE TRADE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
SITE LOCATION	VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES
SCALE	1:1000 @ A4
DRAWN BY	MN
CHECKED BY	
DATE	3.3.2022
APPROVED BY	
DATE	
DWG. TITLE	LAND STATUS OF THE SITE
DWG. NO.	P03
VER.	001

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,286m <sup>2</sup> (ABOUT)
COVERED AREA	: 3,092m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,174m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.7 (ABOUT)
SITE COVERAGE	: 72 % (ABOUT)
NO. OF STRUCTURE	: 8
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,110m <sup>2</sup> (ABOUT)
TOTAL GFA	: 3,110m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 8m (ABOUT)
NO. OF STOREY	: 1-2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF GOODS	197m <sup>2</sup> (ABOUT)	197m <sup>2</sup> (ABOUT)	7m (ABOUT)(1-STORY)
B2	STORAGE OF GOODS	961m <sup>2</sup> (ABOUT)	961m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
B3	WHOLESALE TRADE	857m <sup>2</sup> (ABOUT)	857m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
B4	PORTABLE TOILET	8m <sup>2</sup> (ABOUT)	8m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B5	SITE OFFICE	18m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STORY)
B6	SITE OFFICE	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B7	WHOLESALE TRADE	465m <sup>2</sup> (ABOUT)	465m <sup>2</sup> (ABOUT)	7m (ABOUT)(1-STORY)
B8	WHOLESALE TRADE	598m <sup>2</sup> (ABOUT)	598m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STORY)
TOTAL		3,092m <sup>2</sup> (ABOUT)	3,110m <sup>2</sup> (ABOUT)	

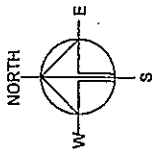


## PARKING AND LOADING / UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF LUL SPACE	: 11m (L) X 3.5m (W)

## LEGEND

<input type="checkbox"/>	APPLICATION SITE
<input checked="" type="checkbox"/>	STRUCTURE
<input checked="" type="checkbox"/>	PARKING SPACE
<input type="checkbox"/>	LOADING / UNLOADING SPACE
<input checked="" type="checkbox"/>	INGRESS / EGRESS



PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED TEMPORARY  
WHOLESALE TRADE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 117 AND  
ADJOINING GOVERNMENT  
LAND, TAI TONG, YUEN LONG,  
NEW TERRITORIES

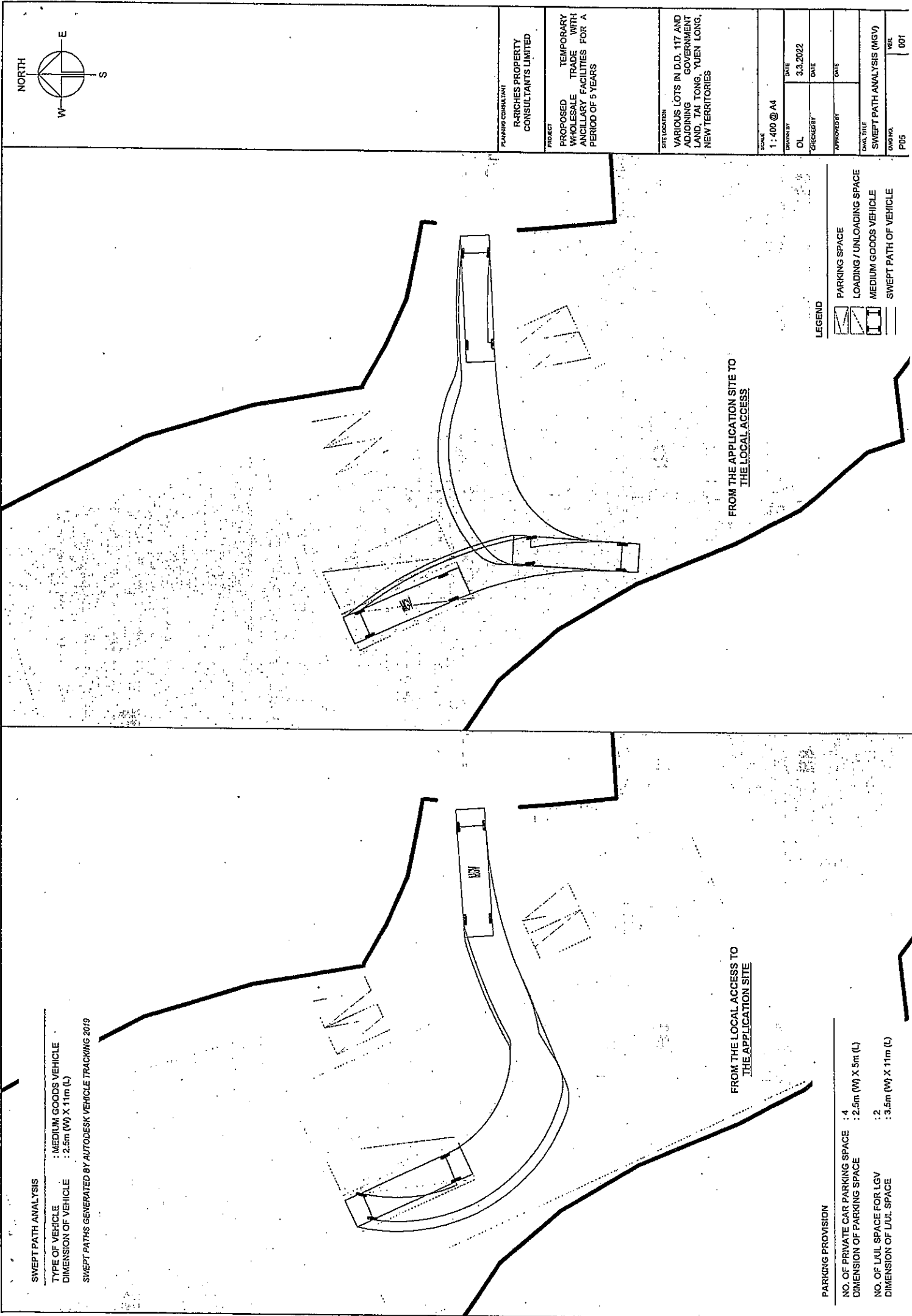
SCALE  
1: 800 @ A4

DRAWN BY	DATE
MIN	3.3.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG. NO.  
P04

VER.  
001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5m (W) X 11m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE : 4  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)  
NO. OF LUL SPACE FOR LGV : 2  
DIMENSION OF LUL SPACE : 3.5m (W) X 11m (L)

LEGEND

- PARKING SPACE
- LOADING / UNLOADING SPACE
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE

SCALE  
1:400 @ A4

DRAWN BY  
DL

CHECKED BY  
DATE

APPROVED BY  
DATE

DWG TITLE  
SWEPT PATH ANALYSIS (MGV)

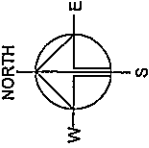
DWG NO.  
PD05

VER.  
001

PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED  
WHOLESALE TRADE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 117 AND  
ADJOINING GOVERNMENT  
LAND, TAI TONG, YUEN LONG,  
NEW TERRITORIES





卓物業  
有限公司

Our Ref. : DD117 Lot 1474 & VL  
Your Ref. : TPB/A/YL-TT/550

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

**By Email**

16 June 2022

Dear Sir,

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

**Proposed Temporary Wholesale Trade with Ancillary Facilities for a Period of 5 Years  
In "Open Storage" Zone, Various Lots in D.D. 117  
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/550)**

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

- (i) Revised trip generation and attraction of the application site (**Appendix I**).

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 )

### Estimated Trip Generation and Attraction

#### Proposed Temporary Wholesale Trade with Ancillary Facilities for a Period of 5 Years in “Open Storage” Zone, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

- (i) The application site (the Site) is accessible from Tai Tong Shan Road via a local access. A total of four parking and two loading/unloading (L/UL) spaces are 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)	1
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	3
L/UL Space for Medium Goods Vehicle - 11m (L) x 3.5m (W)	2

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan P05**).
- (iii) The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Medium Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	1	3	0	1	1	7
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	1	1	0	3	1	1	7
Traffic trip per hour (average)	1	1	0	0	2	2	6

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

**Previous Application covering the Application Site**

**Approved Application**

	<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/449 <sup>#</sup>	Proposed Temporary Wholesale Trade (Metal Ware) for a Period of 3 Years	22.2.2019 (revoked on 22.5.2021)

<sup>#</sup> Straddling the adjacent “Recreation” zone.

**Similar Applications within/straddling the Subject “OS” Zone**

**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/401 <sup>*</sup>	Proposed Temporary Wholesale Trade (Drinks) and Storage and Ancillary Office for a Period of 3 Years	12.5.2017 (revoked on 12.10.2019)
2	A/YL-TT/490	Temporary Wholesale Trade with Ancillary Office and Storage for a Period of 5 Years	17.1.2020
3	A/YL-TT/536	Proposed Temporary Wholesale Trade with Ancillary Office for a Period of 3 Years	1.4.2022

<sup>\*</sup> With minor portion of the site straddling the adjacent “Village Type Development” zone.

**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. 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.
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of drainage proposal for the proposed development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

**4. 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.

**5. 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.

## **6. 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 that:
  - the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - no permission is given for occupation of GL (about 390m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed;
  - the lot(s) 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. Furthermore, the GL should be excluded from the Site or a formal approval should be applied for prior to the actual occupation of the GL. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application 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;
  - no parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - 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 Tai Tong Shan Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tai Tong Shan 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 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. All relevant environmental protection and pollution control ordinances should be observed and complied with throughout the approval period;
- (g) 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, washroom 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.

致城市規劃委員會秘書處：

**反對規劃申請 A/YL-TT/550**  
**擬議臨時批發行連附屬設施(為期 5 年)**

題述項目位於露天倉地，佔地逾 30000 呎擬設批發倉，日後必然多重型車輛出入往來，所行走之路段由村民合資而建，深恐有關重型車壓爛路面，是故村民表示反對。

申請位置臨近大眾山墳，眾多子孫表示關注影響樓高兩層的構築物對傳統山墳風水有不利因素，日常運作嘈音或滋擾先祖之安寧。

此外，該帶位置不時有貨倉用作廢膠回收，高溫溶膠釋出強烈有毒氣味影響周邊附近居民，對市民健康尤其長幼身心受損，現時申請無透露詳情，深恐為廢膠回收後作批發用途，街坊表示強烈反對。

大棠村街坊

梁寶作

日期：2022 年 5 月 25 日

致城市規劃委員會秘書處：

**反對規劃申請 A/YL-TT/550**  
**擬議臨時批發行連附屬設施(為期 5 年)**

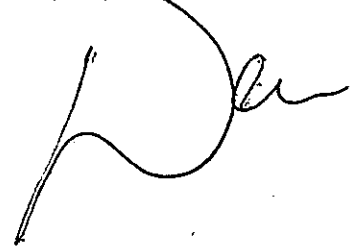
得悉將有規劃申請擬於元朗大棠山道露天倉地設 5 年臨時批發行，由於對有關業務不清晰，亦不肯定是否又再增添如廢膠處置之類，有關區域位處偏僻，經常在深夜運作發出難聞異味，居民對此表示懷疑，故不予支持。

還有產生的噪音和污染等，很大程度污染周邊環境，以及該露天倉地位近旅遊區，受不少海外遊客及本地市民到來這一帶，如為厭惡性行業將帶來負面影響。

對此，吾等表示反對題述申請項目。

日期：25/5/2022

大棠山道住戶



致城市規劃委員會秘書處：

**反對規劃申請 A/YL-TT/550**  
**擬議臨時批發行連附屬設施(為期 5 年)**

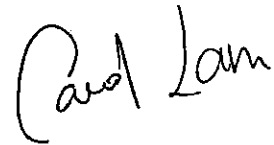
對於上述申請，本人表示反對。

本人祖墳葬於申請位置附近，大興土木將影響風水。擬建之構築物與周邊環境不配合，重型車輛往來頻繁污染寧靜環境，申請位置逾 3000 平方米，屬大面積範圍，建築期間必然塵土飛揚及發出嘈音，由於位處偏僻及樓高兩層，亦不肯定其運作模式，我們表示反對。

申請所見車輛循大棠山道經一條地區小徑進入，該小徑由村民合資修建，行走私家車無妨，重型車輛則損壞路面及影響出入街坊，基於上述理由，吾等提出反對。

地區持份者

二零二二年五月廿六日



敬啟者：

**反對規劃申請 A/YL-TT/550（擬議臨時批發行連附屬設施）**

上述標題項目擬設批發倉，日後必然多重型車輛出入往來。

本人提出反對理由：

- （一）地盆大、容量多、運輸忙、阻塞交通；
- （二）土地填高，引致四周低窪鄉村水浸；
- （三）空氣污染、雜聲噪音侵擾環境等；
- （四）申請位置臨近祖先的山墳，風水將受嚴重破壞，破壞後是不能修復的，此乃村民對祖先風水的堅持及尊重。

相應函請察核，乞納民意為禱！所以希望政府有關的部門否決有關申請！

此致

城市規劃委員會秘書處



大棠村民

日期：2022年5月30日

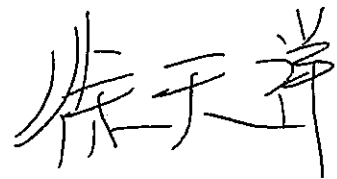
致城市規劃委員會秘書處：

反對規劃申請 A/YL-TT/550  
擬議臨時批發行連附屬設施

上述標題項目佔地逾3萬呎擬設批發倉範圍，日後必然多重型車輛出入往來。申請範圍與村民共用的路口只得單線，根本不能負荷重型車輛出入！而且路口是附近村民行走及私家車出入的必經之路，深恐有關重型車壓爛路面及出現行人及重型車爭路的現象，為顧村民安危，是故村民表示反對。

申請位置臨近大眾山墳，眾多子孫表示關注樓高兩層的構築物對傳統山墳風水有不利因素，日常運作嘈音或滋擾先祖之安寧。

此外，申請人未能證明有關發展不會對附近地區的環境、交通、景觀和排水造成不良影響；本人表示強烈反對！



大棠谷村民

日期：2022年5月31日

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**A/YL-TT/550 DD 117 Tai Tong**  
29/05/2022 03:00

From:

To:

File Ref:

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

**A/YL-TT/550**

**Lots 1474 (Part), 1477 S.A (Part), 1477 S.B (Part), 1477 S.A ss.1 (Part), 1477 S.B ss.5 (Part), 1477 S.B ss.2 RP (Part) and 1477 S.B ss.2 S.A (Part) in D.D. 117 and Adjoining Government Land, Tai Tong**

**Site area : About 4,266sq.m Includes Government Land of about 390sq.m**

**Zoning : "Open Storage"**

**Applied use : Wholesale Trade / 6 Vehicle Parking / 5 Years**

**Dear TPB Members,**

**This is part of A/YL-TT/449, a larger site that includes significant lots of government land and part zoned 'Recreation. Approved 22 Feb 2019 and revoked 22 May 2021 for failure to fulfill numerous conditions.**

**Applicant is now resorting to the usual ploy of splitting the site into segments.**

**Members should question if there are further applications in the pipeline for other portions of the 449 footprint.**

**There are plans to build large residential developments in the district. Failure to comply with conditions that could have an impact on public health and the environment should not be tolerated.**

**Mary Mulvihill**