

此文件在2022年 6月 6日 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 6 JUN 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-III
表格第 S16-III 號

APPLICATION FOR PERMISSION

A/YL-TT/557

UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

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

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

2201346

27/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / 2L - TT / 557
	Date Received 收到日期	- 6 JUN 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 樓及新界沙田上禾輋路 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)

關愷毅

Kwan Hoi Ngai

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 266 R.P. (Part) and 268 (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 249 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 206 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)	..... 18.5 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. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
25/05/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/05/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-TT</u> / <u>472</u>
(b) Date of approval 獲批給許可的日期	<u>19/07/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>29/07/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary "Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency)" for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to Appendix 1

8. Declaration 聲明

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

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

Signature
簽署



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

LAU TAK FRANCIS

Name in Block Letters
姓名（請以正楷填寫）

Planning Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners & Surveyors Limited

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



Date 日期

25/05/2022

(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。

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	Lots 266 R.P. (Part) and 268 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	249 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 18.5 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	"Village Type Development" ("V")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary "Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency)" for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	206 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.83 <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	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	69.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Executive Summary

1. The application site is on Lot Nos. 266 R.P. (Part) and 268 (Part) in D.D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories.
2. The applied use is 'Renewal of the Planning Approval for Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency)' under previous planning application no. A/YL-TT/472 for a Period of 3 Years.
3. The site falls within "Village Type Development" zone.
4. The proposed use (Column 2 use) conforms with the planning intention.
5. The site area is about 249 m², including about 18.5m² of Government Land.
6. A total of 5 structures (total floor area of about 206 m²) are proposed.
7. Operation hours are from 8 a.m. to 10 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗大棠丈量約份第 117 約地段第 266 號餘段(部分)及第 268 號(部分)和毗連政府土地。
2. 申請人把申請地點用作「臨時商店及服務行業(士多連附屬儲存室及地產代理)」用途規劃許可編號 A/YL-TT/472 的續期申請，為期三年。
3. 申請地點處於「鄉村式發展」用途地帶。
4. 申請用途（第二欄用途）符合上述規劃意向。
5. 申請面積為大約 249 平方米，包括約 18.5 平方米的政府土地。
6. 申請地點擬議提供 5 個構築物（總樓面面積約 206 平方米）。
7. 營業時間為每天上午八時至晚上十時(星期日及公眾假期照常營業)。

JUSTIFICATION

(Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117
and adjoining Government Land, Tai Tong, Yuen Long, NT)

1. The Proposed Use

The applied use is 'Renewal of Planning Approval for Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency)' under planning application no. A/YL-TT/472 for a Period of 3 Years'.

2. Location

The application site (the site) is in Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories.

3. Application Background

The site is a subject of a previously approved planning application no. A/YL-TT/472 for the same use. The planning approval will be expired on 29.7.2022. The applicant would like to renew the planning approval for a period of 3 years to continue the current approved use.

4. Site Area

The site area is about 249 m², in which 18.5 m² is government land.

5. Town Planning Zoning

The site falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18.

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

6. Development Parameters

The operation hours and nature of business of the current scheme remains the same as the previously approved scheme (A/YL-TT/472).

(a) Operation Hours

The operation hours will be from 8:00 a.m. to 10:00 p.m. every day (including Sundays and public holidays).

(b) Nature of Business

The local provisions store will sell drinks and snacks and the real estate agency will provide real estate agency services.

(c) Structure

There are 5 structures on site. Structures 1, 3, 4 and 5 are covered and partitioned by iron sheets and structure 4 is a brick house. Structure 5 is used for storage area ancillary to the local provision store.

The area and storey of each house are shown as follows.

No.	Structures	Covered Area	Floor Area	No. of Storeys	Height
1	Real Estate Agency	42 m ²	42 m ²	1	About 5.4 m
2	Local Provision Store	23 m ²	23 m ²	1	About 6.5 m
3	Toilets	2.5 m ²	2.5 m ²	1	About 5.4 m
4	Local Provision Store	34 m ²	68 m ²	2	About 5.4 m
5	Ancillary Storage Area	70.5 m ²	70.5 m ²	1	About 5.4 m
Total:		172 m ²	206 m ²		

7. **Previous Applications**

Application No.	Applied Use	Decision
A/YL-TT/384	Temporary Shop and Services (Local Provisions Store with Ancillary Storage Area and Real Estate Agency)	Approved with conditions on 29.7.2016
A/YL-TT/472	Renewal of Planning Approval for Temporary "Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency)" for a Period of 3 Years	Approved with conditions on 19.7.2019

The site is the renewal of a previous application for the same use as Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency). The site is for the same use as the previous approval under application No. A/YL-TT/472.

The applicant has complied with all approval conditions, including landscaping, drainage and fire service installations of previously approved application No. A/YL-TT/472.

8. No Adverse Impacts

(a) Landscape

The existing 2 trees within the site will be properly maintained. Please refer to the Tree Preservation and Landscape Plan (Plan 4) for details. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

(b) Drainage

The applicant had complied with the approval condition regarding the submission of record of the existing drainage facilities. Please refer to the Drainage Proposal (Plan 5) for details. The existing drainage facilities are kept in good condition.

(c) Fire Service Installations

The applicant had complied with the approval conditions in relation to the submission and implementation of fire service installations proposal.

(d) Traffic

The proposed use is small in scale and aims to serve local residents and visitors. Only five members of staff would travel to the application site every day by public transport. Hence, no trip will be generated from or attracted to the site. No parking space or vehicular access will be proposed at the site.

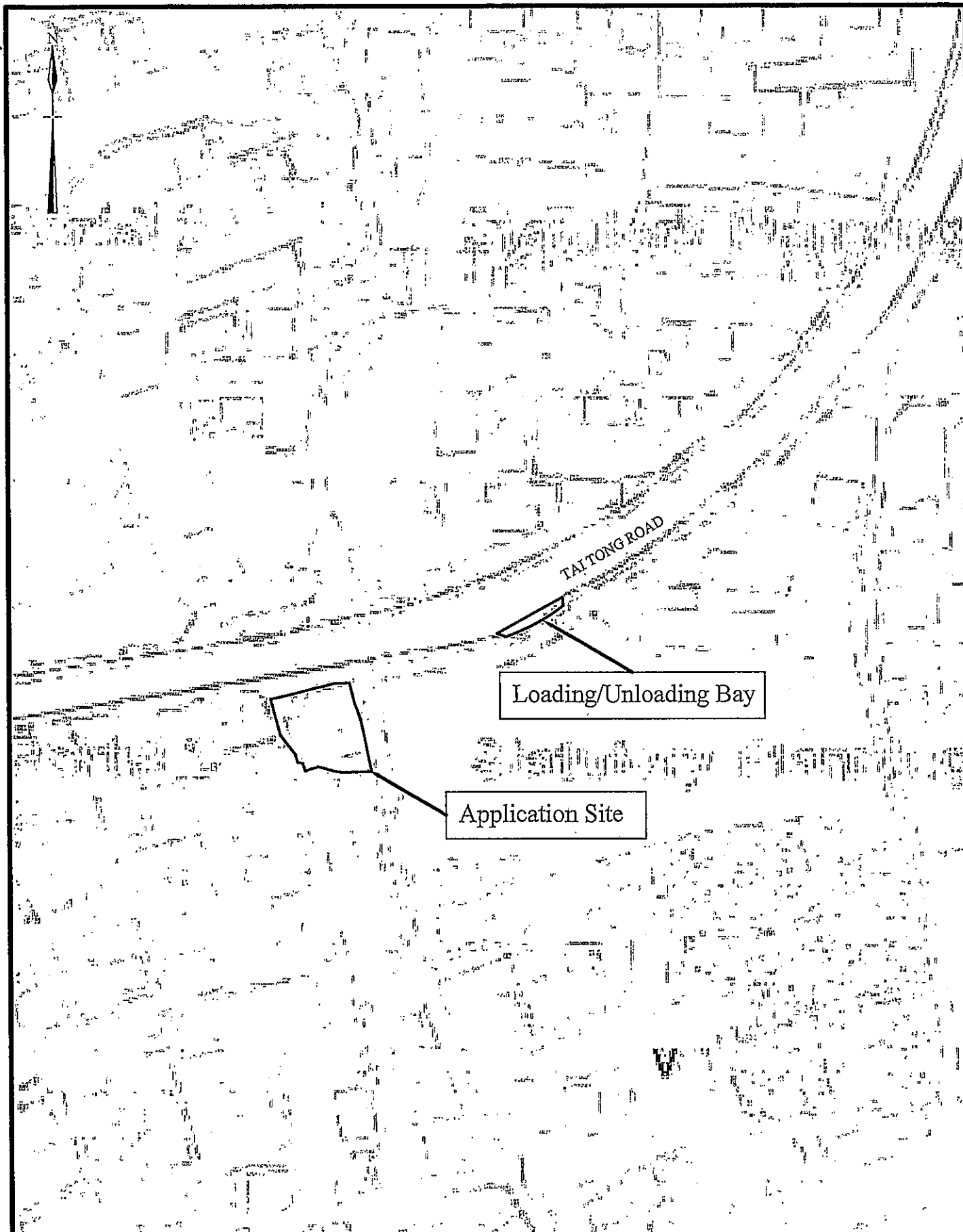
No loading / unloading area is proposed at the site. Loading/unloading activities for the local provision store takes place at the existing loading/unloading bay to the east of the application site. Loading/unloading activities will be conducted twice a week and each session last for about 10 minutes. Please refers to Plans 1 and 2 for details.

The traffic arrangement remains the same as the previously approved scheme (A/YL-TT/472).

9. Planning Gain

There are a lot of village houses along Tai Tong Road. However, there is a limited number of local provisions stores and real estate agency shops in the area. The proposed development aims to serve local people living and visiting the vicinity.

- End -



Extracted from Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18

Not to scale

Location Plan



Goldrich Planners &
Surveyors Ltd.

May 2022

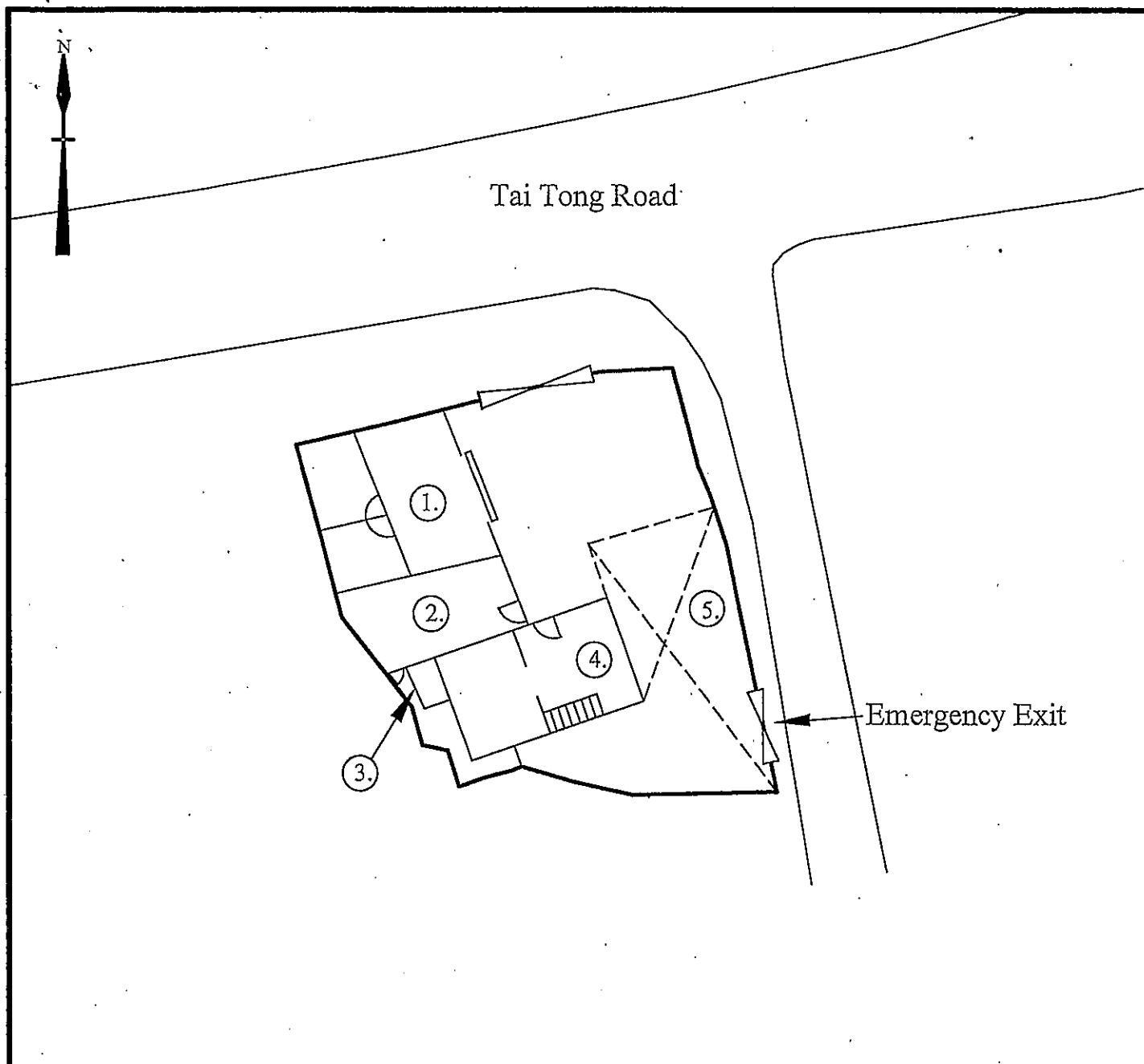
Lot Nos. 266 R. P. (Part) and 268 (Part) in
D. D. 117 and Adjoining Government Land

Plan 1
(P16006)



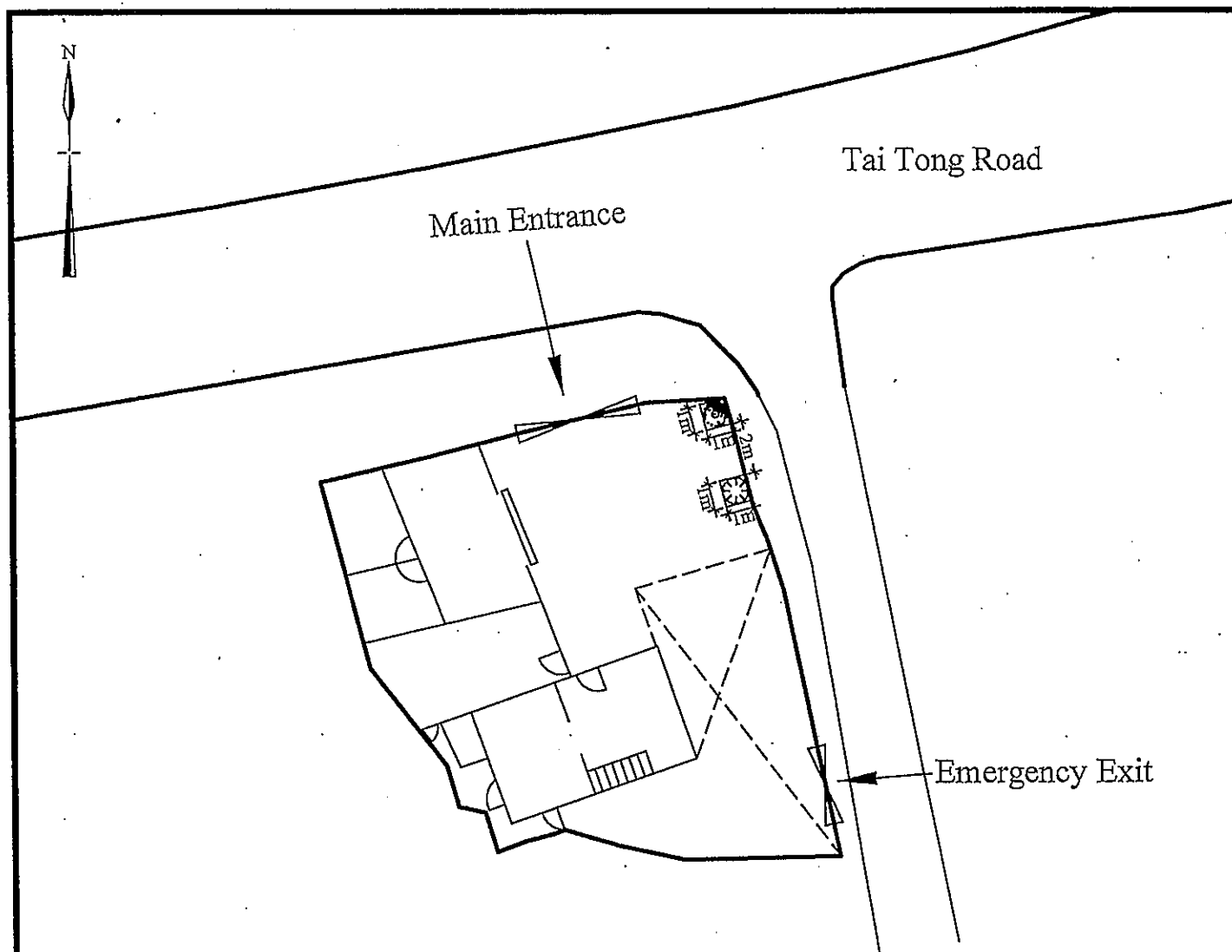
	Private Land Area :	230.5m ²
	Government Land Area :	18.5m ²
Total Area :		249m ²

1:1000	Lot Index Plan Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117 and Adjoining Government Land	Goldrich Planners & Surveyors Ltd.
May 2022		Plan 2 (P16006)



Structure	Use	Covered Area	Floor Area	Height	No. of Storeys
①.	Real Estate Agency	42m ²	42m ²	5.4m	1
②.	Local Provision Store	23m ²	23m ²	6.5m	1
③.	Toilets	2.5m ²	2.5m ²	5.4m	1
④.	Local Provision Store	34m ²	34m ²	5.4m	2
	Local Provision Store		34m ²		
⑤.	Ancillary Storage Area	70.5m ²	70.5m ²	5.4m	1
Total		<u>172m²</u>	<u>206m²</u>		

1:250	Layout Plan Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117 and Adjoining Government Land	Goldrich Planners & Surveyors Ltd.
May 2022		Plan 3 (P16006)



Legend:



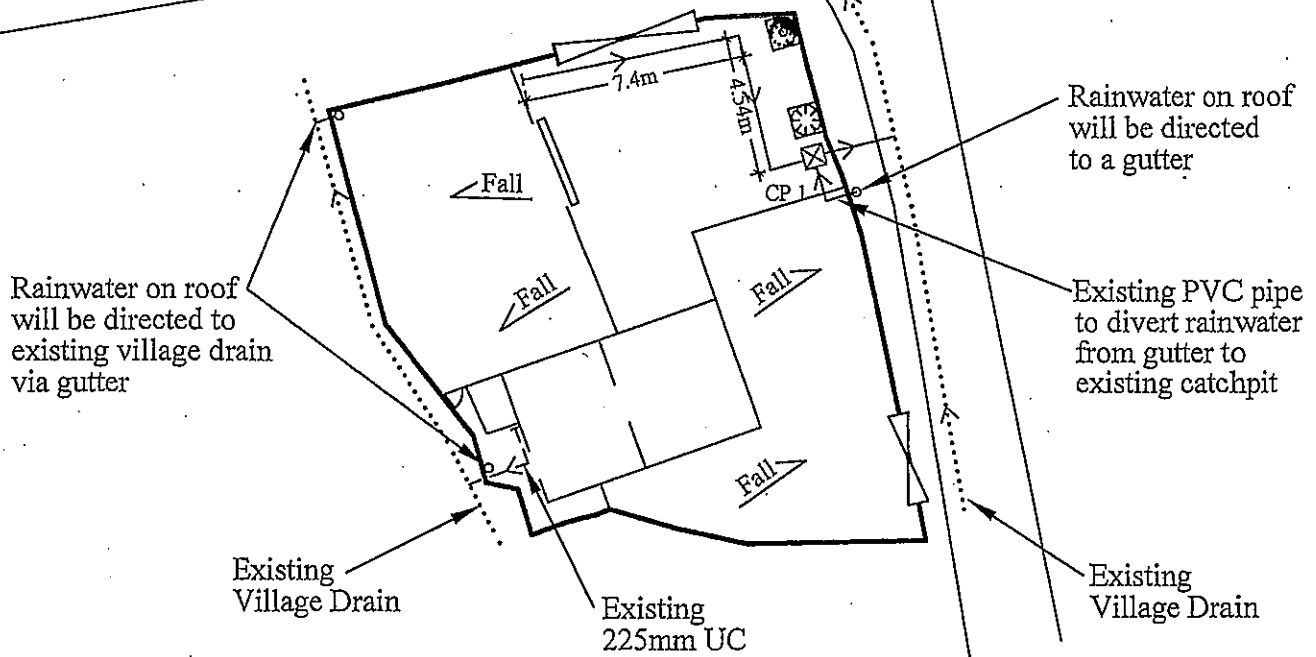
At grade plantation area (1m (L) x 1m (W) x 1.2m (D))

	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
Existing Podocarpus macrophyllus (羅漢松)	N.A.	2.75m	1
Existing Michelia alba (白蘭)	N.A.	2.75m	1
Total:			2

1:250	Tree Preservation Proposal	Goldrich Planners & Surveyors Ltd.
May 2022	Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117 and Adjoining Government Land	Plan 4 (P16006)



Tai Tong Road



Legend

- Existing gutter
- >--- Existing 225mm U-Channel
- >--- Existing 150mm U-Channel

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	7.2	6.88

1:250

Drainage Proposal

Goldrich Planners & Surveyors Ltd.

May 2022

Lot Nos. 266 R. P. (Part) and 268 (Part) in
D. D. 117 and Adjoining Government Land

Plan 5
(P16006)

金 潤 規 劃 測 量 師 行 有 限 公 司

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Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TT/557

Our Ref.: P16006/TL22193

7 July 2022

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S. 16 Application for
Renewal of Planning Approval for Temporary Shop and Services (Local Provision
Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years
in Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117
and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

We would like to submit a previously approved Fire Service Installations Proposal (Plan 6f) and 4 pages of updated FS251 certificates for the captioned application.

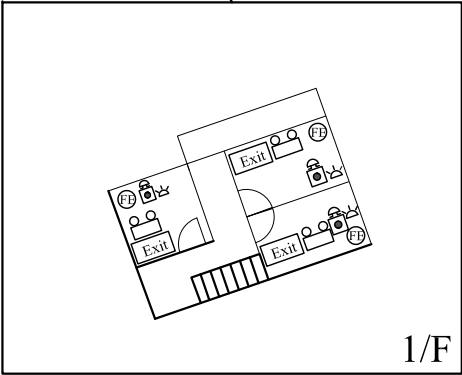
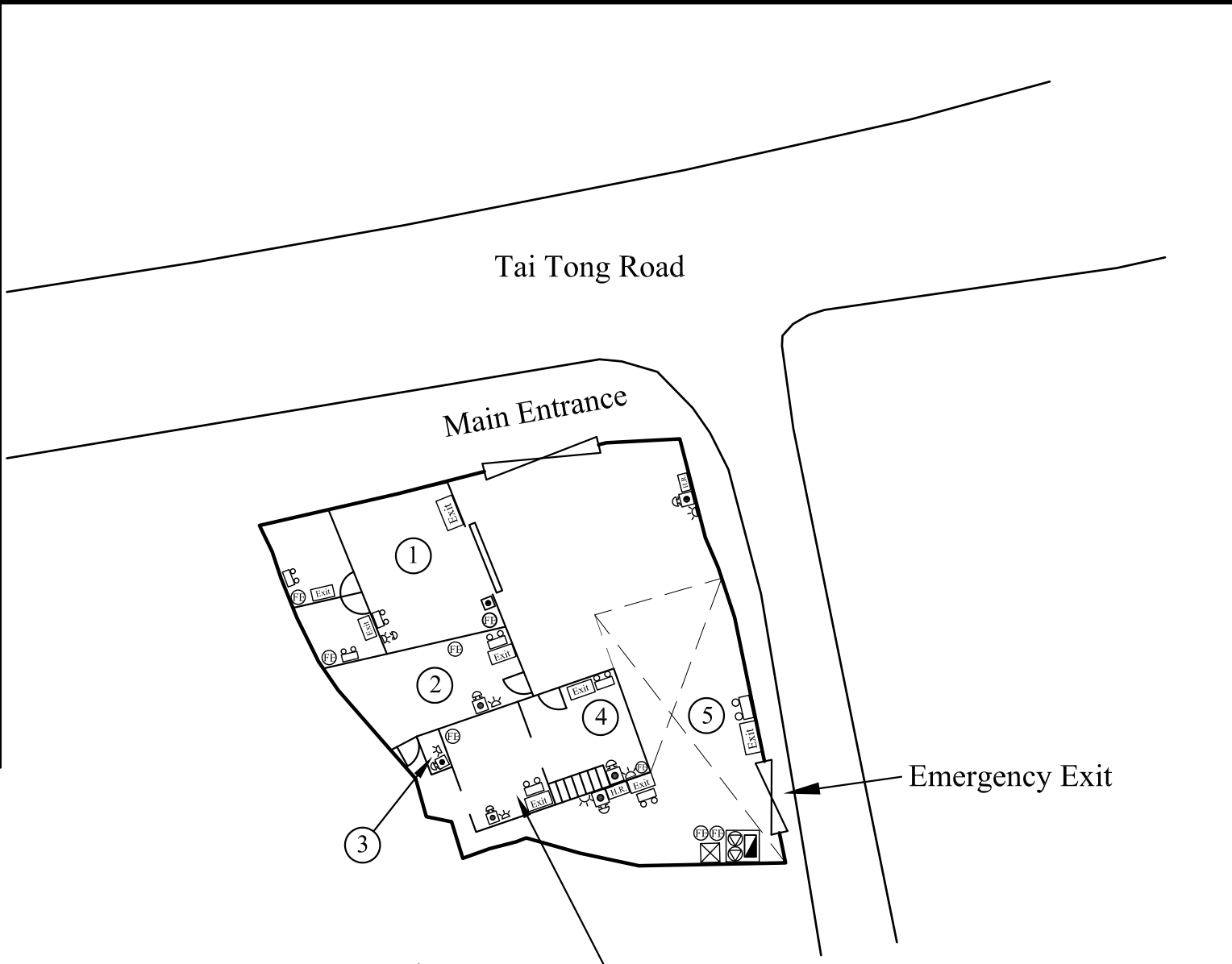
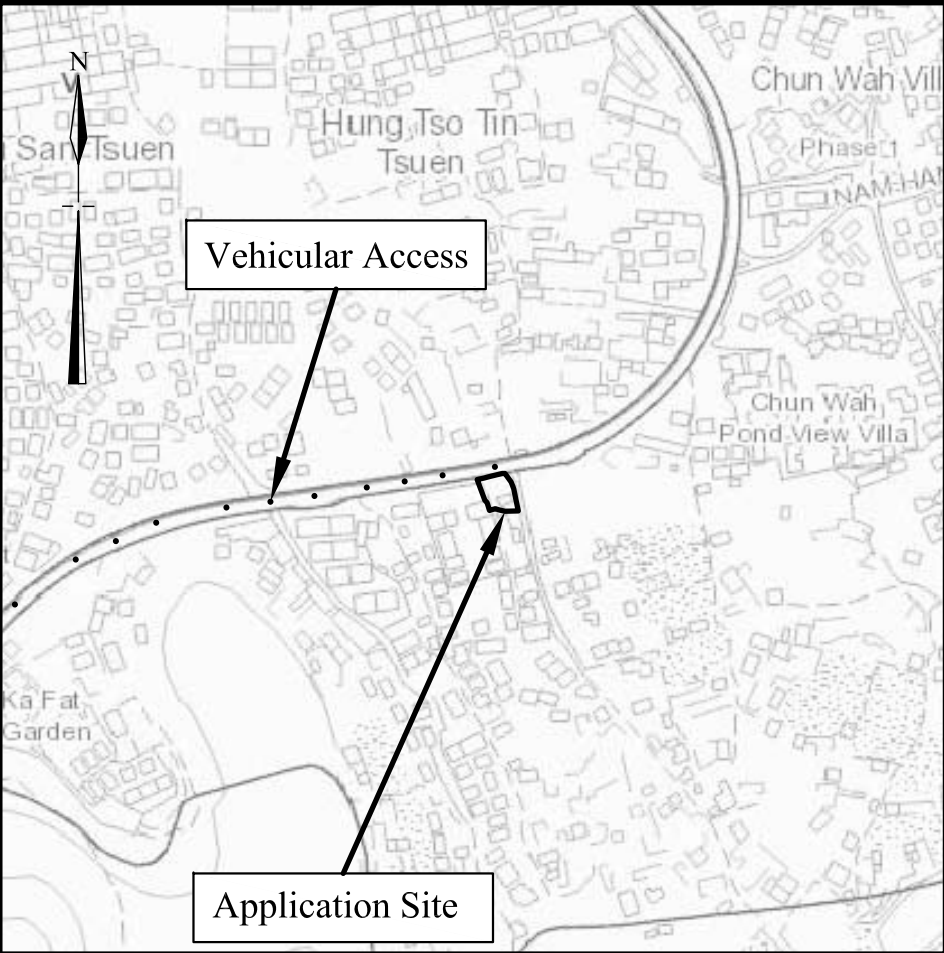
We clarify that there is no change in the layout / proposed use compared with the previous application no.: A/YL-TT/384.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.



Structure	Use	Area	Height	No. of Storeys
①	Real Estate Agency	49.5m ²	5.4m	1
②	Local Provisions Store	24.3m ²	6.5m	1
③	Toilet	1.6m ²	5.4m	1
④	Ancillary Storage Area	U/F 34.1m ²	5.4m	2
	Local Provisions Store	G/F 34.1m ²		
⑤	Ancillary Storage Area	78.0m ²	5.4m	1
Total		221.6m ²		

1 : 250	Revised Fire Service Installation Proposal
March 2018	

Lot Nos. 266 R. P. (Part) and 268 (Part) in
D. D. 117 and Adjoining Government Land

- FS NOTES:**
- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002 + A2:2008 and FSD Circular Letter 1/2009. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (iv) A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hosereel tubing.
- (v) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (vi) Duplicated power supplies for all fire Service Installations comprising a cable connected from electricity mains and other teed off before the main switch shall be provide.

REMARK:

Legend :		
ⓕ	5.0公斤二氧化碳氣體滅火筒	5.0kg CO2 Gas type Fire Extinguisher x11
Exit	出路燈	Exit sign x 11
Ⓛ	緊急照明燈	Emergency Light x 11
Ⓛ	消防水掣	Fixed F. S. Pump x 2
Ⓛ	喉轆	Hose Reel x 2
Ⓛ	消防控制箱	Fire Alarm Hosereel Pump Control Panel X1
Ⓛ	水缸	2m ³ FS Water Tank x 1
Ⓛ	消防閃燈	Visual Fire Alarm x 10
Ⓛ	消防警鐘	Fire Alarm Bell x 10
Ⓛ	消防按手掣	Manual Fire Alarm Call Point x 10

Goldrich Planners & Surveyors Ltd.

**Plan 6f
(P16006)**

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10124 000717

Name of Client 顧客姓名

Address 地址

Lot266 R.P. (Part) and 268 (Part) in D.D. 117, Yuen Long

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting(12 nos.)	G/F & 1/F	Conforms with FSD Requirements	22/06/2022	21/06/2023
12	Exit Sign (11 nos.)	G/F & 1/F	Conforms with FSD Requirements	22/06/2022	21/06/2023

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

Tse Woon Kwan

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC1 / 0124 RC2 / 0257

King Shing Engineering Co.

Telephone:

聯絡電話

Date:

日期

22/06/2022

For FSD
use only

Inspected

Key-in

Verified

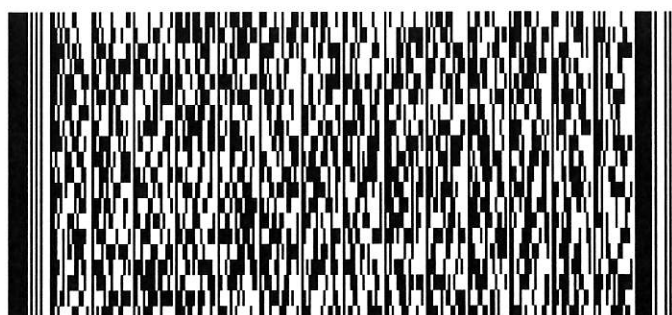
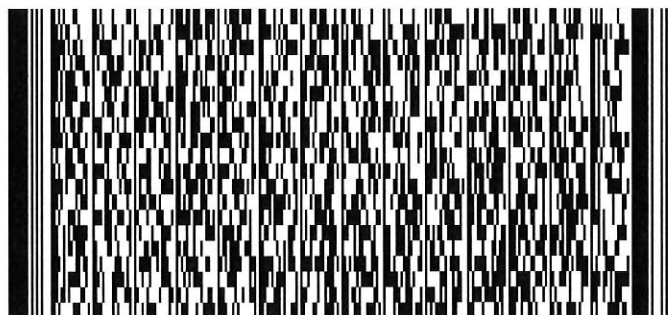
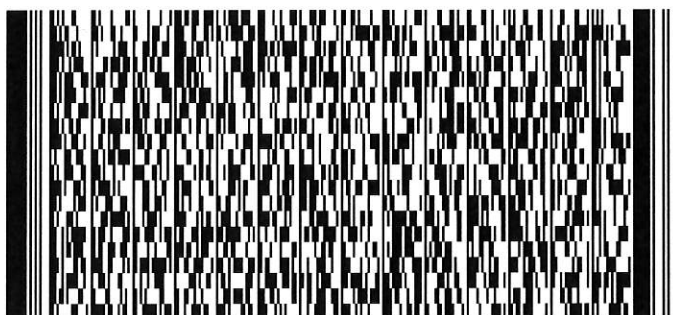
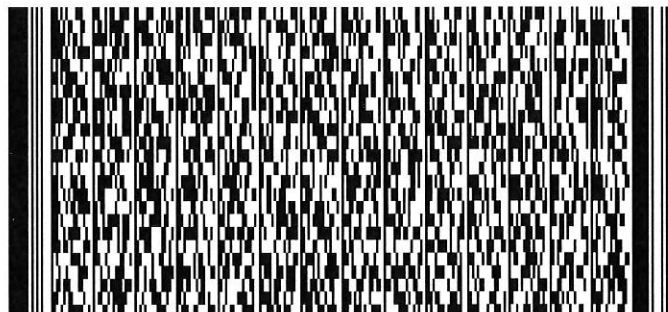
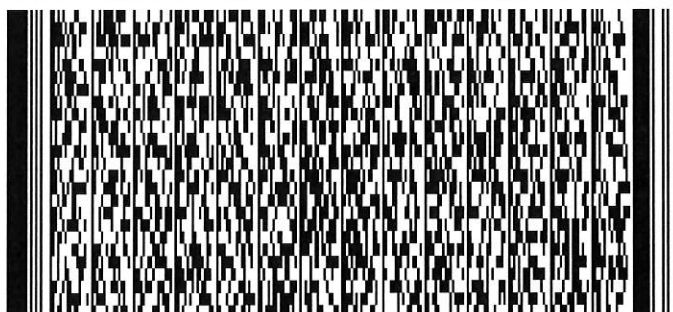


Serial Number

10124 000717

Name of Client 顧客姓名

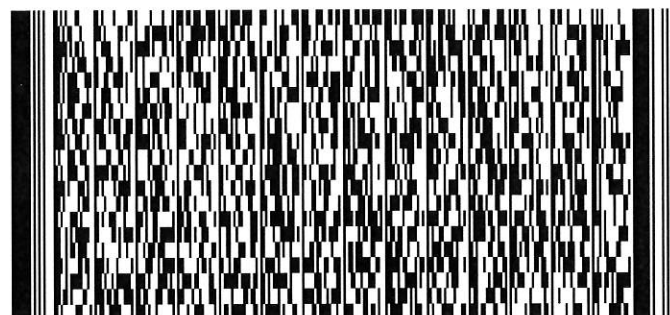
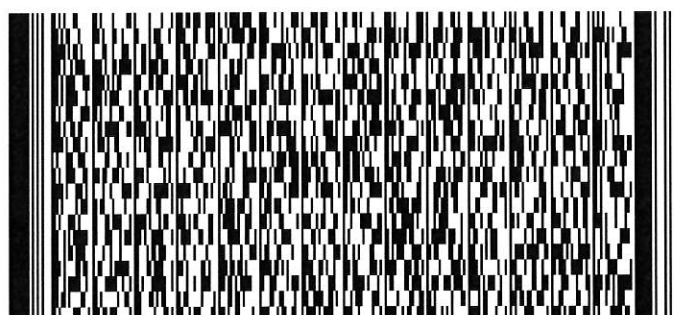
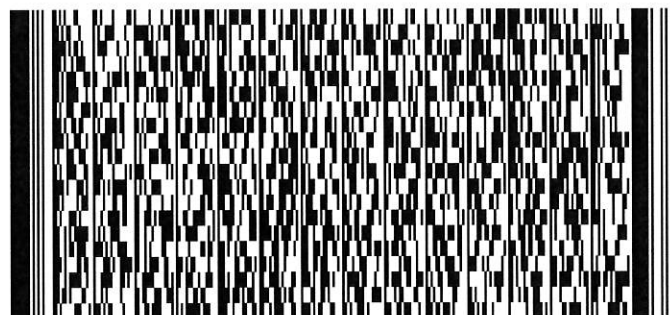
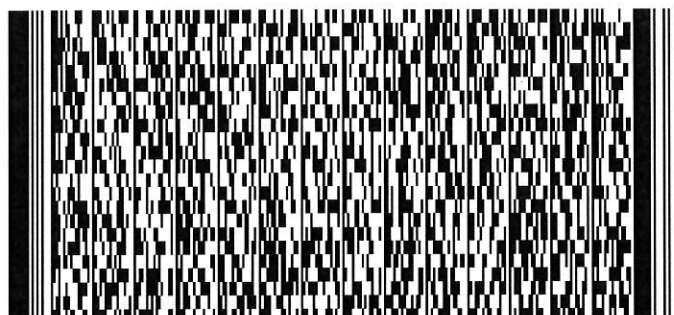
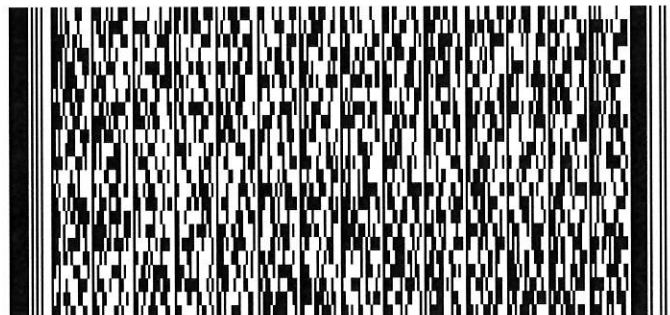
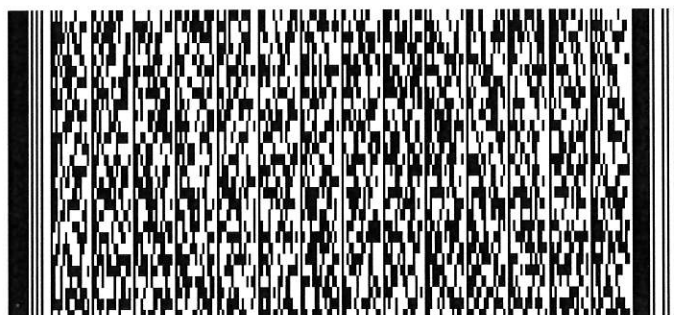
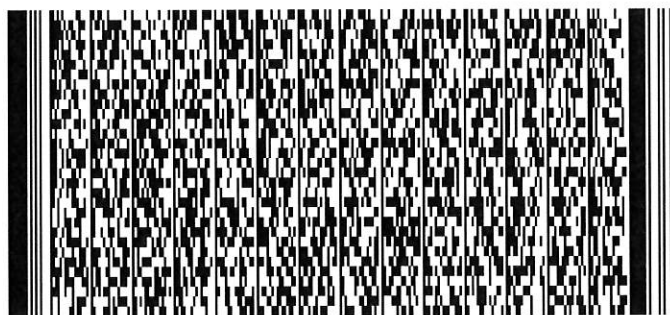
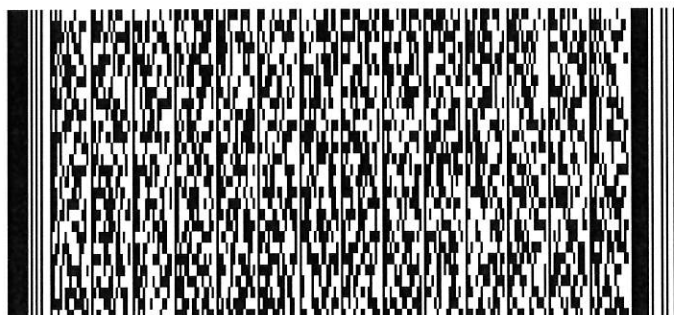
Part 1 Annual Maintenance ONLY 第一部 只適用於年檢事項		In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	Fire Alarm System[MFA]	G/F & 1/F	Conforms with FSD Requirements	22/06/2022	21/06/2023
16	Hose Reel System	G/F	Conforms with FSD Requirements	22/06/2022	21/06/2023



Serial Number

10124000717

Name of Client 顧客姓名



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8967768

FSD Ref.: _____
消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot266 R.P. (Part) and

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

268 (Part) in D.D. 117

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5kg. CO2 滅火筒 x 11支	G/F & 1/F	Conforms with FSD Requirements	22-Jun-2022	21-Jun-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
Nil					

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
Nil				

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
授權人簽署

Name :

姓名

Lau Chung Ki

FSD/RC No. :

消防處註冊號碼

RC3 / 252

Company Name :
公司名稱

Lau Chung Ki

Telephone :

聯絡電話

Date :

日期

23-Jun-2022

For FSD
use only:

Inspected

Key-in

Verified

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K. 香港新界元朗安樂路129號基達中心8樓 E室
Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TT/557

Our Ref.: P16006/TL22201

13 July 2022

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

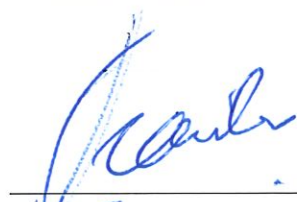
Submission of Further Information

**S. 16 Application for
Renewal of Planning Approval for Temporary Shop and Services (Local Provision
Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years
in Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117
and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

We would like to submit further information to respond to the comments from Transport Department for the captioned application.

We clarify that there is no change in the layout / proposed use compared with the previous application no.: A/YL-TT/472.

Yours sincerely,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Comments from Transport Department

	Comments	Responses
(a)	The applicant should clarify how the parking need of the proposed development, e.g. the parking need of visitors, could be addressed. Instead of placing plantation area, please consider to provide parking space inside the site;	<p>The proposed development is in the middle of an area with village houses. The target customers are local residents near the shop. They come on foot. There is no need for a parking space inside the site.</p> <p>When required, the customers may come by public transportations such as buses no. K66 and public light buses no. 56.</p>
(b)	The applicant should review how the parking need of the staff could be addressed or how to make sure the staff will not drive to the proposed development;	The shop employs staff living in the local area. They will come on foot. The staff is well aware that there is no parking space on the site. They are not allowed to drive to the proposed development.
(c)	The applicant should clarify why there is a need for emergency exit, which is uncommon for this type of development;	The emergency exit has been existed before the operator rent the site for operation. Its existence is to reflect the current situation of the site. The operator does not use this emergency exit for operation.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TT/557

Our Ref.: P16006/TL22214

21 July 2022

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S. 16 Application for


**Renewal of Planning Approval for Temporary Shop and Services (Local Provision
Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years
in Lot Nos. 266 R. P. (Part) and 268 (Part) in D. D. 117
and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

We would like to clarify that the applicant will remind visitors that there is no parking space at the site or nearby and they are not allowed to park at the site. They will be advised to take public transportations to the site and to the places they wish to view.

Yours sincerely,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstance since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/384	Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years	29.7.2016
2	A/YL-TT/429	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	1.6.2018 [revoked on 1.7.2020]
3	A/YL-TT/472	Renewal of Planning Approval for Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years	19.7.2019

Similar Applications within the subject “V” Zone

Approved Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/289	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.8.2011 [revoked on 19.2.2012]
2	A/YL-TT/301	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.4.2012 [revoked on 20.7.2014]
3	A/YL-TT/302	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.4.2012 [revoked on 20.10.2013]
4	A/YL-TT/343	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.1.2015
5	A/YL-TT/327*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	22.12.2015 (allowed on appeal for 12 months) [revoked on 22.3.2016]
6	A/YL-TT/418	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	12.1.2018
7	A/YL-TT/445	Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years	8.3.2019 [revoked on 8.8.2021]
8	A/YL-TT/462	Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years	3.5.2019
9	A/YL-TT/517	Temporary Shop and Services for a Period of 3 Years	26.3.2021
10	A/YL-TT/533	Temporary Shop and Services for a Period of 3 Years	15.7.2022

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

Rejected Applications

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

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

Rejection Reason(s):

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

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; and
- there is no Small House application approved/under processing at the application 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; and
- there is no substantiated environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- no objection in principle to the subject development;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TT/472; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/472 and submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

- no objection in principle to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working orders at all times.

6. Building Matters

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

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

7. 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.

8. 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).

Recommended 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:
 - (i) 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;
 - (ii) within the Site, the GL and lots No. 266 RP and 268 in D.D. 117 are covered by Short Term Tenancy (STT) No. 3069 and Short Term Waivers (STWs) No. 4679 and 4680 respectively to permit structures erected thereon for the purpose of “Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency)”;
 - (iii) the STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 (C for T) that:

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 (CHE/NTW, HyD) that:

adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) 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” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the 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;

- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) 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; and
- (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.

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

參考編號

Reference Number:

220620-144800-65359

提交限期

Deadline for submission:

05/07/2022

提交日期及時間

Date and time of submission:

20/06/2022 14:48:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/557

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。