

此文件在 2022年 7月 21日 收到。收印規劃委員會
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 21 JUL 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.

Appendix I of RNTPC
Paper No. A/YL-TT/565A

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TT/565 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

2201436 by post 2/6

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	A19L-TT/565
	Date Received 收到日期	21 JUL 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)

LAI MING SZE ERICA 賴明思

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOT NO. 1259 S.C s.s.1(Part), 1300 RP(Part), 1299 S.B (Part) and Adjoining Government land in D.D. 117, Tai Tong Shan Road, Tai Tong, Yuen Long, N.T
(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 589 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 221.25 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 92 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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 Car Sales Centre(Motor Vehicle Showroom) (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
1/6/2022 (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 1/6/2022 (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	Temporary Shop & Services (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	367.75sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	221.25sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	Nilsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	221.25sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	221.25sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
S1.Shop & Services (Motor vehicle showroom and ancillary office): 1 storey with height 2.74m	
S2.porch: 1 storey with height 2.44m	
S3.ancillary storage of vehicle : 1 storey with height 3.55m	
S4.porch: 1 storey with height 2.44m	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	Nil
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

Proposed operating hours 擬議營運時間 10:00a.m. to 8:00p.m. daily from Monday to Sunday including public holiday.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Tong Shan Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

(H) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:</p> <p>.....</p> <p>.....</p> <p>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 type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

詳見行政摘要(英文版)

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

Lai Ming Sze
.....
LAI MING SZE ERICA

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

N.A

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

N.A

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

Date 日期

1/6/2022

(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	LOT NO. 1259 S.C s.s.1 (Part), 1300 RP(Part), 1299 S.B (Part) and Adjoining Government land in D.D. 117, Tai Tong Shan Road, Tai Tong, Yuen Long, N.T	
Site area 地盤面積	589	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 92	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	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 checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary Shop & Services	

(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	221.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil <div style="text-align: right;">m 米 <input type="checkbox"/> (Not more than 不多於)</div>	
		Nil <div style="text-align: right;">Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)</div>	
	Non-domestic 非住用	3.55 <div style="text-align: right;">m 米 <input type="checkbox"/> (Not more than 不多於)</div>	
		1 <div style="text-align: right;">Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)</div>	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">37.56 % <input type="checkbox"/> About 約</div>		
(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) <hr/> <hr/>		2 Nil Nil Nil Nil
	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) <hr/> <hr/>		Nil Nil 1 Nil Nil

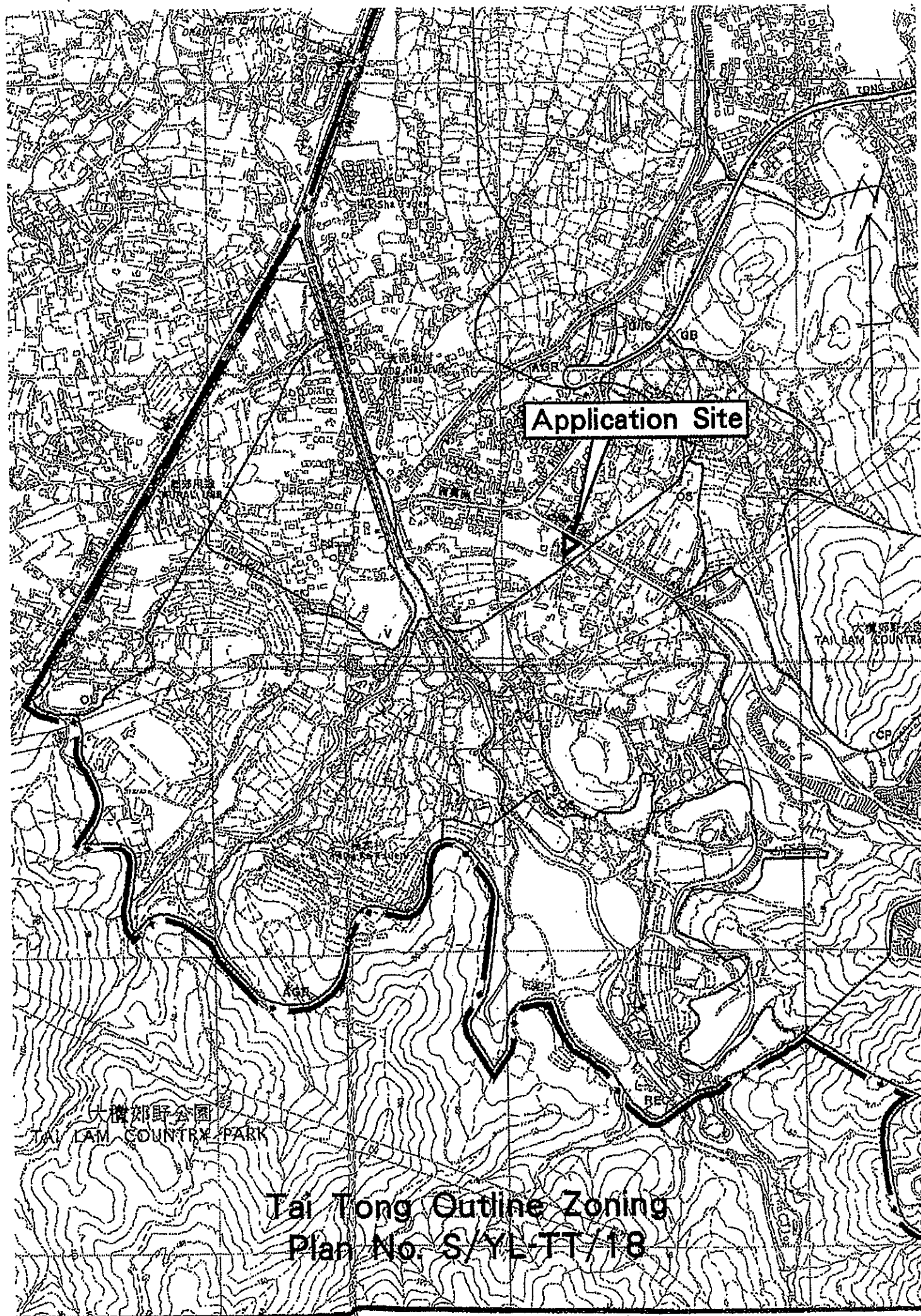
Executive Summary

This planning application is submitted to seek planning permission for temporary Shop and Services (the "Proposed Development") for a period of three years at Lot1259 S.C s.s.1 (Part), 1299S.B (Part), 1300 RP (Part) and adjoining Government Land in DD117 , Tai Tong, Yuen Long, New Territories (the "Application Site").

The Application Site, covering an area of 589 square meters including 92 sq.m of government land is currently occupied by a number of temporary structures. The Application Site falls within the Village Type Development ("V") zone on the Tai Tong Outline Zoning Plan No. S / YL-TT / 18. The Proposed Development falls within the broad definitions of " Car Sales Centre " which is a use listed under Column 2 the OZP. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Town Planning Board.

In view of the increasing number of residents and village house development in Tai Tong and in the vicinity of the application site, the Applicant considers that there is genuine need for Car Sales Centre to provide services in assisting people in the process of buying and selling of private cars and light goods vehicle in this area as there is no current provision for similar services nearby. To facilitate the business operation, a total of 3 parking spaces will also be provided for visitors and staff at the Application Site.

The justifications of this application are: provide Car Sales Centre for the local community ; compatibility with surrounding land uses, approval of business establishment within "V" zone in Yuen Long; and no adverse traffic, drainage, sewage, environmental, and visual impacts on the surrounding areas. The Applicant therefore seeks the Board's permission to use the Application Site for proposed use for a temporary period of 3 years.

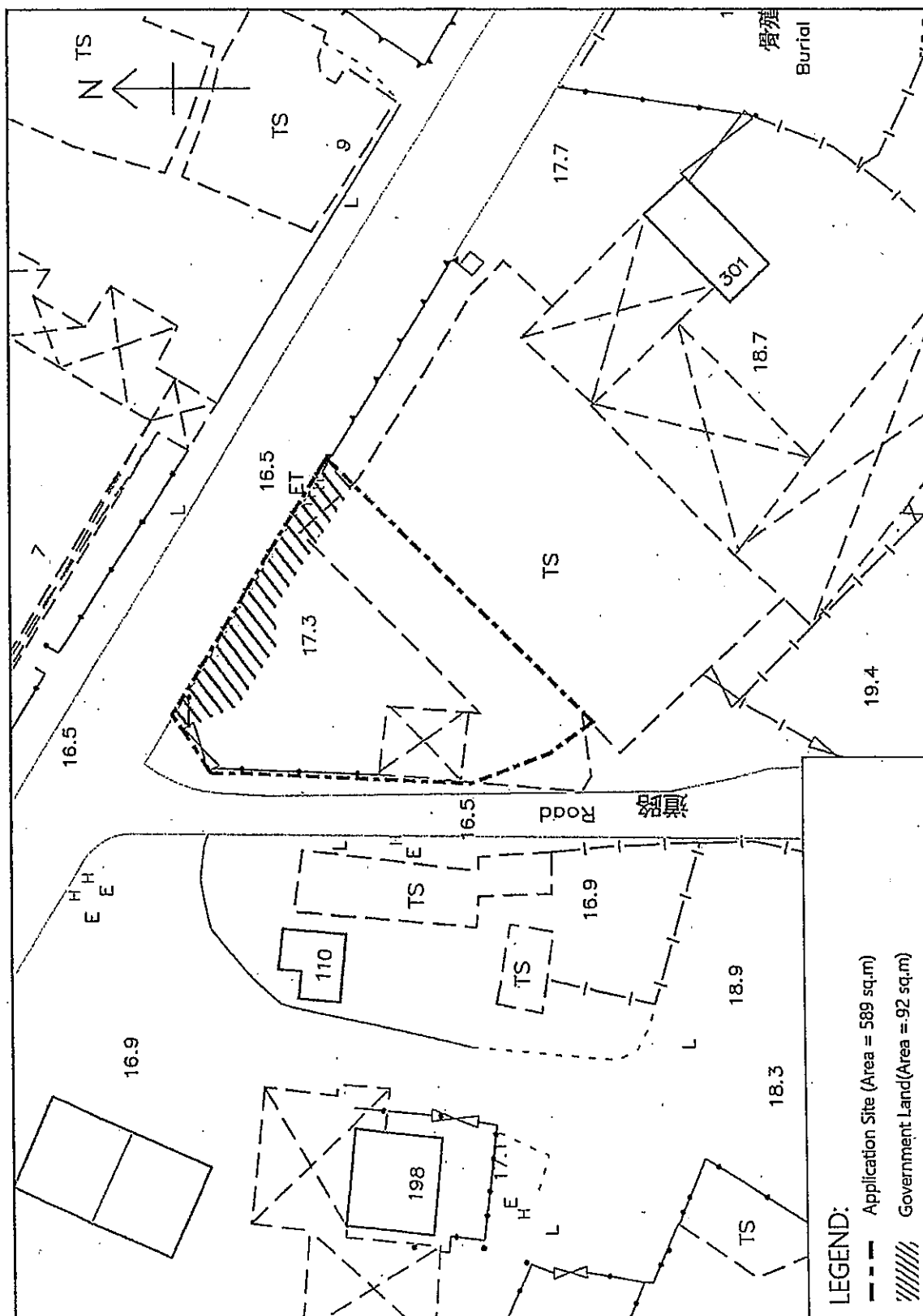


Application Site

大潭郊野公園
TAI LAM COUNTRY PARK

大潭郊野公園
TAI LAM COUNTRY PARK

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



Layout Plan

Lot 1259 S.C.s.s.1(part), 1299 S.B (part), 1300 RP(part) and Adjoining Government Land in DD117,
Tai Tong, Yuen Long, NT

FIGURE

Date: 19.11.2021
Scale: 1:500 (A4)

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓
秘書處
E-mail: Tpbpd@pland.gov.hk
Fax No. 28770245

敬啟者:

在新界元朗大棠丈量約份 117 約第 1259S.C.ss1 號, 第 1299 S.B(部分),
第 1300RP(部分) 及毗連的政府土地
申請臨時商店及服務行業
申請編號: A/YL-TT/565

本人 賴明思女士 是標題地段的申請人, 現向 貴處提交 AXON
CONSULTANCY LIMITED 做的專業建議(見附頁 1, 共 12 頁);關於 Gmail from
Transport Department Comment(見附頁 2)的要求意見回覆給運輸署考慮。

如有查詢, 可致電 [REDACTED] 與梁先生聯絡。

此致
附頁 1.2
c.c. 新界沙田上禾輦路 1 號
沙田政府合署 14 樓
Tuen Mun 及元朗西規劃處
E-mail : ocmwong@pland.gov.hk

申請人: 
賴明思

通訊處: 元朗大棠山道 11 號
日期: 二〇二二年十一月八日

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of Three Year at Lots 1259 S.C ss.1, 1299 S.B (Part) and 1300 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories

Responses to Comments from Transport Department (AYL-TT/565)

Comments from Transport Department on 18 August 2022 (via Planning Department)	Responses
a. The applicant should provide hourly trip generation and trip attraction of the proposed development;	Noted. The application site is shown in Figure 1 of Appendix A . To assess the hourly trip generation and attraction of the proposed development, traffic count surveys were counted on a normal weekday, a Saturday and a Sunday during operation hours (10:00am – 8:00pm) in October 2022. Based on the survey result, the peak hourly trip generation and trip attraction of the proposed development are 1pcu and 1pcu respectively. As a result, the traffic impact of the existing development on the road network is negligible.
b. The applicant should specify the type and size of vehicles going to/from the proposed development;	Noted. The applicant stated that the vehicles entering to / leaving from the existing development mainly are private cars. The sizes of private cars vary from 4.2m to 4.6m in length and from 1.7m to 1.9m in width.
c. The proposed run-in/out was at junction with insufficient sight distance allowed for the motorists to drive into Tai Tong Shan Road. We have reservation on this arrangement;	On the other hand, for the purpose of loading and unloading goods, a light good vehicle, which is approximately 5.9m x 2m in dimension, enters to / leaves from the existing development once a month. Noted. The concerned junction has a minimum sight distance of 50m, as shown in Figure 2 of Appendix B . Furthermore, the site photos in Appendix B show that Tai Tong Shan Road is easily visible from the application site's access road. As a result, it is considered that the sight distance is adequate according to the Transport Planning and Design Manual. The current site access has been at the concerned junctions for decades. Figure 3 of Appendix C depicts the proposed run-in/out.
d. The applicant shall provide swept path analysis to demonstrate that there would be sufficient space for manoeuvring inside the site;	Noted. The swept path analysis of private car and LGV are shown in Figure 3-001 (SP) , 3-002 (SP) and 3-003 (SP) of Appendix C respectively.
e. The dimensions of each of the parking spaces and loading/unloading bay should be specified;	Noted. The detailed dimensions of each of the parking spaces and loading/loading bay are specified in Figure 3 of Appendix C .

Appendix A

Figure 1 – Site Location

Section 16 Planning
Application for Proposed
Temporary Shop and
Services for a Period of
Three Year at Lots 1259
S.C ss.1, 1299 S.B (Part)
and 1300 RP (Part) in
D.D. 117 and Adjoining
Government Land, Tai
Tong Shan Road, Tai
Tong, Yuen Long, New
Territories - Respond to
TD Comment

SITE LOCATION

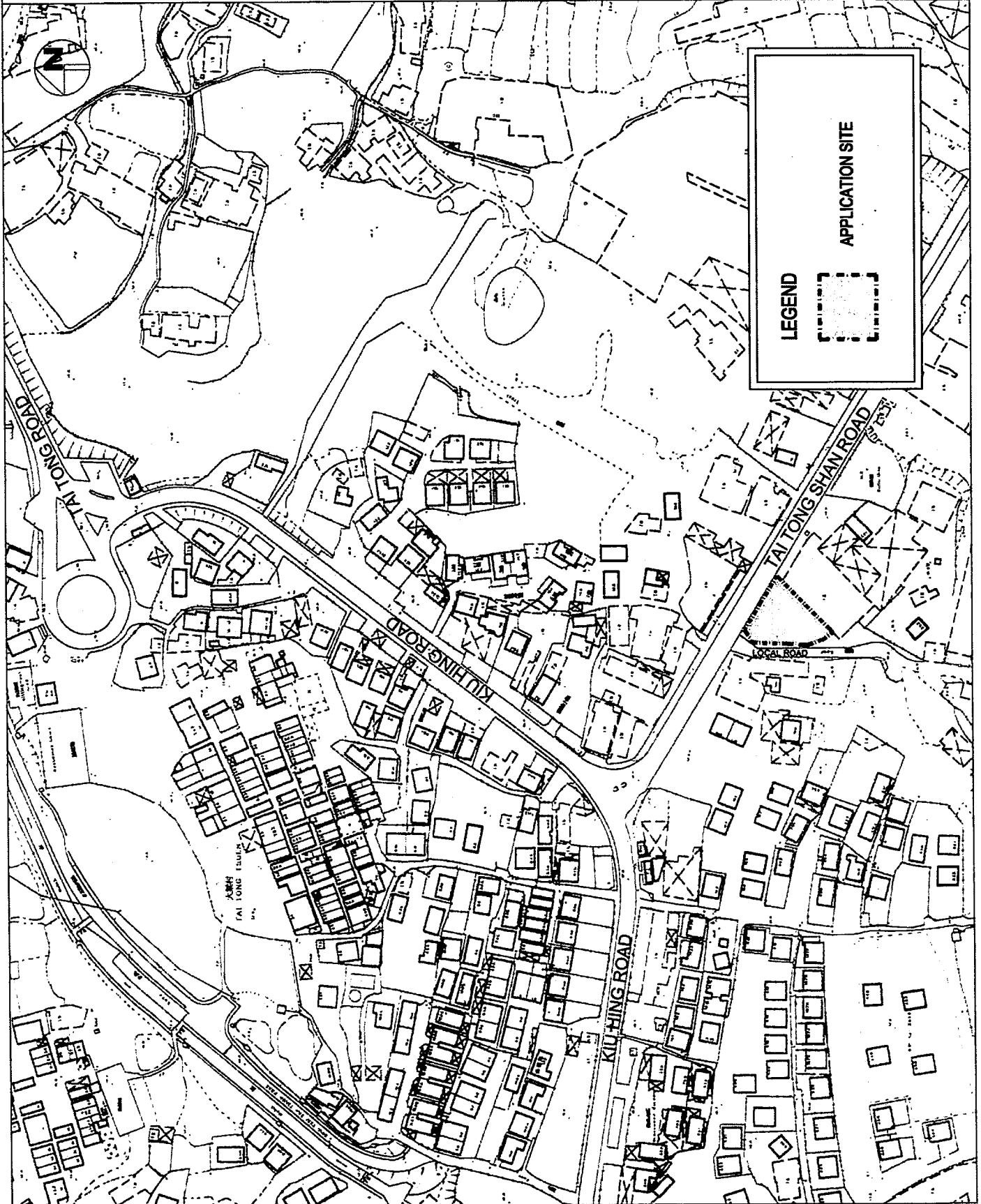
FIGURE 1

Scale : 1:2000 (A4)

Date : NOV 2022

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Appendix B

Figure 2 – Visibility Splay And Existing Site Photos

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of Three Year at Lots 1259 S.C ss.1, 1299 S.B (Part) and 1300 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories - Respond to TD Comment

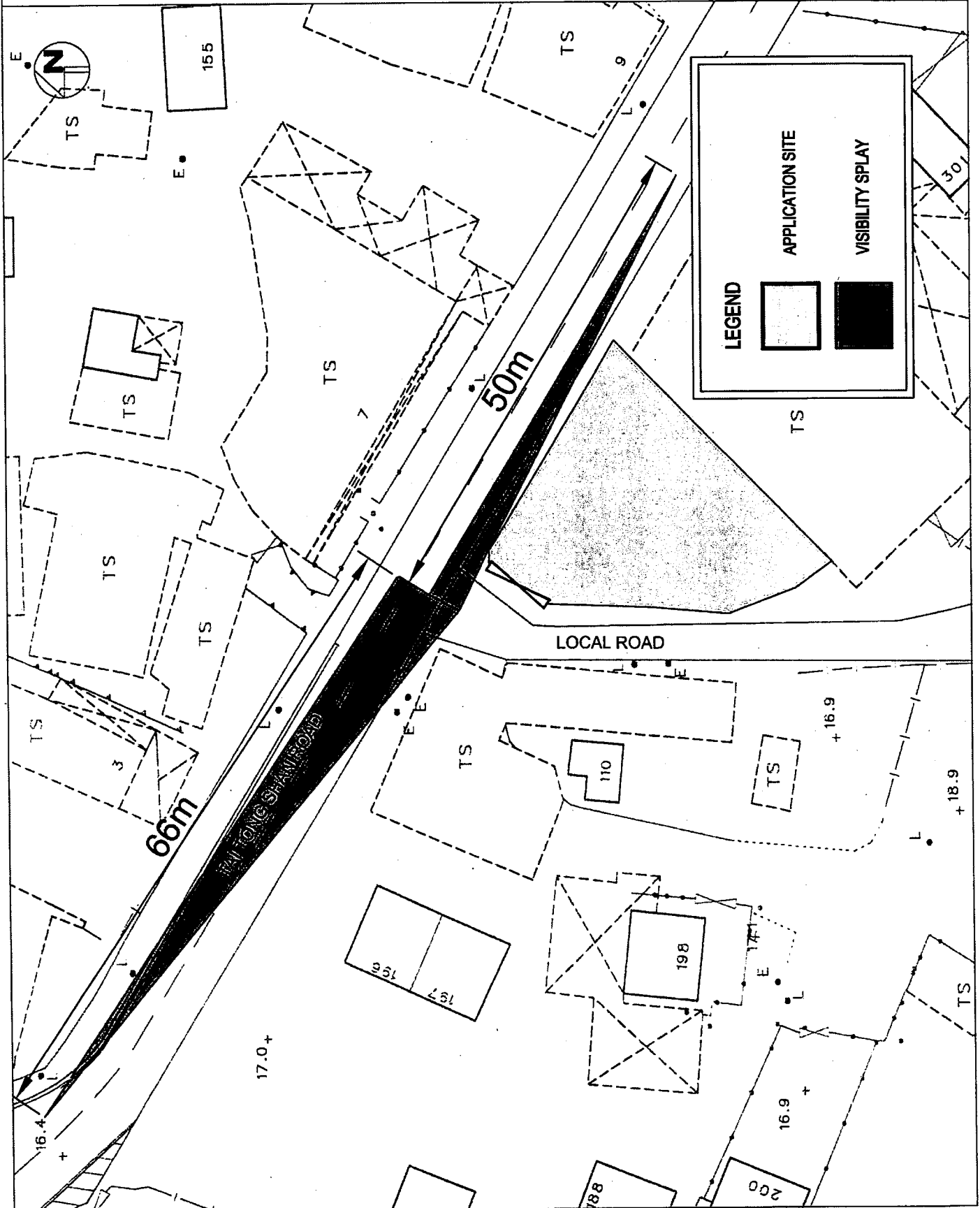
VISIBILITY
SPLAY
FIGURE 2

Scale: 1:500 (A4)

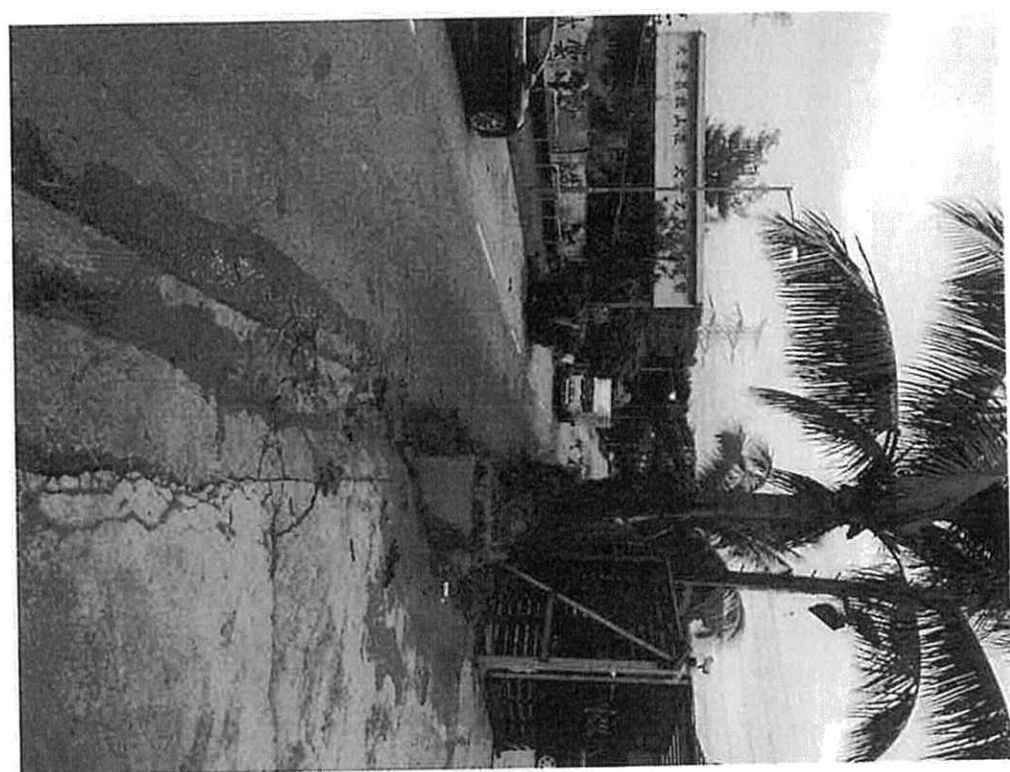
Date: NOV 2022

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Appendix C

Figure 3 – Internal Transport Arrangement And Figure 3-001 (SP), 3-002 (SP) and 3-003 (SP) – Swept Path Analysis

Section 16 Planning
Application for Proposed
Temporary Shop and
Services for a Period of
Three Year at Lots 1259
S.C ss.1, 1299 S.B (Part)
and 1300 RP (Part) in
D.D. 117 and Adjoining
Government Land, Tai
Tong Shan Road, Tai
Tong, Yuen Long, New
Territories - Respond to
TD Comment

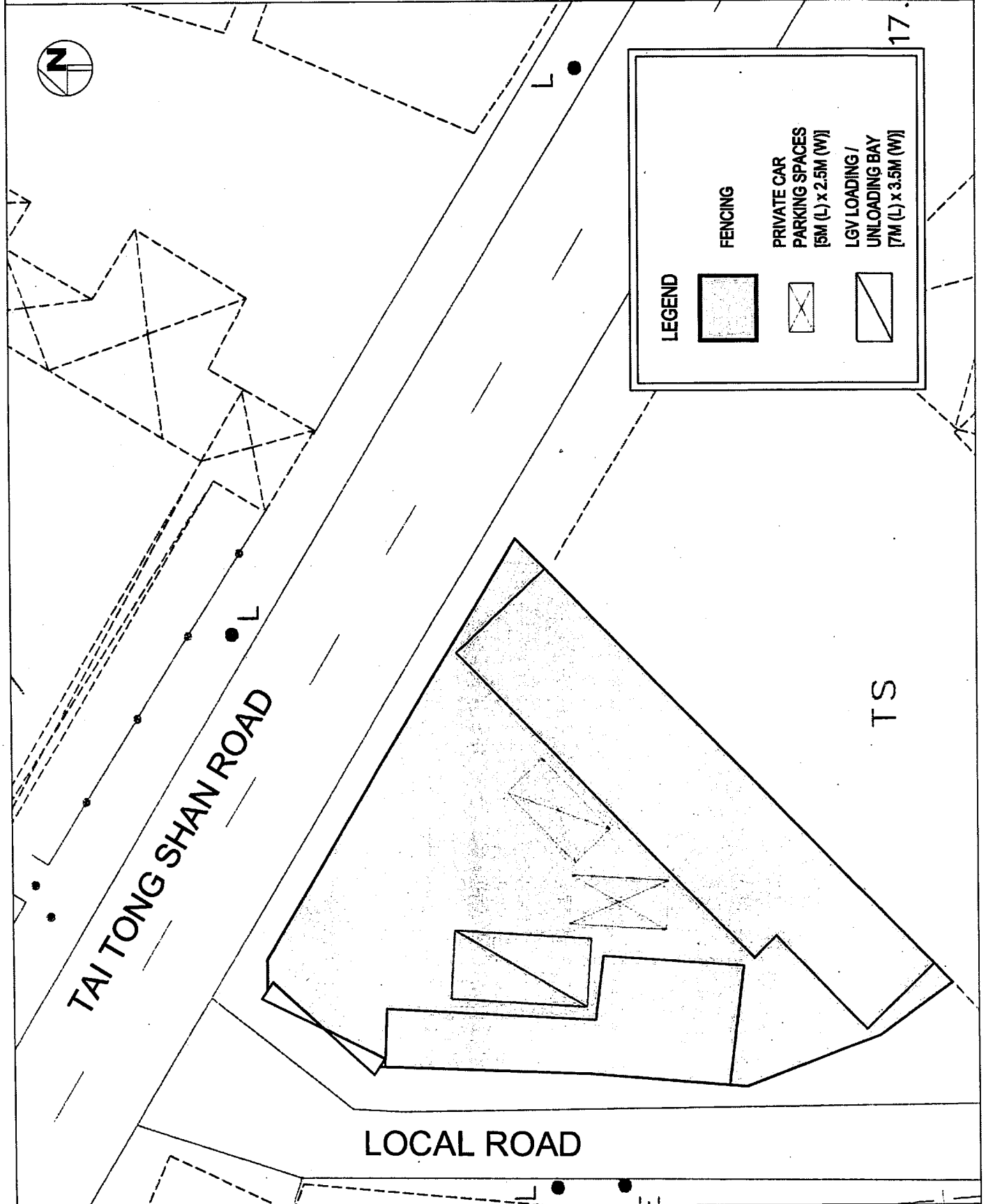
INTERNAL
TRANSPORT
ARRANGEMENT
FIGURE 3

Scale: 1:250 (A4)

Date: NOV 2022

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Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of Three Year at Lots 1259 S.C ss.1, 1299 S.B (Part) and 1300 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories - Respond to TD Comment

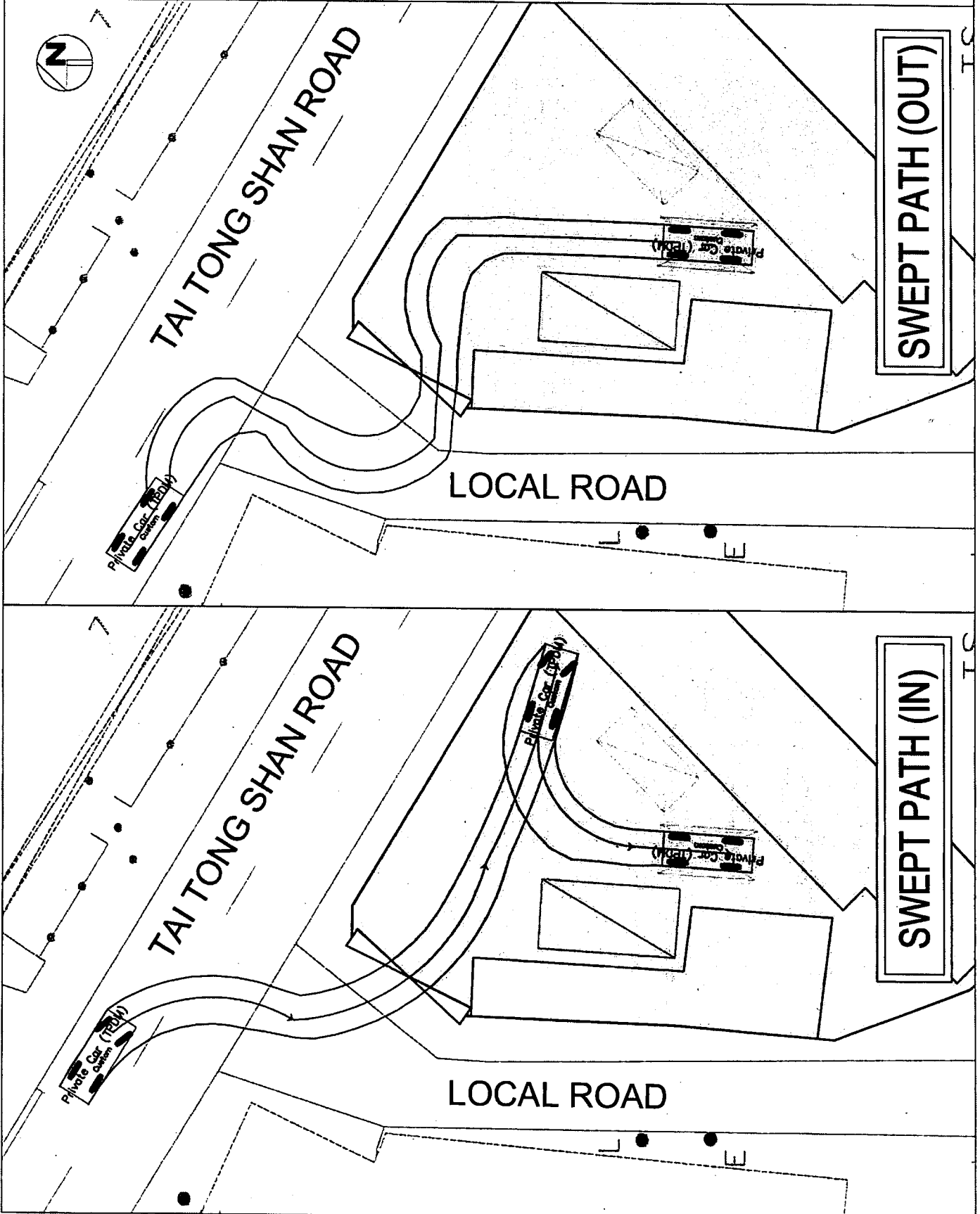
SWEPT PATH ANALYSIS FOR PRIVATE CAR
FIGURE 3-001 (SP)

Scale : 1:250 (A4)

Date : NOV 2022

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Section 16 Planning
Application for Proposed
Temporary Shop and
Services for a Period of
Three Year at Lots 1259
S.C ss.1, 1299 S.B (Part)
and 1300 RP (Part) in
D.D. 117 and Adjoining
Government Land, Tai
Tong Shan Road, Tai
Tong, Yuen Long, New
Territories - Respond to
TD Comment

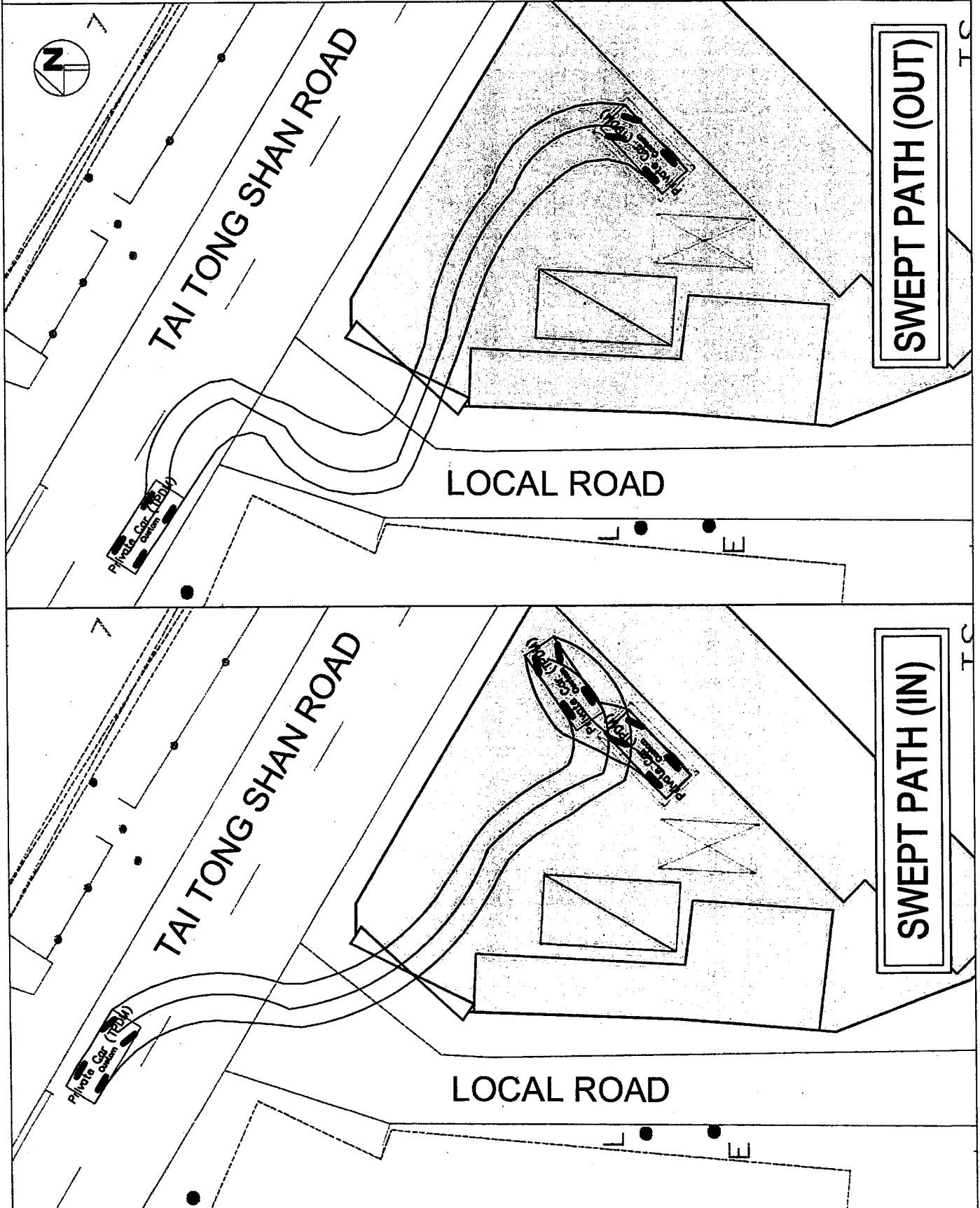
SWEPT PATH
ANALYSIS FOR
PRIVATE CAR
FIGURE 3-002 (SP)

Scale : 1:250 (A4)

Date : NOV 2022

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Section 16 Planning
Application for Proposed
Temporary Shop and
Services for a Period of
Three Year at Lots 1259
S.C ss.1, 1299 S.B (Part)
and 1300 R.P (Part) in
D.D. 117 and Adjoining
Government Land, Tai
Tong Shan Road, Tai
Tong, Yuen Long, New
Territories - Respond to
TD Comment

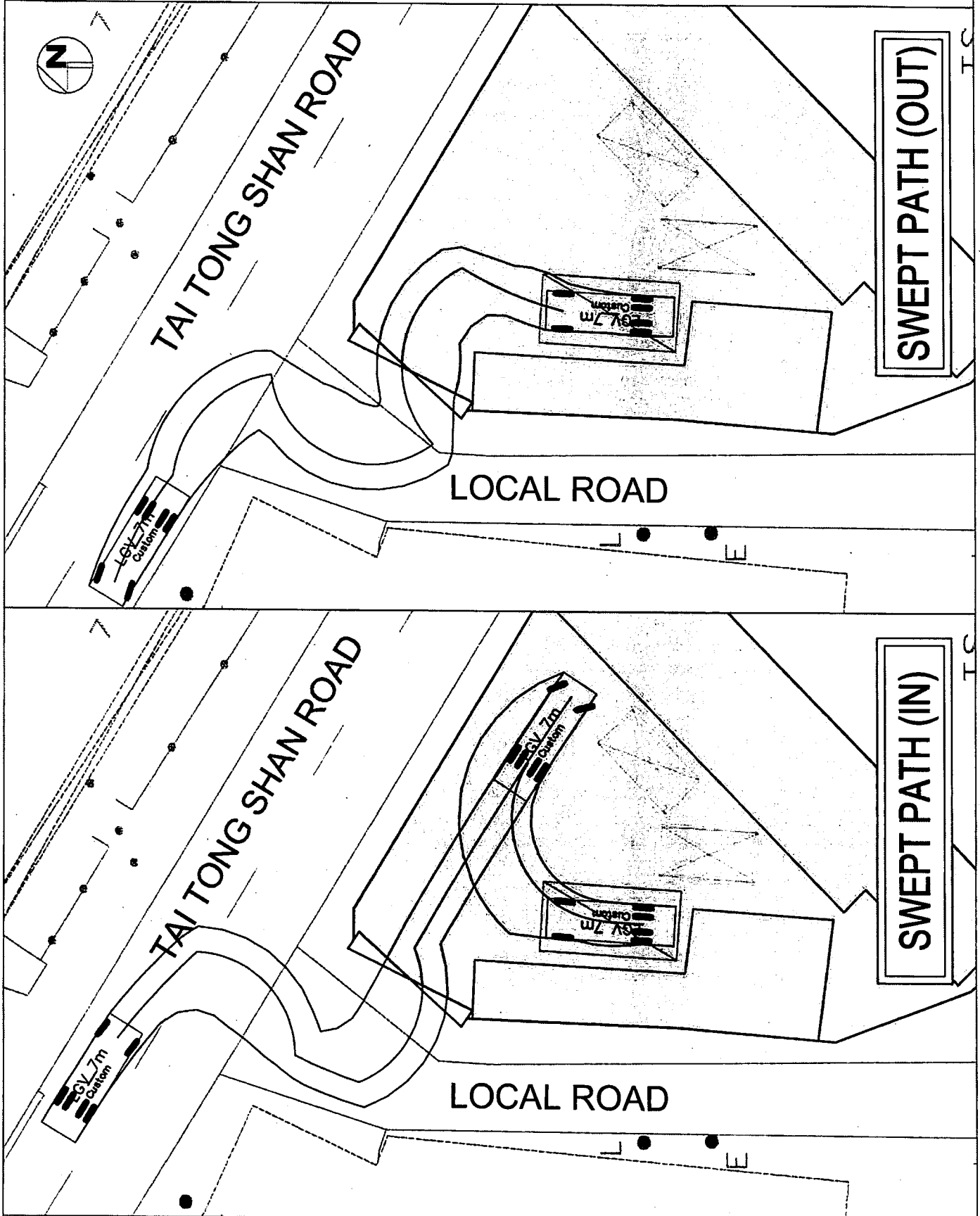
SWEPT PATH
ANALYSIS FOR
LGV
FIGURE 3-003 (SP)

Scale : 1:250 (A4)

Date : NOV 2022

Rev. :

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CONSULTANCY
<http://www.axonhk.com>





Re: 有關申請編號: A/YL-TT/565 回覆運輸署意見10/11/2022 12:37

From: [REDACTED]

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

Cc: "jhltam@pland.gov.hk" <jhltam@pland.gov.hk>

History:

This message has been forwarded.

1 Attachment



R-to-C TD 2022.11.9.pdf

你好，

有關申請編號: A/YL-TT/565 回覆運輸署意見

詳見附件

如有問題，請致電 [REDACTED] 與梁先生聯絡，謝謝

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of Three Year at Lots 1259 S.C ss.1, 1299 S.B (Part) and 1300 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories

Responses to Comments from Transport Department (A/YL-TT/565)

Comments from Transport Department on 9 November 2022 (via Planning Department)	Responses
a. Vehicles coming out from the proposed development would be inclined from Tai Tong Shan Road. The sightline would be blocked by the planting on the right hand side. The applicant should handle.	Noted. Planting will be cleared to improve the sightline.

Previous Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/27	Temporary Open Storage of Marble and Workshop for a Period of 12 Months	16.1.1998	(1) to (5)

Rejection Reason(s):

- (1) not in line with the planning intention of the "Village Type Development" zone.
- (2) incompatible with the surrounding land uses which are mainly rural and residential in nature.
- (3) the proposed vehicular access located at a road junction is considered not satisfactory.
- (4) two "Open Storage" zones are designated on the draft Tai Tong Outline Zoning Plan to meet the demand for open storage uses.
- (5) setting an undesirable precedent.

**Similar Applications within the subject “V” Zone
on the Tai Tong OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/300	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	4.5.2012
2	A/YL-TT/320	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.2.2014 (revoked on 21.1.2016)
3	A/YL-TT/342	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.1.2015 (revoked on 16.7.2015)
4	A/YL-TT/370	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	8.1.2016
5	A/YL-TT/475	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.8.2019
6	A/YL-TT/496	Proposed Temporary Shop and Services for a Period of 3 Years	29.5.2020
7	A/YL-TT/539	Proposed Temporary Shop and Services for a Period of 3 Years	10.6.2022
8	A/YL-TT/549	Proposed Temporary Shop and Services for a Period of 5 Years	24.6.2022
9	A/YL-TT/555	Proposed Temporary Shop and Services for a Period of 3 Years	15.7.2022
10	A/YL-TT/558	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	29.7.2022
11	A/YL-TT/566	Temporary Shop and Services for a Period of 3 Years	9.9.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- there is no Small House application under processing/approved within the application site (the Site).

2. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- the local track leading to the Site is not under her purview.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection:

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

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed development from the public drainage point of view; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, conditions requiring the submission, implementation and maintenance of a drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

Comments of the Director of Fire Services:

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

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

7. District Officer's Comments

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

His office has not received any comment from the locals.

8. Other Departments

- Project Manager (West), Civil Engineering and Development Department, Chief Engineer/Construction, Water Supplies Department, Director of Agriculture, Fisheries and Conservation and Commissioner of Police have no comment on the application.

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) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department 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) no permission is given for occupation of GL (about 92m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - (iii) 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(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the parking spaces and loading/unloading bay shall not be used for storage, display or exhibition of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services;
 - (ii) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (iii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Tong Shan Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Tai Tong Shan Road;
- (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” should be followed to minimise any potential environmental nuisances on the surrounding area;

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

- (i) 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;
- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of the proposed FSIs to be installed should also be clearly marked on the layout plans; and
- (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:

- (i) 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;
- (ii) 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;
- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
- (iv) 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;
- (v) before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) 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
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

新界元朗大棠大棠山道丈量約份第 117 約地段第 1259 號 C 分段第 1 小分段 (部分)、第 1299 號 B 分段 (部分)及第 1300 號餘段 (部分)和毗連政府土地
臨時商店及服務行業 (為期 3 年)
(申請編號：A/YL-TT/565)

居於鄉郊區的市民多擁有私家車，而題述商店一直信譽良好，可供客人選購二手車及寄賣服務，方便周邊有需要之客人，如欠缺有關服務業，居於鄉郊區的市民極不方便，故希望保留有關店鋪。

望貴委員會考慮及批准有關規劃申請。

簽署：



大棠山道居民

日期：2022 年 8 月 15 日

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香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

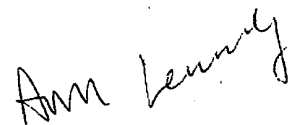
敬啟者：

新界元朗大棠大棠山道丈量約份第 117 約地段第 1259 號 C 分段第 1 小分段 (部分)、
第 1299 號 B 分段 (部分)及第 1300 號餘段 (部分)和毗連政府土地
臨時商店及服務行業 (為期 3 年)
(申請編號：A/YL-TT/565)

本人為元朗南居民，獲悉題述申請為街坊有需要的服務，加上元朗南不斷有新屋苑落成，居民出入除使用公共交通工具亦可於該店鋪買賣車輛有助供求，方便市民及帶動經濟。

此外，該店聘用附近居住員工增加鄉村就業，互惠互惠方便周邊居民，是故本人認為有需要保留有關行業，敬請批准。

簽署:



日期： 2022 年 8 月 18 日

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香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

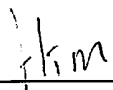
新界元朗大棠大棠山道丈量約份第 117 約地段第 1259 號 C 分段第 1 小分段
(部分)、第 1299 號 B 分段 (部分)及第 1300 號餘段 (部分)和毗連政府土地
臨時商店及服務行業 (為期 3 年) (申請編號：A/YL-TT/565)

本人為大棠村居民，知悉標題地點擬向城市規劃委員會提出規劃申請，現特函 貴會並表示絕對支持。

上述標題申請鄰近大棠臨近大棠村、黃泥墩村、白沙村、楊家村、南坑村、紅棗田村、水蕉新村及水蕉老圍等多條村落。作為中介予有需要人士買車或賣車，加上附近一帶只有其所汽車買賣服務，實為有需要之鄉郊商業，故吾等一致支持。

望貴會能批准其申請。

簽署：


元朗十八鄉大棠村居民

日期：2022 年 8 月 15 日

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香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者:

新界元朗大棠大棠山道丈量約份第 117 約地段第 1259 號 C 分段第 1 小分段
(部分)、第 1299 號 B 分段 (部分)及第 1300 號餘段 (部分)和毗連政府土地
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現時電動車流行，可惜充電地方不算太普及，上述申請位置設有相關服務方便附近鄰里及有需要人士。周邊有多條鄉村均有居民按預約時間到來，並無加重交通負荷及惠及市民，帶動經濟，故吾等希望貴會接納申請，予以批准。

簽署：黃政民

日期：12/8/22

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香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

新界元朗大棠大棠山道丈量約份第 117 約地段第 1259 號 C 分段第 1 小分段
(部分)、第 1299 號 B 分段 (部分)及第 1300 號餘段 (部分)和毗連政府土地
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鄉郊區多為住宅，居民出入不便，題述申請為街坊提供汽車租賃及
買賣服務，並未有對附近交通、環境及衛生等構成負面影響，反而凝造
更友善之鄰里關係，亦有助增長鄉郊就業，帶動經濟，故吾等希望貴會
接納申請，予以批准。

簽署： 

日期： 18/8/2022

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

參考編號

220805-154143-44461

Reference Number:

提交限期

19/08/2022

Deadline for submission:

提交日期及時間

05/08/2022 15:41:43

Date and time of submission:

有關的規劃申請編號

A/YL-TT/565

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

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