

2023年1月16日

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

This document is received on 16 JAN 2023  
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/586 UNDER SECTION 16 OF**  
**THE TOWN PLANNING ORDINANCE**  
**(CAP.131)**

STP/SD

TP/PLW1

TP/61

STP/PLW1

SSO/PLW2

STP/CH2

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](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/te/plan\\_application/apply.html](https://www.info.gov.hk/tpb/te/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- \* Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號。

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/YL-TT 1586 |
|                                 | Date Received<br>收到日期   | 16 JAN 2023  |

- 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/tplb/>. 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/tplb/>), 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)

Demeanor Trading Limited (風度貿易有限公司)

## 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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

## 3. Application Site 申請地點

|   |  |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | Lot 4080 in D.D. 116, Tai Kei Leng, Yuen Long, New Territories   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,000 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Not more than<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 380 ..... sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | Nil ..... sq.m 平方米 <input type="checkbox"/> About 約  |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>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<br>涉及的土地用途地帶                           | 'Residential (Group D)' ('R(D)')   |
| (f) Current use(s)<br>現時用途   | Vacant site with structure<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

☒ is the sole "current land owner"<sup>1</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>1</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>1</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>1</sup>.  
並不是「現行土地擁有人」<sup>1</sup>。

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>1</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>1</sup>。

(b) The applicant 申請人 -

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>1</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>1</sup>的同意。

| Details of consent of "current land owner(s)" <sup>1</sup> obtained 取得「現行土地擁有人」 <sup>1</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|  |  |  |
|  |  |  |
|  |  |  |

(Please use separate sheets if the space of any box above is insufficient. 如上述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」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
位於鄉郊地區土地及/或建築物進行期限不超過三年的臨時用途/發展  
(For Renewal of Permission to Temporary Use/Development in Rural Areas as a permanent use (Part B))  
(如請位於鄉郊地區臨時用途發展的規劃許可使用作永久用途(B)部分)

|  |  |
|--|--|
| (a) Proposed use(s)/development<br>擬議用途/發展 | Proposed Temporary Shop & Services for a Period of 3 Years<br><br>(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<br>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               | 620 ..... sq.m <input checked="" type="checkbox"/> About 約    |
| Proposed covered land area 擬議有上蓋土地面積                | 380 ..... sq.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               | NA ..... sq.m <input type="checkbox"/> About 約                |
| Proposed non-domestic floor area 擬議非住用樓面面積          | Not more than 380 ..... sq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積                   | Not more than 380 ..... 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)

Structure 1: Toilet (Not exceeding 3m, 1 storey),  
Structure 2: Shop & services (Not exceeding 3m, 1 storey),  
Structure 3 & 4: Shop & services (Not exceeding 4.5m, 1 storey)

|   |                       |
|---|-----------------------|
| 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 spaces of 5m x 2.5m |
| 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)                            | NA                    |

|   |                                    |
|---|------------------------------------|
| 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 space of 7m x 3.5m for light van |
| 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)                        | NA                                 |

|  |   |  |  |
|--|---|--|--|
| Proposed operating hours 擬議營運時間<br>9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays  |   |  |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>Vehicular access leading from Tai Shu Ha Road East  |  |
|  | No 否  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>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<br>(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?<br>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<br>  |  |
|  | No 否  | <input checked="" type="checkbox"/>  |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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/或挖土的細圖及/或範圍)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>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?<br>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 checked="" type="checkbox"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>_____<br>_____ |  |  |

|  |  |
|--|--|
|  | <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> |
|--|--|

| (B) Renewal of Permission for Temporary Use or Development of Land<br>位於鄉村地區臨時用途/發展的許可續期 |   |
|--|---|
| (a) Application number to which the permission relates<br>與許可有關的申請編號                     | A/ _____ / _____  |
| (b) Date of approval<br>獲批給許可的日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (d) Approved use/development<br>已批給許可的用途/發展  |   |
| (e) Approval conditions<br>附帶條件  | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>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。

1. The proposed development is a shop. It would sell grocery such as canned food, packed drinks and building materials such as pipes, handy tools, screws, nail and bearings.
2. Shop and services is a column 2 use in the 'Residential (Group D)' zone.
3. The proposed development would benefit the residents in the vicinity by catering their demand for grocery and building materials.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment because it is adjoining other temporary structures and a metal warehouse to the west.
6. Similar shop and services in 'R(D)' zone such as A/YL-TT/523 was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel has been provided at the application site.




**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

  
Patrick Tsui

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

Name in Block Letters  
姓名 (請以正楷填寫)

Consultant

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

8/12/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

**Proposed Temporary Shop & Services for a Period of 3 Years  
at  
Lot 4080 in D.D. 116, Tai Kei Leng, Yuen Long, New Territories**

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**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupies an area of about 1,000m<sup>2</sup>.
- 1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road East. The area adjacent to the proposed development is mainly rural in nature and many temporary structures adjacent to the site.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a gradient sloping from north to south from about +10.5mPD to +9.9mPD. (Figure 4)

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 The land to the west, east, north and south is found lower in level than the application site. As such, no external catchment is identified.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in Figure 4, a public drain is found to the west of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said public drain by an existing 600mm underground drain.

## 1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment is approximately 1,000m<sup>2</sup>; (Figure 4)
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 10.5\text{m} - 9.9\text{m} = 0.6\text{m}$$

$$L = 77\text{m}$$

$$\therefore \text{Average fall} = 0.6\text{m in } 77\text{m} \text{ or } 1\text{m in } 128.33\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 77 / (0.78^{0.2} \times 1,000^{0.1}) ]$$

$$t_c = 5.86 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 265 mm/hr

*By Rational Method,*

$$Q_1 = 1 \times 265 \times 1,000 / 3,600$$

$$\therefore Q_1 = 73.61 \text{ l/s} = 4,416.67 \text{ l/min} = 0.074\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:116 and 1:160 in order to follow the gradient of the application site, 300mm underground pipe with gullies along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm underground drain with gullies along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged directly to the public drain to the west of the application site as shown in Figure 4.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of underground drain at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of underground drain. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
  - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

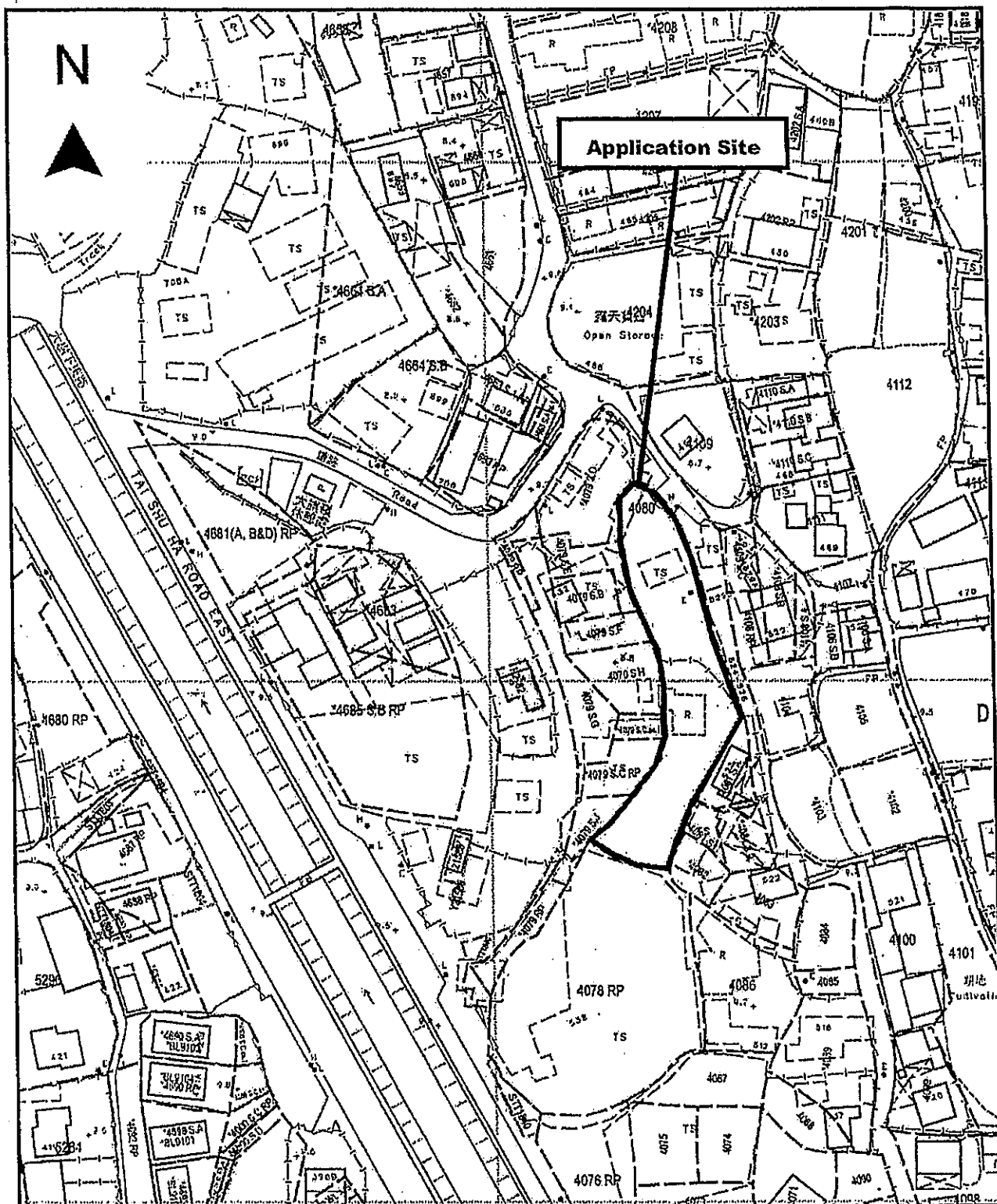
## Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular track leading from Tai Shu Ha Road East. Having mentioned that the site is intended for shop and services of which most of the customers would arrive the site on foot, traffic generated by the proposed development is not significant.
- 2.2 The proposed loading/unloading space and parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.3 There will be 2 parking spaces of 5m x 2.5m for private cars and one loading/unloading space for light van. The estimated traffic generation/attraction rate is shown below:

| Type of Vehicle        | <u>Average Traffic Generation Rate</u><br>(pcu/hr) | <u>Average Traffic Attraction Rate</u><br>(pcu/hr) | <u>Traffic Generation Rate at Peak Hours</u><br>(pcu/hr) | <u>Traffic Attraction Rate at Peak Hours</u><br>(pcu/hr) |
|------------------------|--|--|--|--|
| Private cars/Light van | 0.3  | 0.3  | 2  | 1  |

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Sundays and public holidays.
  2. The pcu of private car and light van are taken as 1; &
  3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 4080 in D.D.116, Tai Kei Leng, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

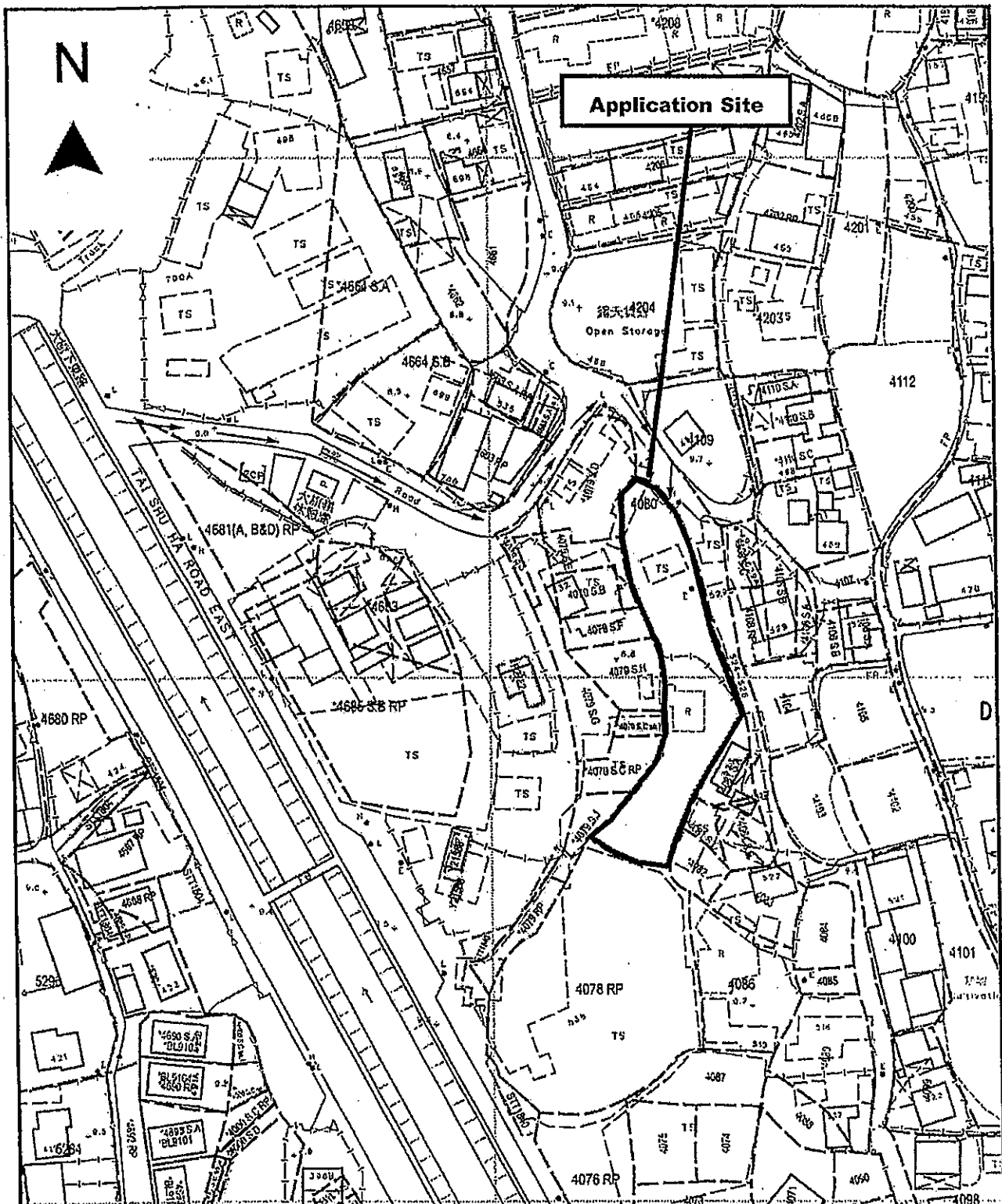
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 项目名称:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 4080 in D.D.116, Tai Kei Leng, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

→ Vehicular access leading from Tai Shu Ha Road East

Scale 比例:

1:7500

N



**Structure 1**

Toilet  
GFA: Not exceeding 20m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

6m wide  
Ingress/Egress

13m diameter  
manoeuvring  
circle

2 parking spaces  
of 5m x 2.5m for  
private car

**Structure 2**

Shop & services  
(Convenient store)  
GFA: Not exceeding 40m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

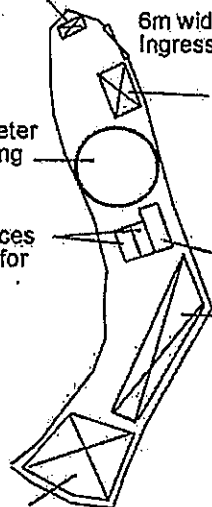
1 loading/unloading space of  
7m x 3.5m for light van

**Structure 3**

Shop & services  
(Shop for selling building materials)  
GFA: Not exceeding 160m<sup>2</sup>  
Height: Not exceeding 4.5m  
No. of storey: 1

**Structure 4**

Shop & services  
(Shop for selling building materials)  
GFA: Not exceeding 160m<sup>2</sup>  
Height: Not exceeding 4.5m  
No. of storey: 1



Project 項目名稱:

Proposed Temporary Shop and  
Services for a Period of 3 Years at Lot  
4080 in D.D.116, Tai Kei Leng, Yuen  
Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000





Date: 14 February 2023

TPB Ref.: A/YL-TT/586

By Email

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

Dear Sir,

**Proposed Temporary Shop & Services for a Period of 3 Years at Lot 4080 in D.D. 116, Tai Kei Leng, Yuen Long, New Territories**

In order to address the comments of the Transport Department, we write to propose to shorten the operation hours of the proposed development from 9:00a.m. to 5:00p.m. daily. The updated traffic generation and attraction is shown below.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office [REDACTED]

By Email

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular track leading from Tai Shu Ha Road East. Having mentioned that the site is intended for shop and services of which most of the customers would arrive the site on foot, traffic generated by the proposed development is not significant.
- 2.2 The proposed loading/unloading space and parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.3 There will be 2 parking spaces of 5m x 2.5m for private cars and one loading/unloading space for light van. The estimated traffic generation/attraction rate is shown below:

| Type of Vehicle        | <u>Average</u> Traffic Generation Rate (pcu/hr) | <u>Average</u> Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr) |
|------------------------|---|---|---|---|
| Private cars/Light van | 0.375   | 0.375   | 0   | 0   |

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 5:00p.m. from Mondays to Sundays and public holidays.
  2. The pcu of private car and light van are taken as 1; &
  3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.

Date: 21 February 2023

TPB Ref.: A/YL-TT/586

By Email

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

Dear Sir,

**Proposed Temporary Shop and Services for a Period of 3 Years at  
Lot 4080 in D.D.116, Tai Kei Leng, Yuen Long, N.T.**

We write to confirm that all the structures at the application site will be occupied by toilet and shop & services use as stipulated in the proposed layout plan (Figure 3). No structure will be occupied for domestic use.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]  
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: [REDACTED]  
[REDACTED]) – By Email

**Government Departments' General Comments**

**1. Traffic**

(a) Comments of the Commissioner for Transport:

No adverse comment on the application.

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

No adverse comment on the application.

**2. Environment**

Comments of the Director of Environmental Protection:

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

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

**4. Fire Safety**

Comments of the Director of Fire Services:

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

**5. Building Matters**

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

- he has 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.

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

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

His office has not received any comments from the village representatives in the vicinity regarding the application.

## **7. Other Departments**

The following government departments have no comment on the application:

- Director of Agriculture, Fisheries and Conservation
- Chief Engineer/Construction, Water Supplies Department
- Director of Electrical and Mechanical Services
- Commissioner of Police

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
  - (i) the Site comprises an 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) according to his office's site inspection in February 2023, one temporary structure was detected in the Site. It was suspected that the temporary structure was used for domestic purposes. According to their prevailing policy, no Short Term Wavier application will be considered for domestic use. Therefore, his department reserves the right to take enforcement action against such domestic purpose structure in the Site; and
  - (iii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or to regularise any irregularities on site. 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 his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 his department;
- (c) to note the comments of the Commissioner for Transport that:
  - (i) the local track leading to the Site is not under the purview of Transport Department. The applicant shall obtain consent of the owners/managing parties of the local track for using it as the vehicular access to the Site; and
  - (ii) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) his department should not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road East;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) 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, they are unauthorised building works (UBW) under the Buildings Ordinance (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 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;
  - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized 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 are 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;
- (f) to note the comments of the Director of Fire Services that:
- (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs 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 where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area.