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。

2 7 MAR 2023 This document is received on The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.



APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP.131)

根據《城市規劃條例》(第131章) 第 16條遞交的許可申請

Applicable to 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

For Official Use Only	Application No. 申請編號	A/YL-TT 1593
請勿填寫此欄	Date Received 收到日期	2 7 MAR 2023

- 1. 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。
- 2. 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。
- 3. 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
	Timille of tribbiledite	T 明 / X 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

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

AU TAT WING 區達榮

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)	新界可削第117地段736號 DD117 LoT 736
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 369 sq.m 平方米☑About 約 ☐Gross floor area 總樓面面積 2 7 0 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米□About 約

Name and number of the relate statutory plan(s) 有關法定圖則的名稱及編號	8/ YL- TT/19			
Land use zone(s) involved 涉及的土地用途地帶	其他指定用途(郊郊用途)			
Current use(s) 現時用途	原 時 建 築 村 岩 倉 (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)			
"Current Land Owner" of	Application Site 申請地點的「現行土地擁有人」			
是唯一的「現行土地擁有人」#&	(please proceed to Part 6 and attach documentary proof of ownership). (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)。				
. 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				
b) The applicant 申請人 — □ has obtained consent(s) of				
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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)				
	「A Mix を E			

		rent land	owner(s)", # no	tified 已》	嬳通知「現	行土地擁有人」 [#] —————	的詳細資料 Date of notification
La:	of 'Current nd Owner(s)' 現行土地擁 人」數目	Land Re	gistry where n	otification(s) has/have	the record of the been given 瑪/處所地址	given (DD/MM/YYYY) 通知日期(日/月/年)
(Plea	ase use separate sl	heets if the	space of any bo	x above is in	nsufficient. 女		」 空間不足,請另頁說明)
已挖	taken reasonabl 採取合理步驟以	取得土地	也擁有人的同意	- 意或向該人	發給通知。		的合理步驟
	sent request fo	r consent	to the "curren	t land own	er(s)" on		(DD/MM/YYYY)#8
Rea	sonable Steps to	Give No	tification to O	wner(s)	<u> </u>	人發出通知所採1	取的合理步驟
	published noti 於					(DD/MM/YY 一次通知&	YYY) ^{&}
			inent position (DD/MM/YY		application s	site/premises on	
	,於 <u>20/3/</u> >	0 ₇ 3	.(日/月/年)在	申請地點/	中請處所頭	或附近的顯明位置	置貼出關於該申請的通
	office(s) or ru	ral comm	ittee on		(DD/	MM/YYYY) ^{&}	d committee(s)/manager
	於 > (3 / 3 / 3 / 3 / 3 / 3 / 3 / 3 / 3 / 3 /			通知寄往	相關的業主	立案法團/業主	委員會/互助委員會或
<u>Oth</u>	ers 其他						
	others (please 其他(請指明						
	·			***	N/F		

· ·					
6. Type(s) of Application	n 申請類別				
位於鄉郊地區土地上及 (For Renewal of Permissi	pment of Land and/or Building Not Exceeding 3 Years in Rural Areas /或建築物内進行為期不超過三年的臨時用途/發展 on for Temporary Use or Development in Rural Areas, please proceed to Part (B)) 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	鹿鸭建築材料念				
	(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	☑ year(s) 年 □ month(s) 個月				
(c) Development Schedule 發展	· · · · · · · · · · · · · · · · · · ·				
Proposed uncovered land are	a 擬議露天土地面積				
Proposed covered land area	疑議有上蓋土地面積 27.6 sq.m QAbout 約				
Proposed number of building	s/structures 擬議建築物/構築物數目				
Proposed domestic floor area	Proposed domestic floor area 擬議住用製面面積				
Proposed non-domestic floor	Proposed non-domestic floor area 擬議非住用樓面面積 2.70 sq.m DAbout 约				
Proposed gross floor area 擬	Proposed gross floor area 擬議總樓面面積 2.70 sq.m 🗹 About 約				
的擬議用途 (如適用) (Please u オスなどの カニー 内内	fferent floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓所 se separate sheets if the space below is insufficient) (如以下空間不足,請另頁說明) 上立上での 強 254-4 m² 高度 26、1 M (銘で) 発力学 力学円 、上並土地の 後 15.6 M² 点度 2-12 M 名字框 円近。				
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 Motorcycle Parking Spaces 電車 Light Goods Vehicle Parking Spaces Medium Goods Vehicle Parking Spaces Wedium Goods Vehicle Parking Spaces (Please Specify) 其他(單車車位 paces 輕型貨車泊車位 g Spaces 中型貨車泊車位 Spaces 重型貨車泊車位				
Proposed number of loading/un	loading 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 軽 Medium Goods Vehicle Spaces Heavy Goods Vehicle Spaces I	中型貨車車位 建型貨車車位 *** ** ** ** ** ** ** ** **				
Others (Please Specify) 其他(謂列明} 				

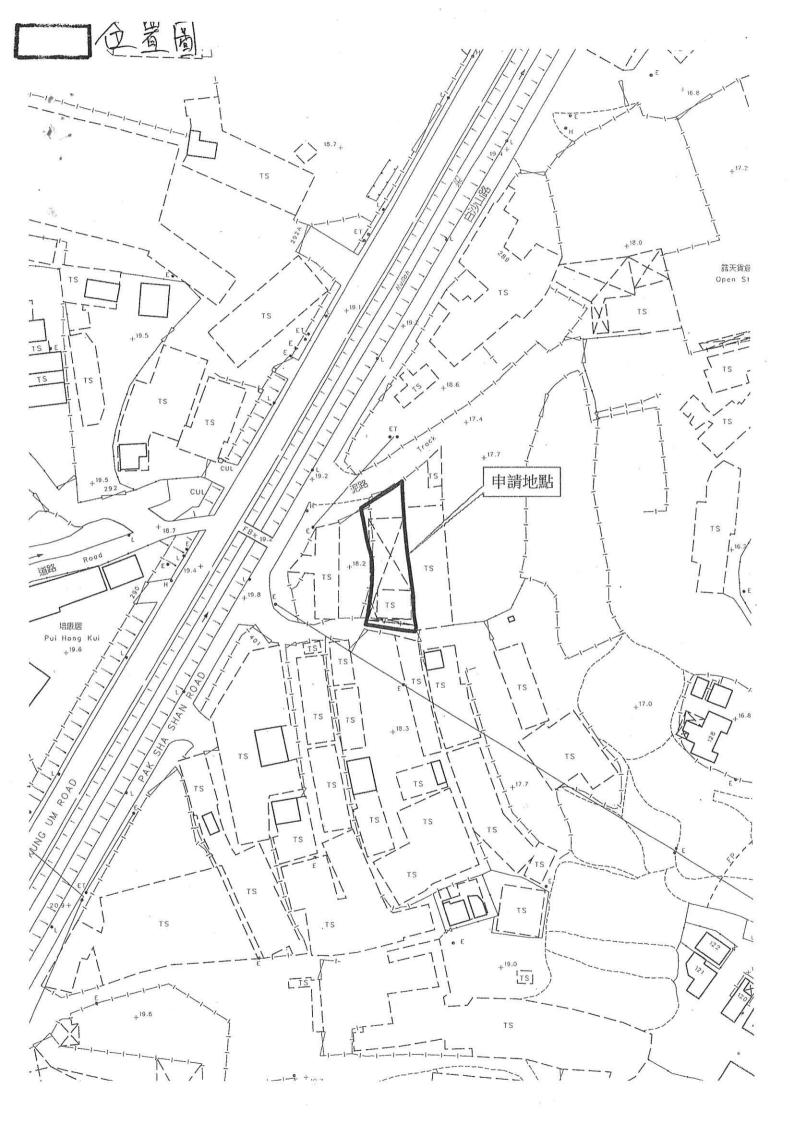
					
劉	posed operating hours 列 - 三星女人 ス	疑議營運時間 上.午.水.時	至下午之時(星期的人公家假期休息)		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ing?	□ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) □ 大學行為。 VD 336> 位置左轉行(0米型) □ 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)		
		No 否			
(e)	Impacts of Developn	nent Proposal 擬	議發展計劃的影響		
ļ	(If necessary, please	use separate shee	ts to indicate the proposed measures to minimise possible adverse impacts or give		
			g such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的		
	措施,否則請提供理	里據/理由。)			
(i)	Does the development proposal involve alteration of	Yes 是 🗹	Please provide details 請提供詳情 現在構築物改動為歷時建築材料金		
	existing building? 擬議發展計劃是				
	否包括現有建築	,			
-	物的改動?	No 否 🗌			
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No 否 □	Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream iversion, 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/或范围) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape Imp Tree Felling Visual Impact	Yes 會 No 不會 Y 對供水 Yes 會 No 不會 排水 Yes 會 No 不會 財故 Yes 會 No 不會 pes 受斜坡影響 Yes 會 No 不會 act 構成景觀影響 Yes 會 No 不會 次伐樹木 Yes 會 No 不會		

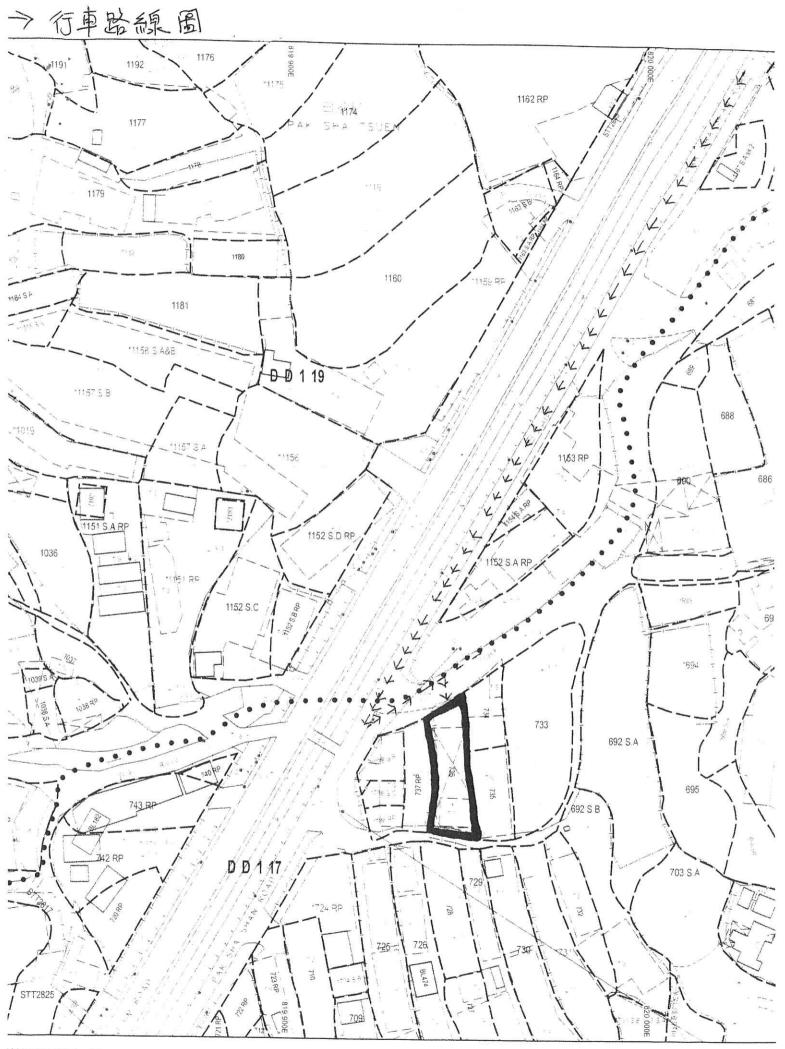
diameter 請註明認 幹直徑 中計分	tate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 整量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹及品種(倘可) 之五五万万万八次,在小方方人。
(a) Application number to which the permission relates 與許可有關的申請編號	A /
(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	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附带條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年

7.	Justifications 理由
	applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 背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)。
新規上	代轉變、新界西北方斷發尾、耕種的人已很少,大量土地茂慶、 界元帥第117的致376號帮申請改為臨時建築材料倉、現係強 有構築物作臨時貨倉、總有積369平3米,對排污、量觀視覺 沒有任何影響、申請地點於小路裡、出入人流極少、絕對方、 動勢其他从仕、希望黃起挑准。
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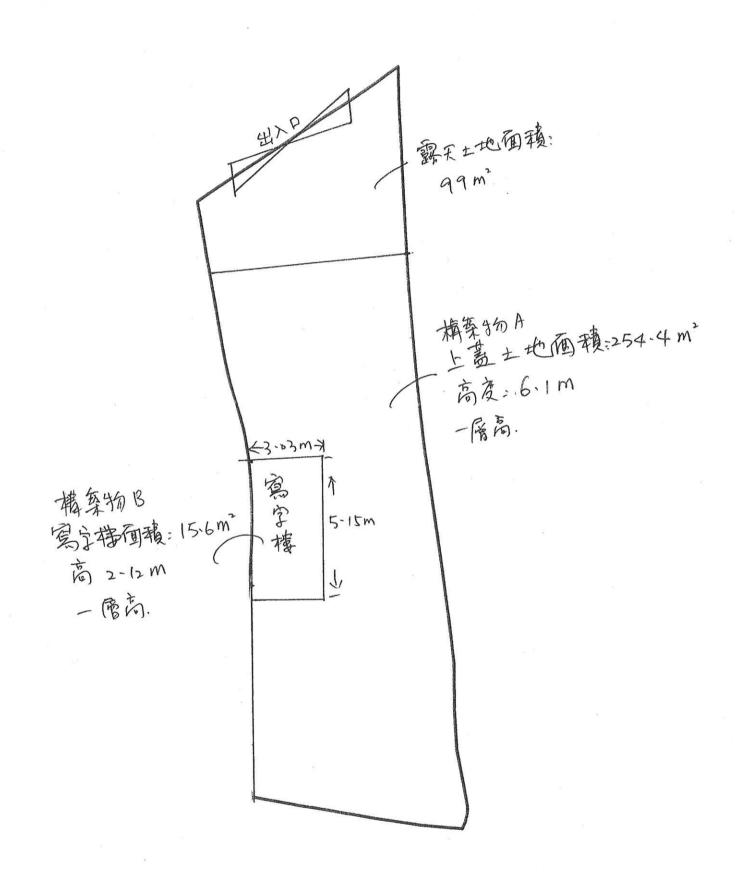
		Form No. S16-III 表格第 S16-III 號			
8. Declaration 聲明					
I hereby declare that the particula 本人謹此聲明,本人就這宗申	ars given in this application are correct 請提交的資料,據本人所知及所信,	and true to the best of my knowledge and belief. 均屬真實無誤。			
to the Board's website for brows	I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。				
Signature 簽署	√Appl	icant 申請人 /□ Authorised Agent 獲授權代理人			
医莲染					
Name	in Block Letters 請以正楷填寫)	Position (if applicable) 職位 (如適用)			
專業資格] RPP 註冊專業規劃師	探會員 HKIA 香港建築師學會 / HKIE 香港工程師學會 / HKIUD 香港城市設計學會			
on behalf of 代表 Company 公司	/ Organisation Name and Chop (if applicable)機構名稱及蓋章(如適用)			
Date 日期	>0.23 (DD/M	M/YYYY 日/月/年)			
	Remark 備註				
The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate. 委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。					
	Warning 警告				
which is false in any material par	ticular, shall be liable to an offence un	any information in connection with this application, der the Crimes Ordinance. 置假的陳述或資料,即屬違反《刑事罪行條例》。			
	Statement on Personal Data 個	人資料的聲明			
departments for the following	g purposes: 内個人資料會交給委員會秘書及政府	used by the Secretary of the Board and Government 部門,以根據《城市規劃條例》及相關的城市規			

- (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。





DD117 LT 735 佈局圖



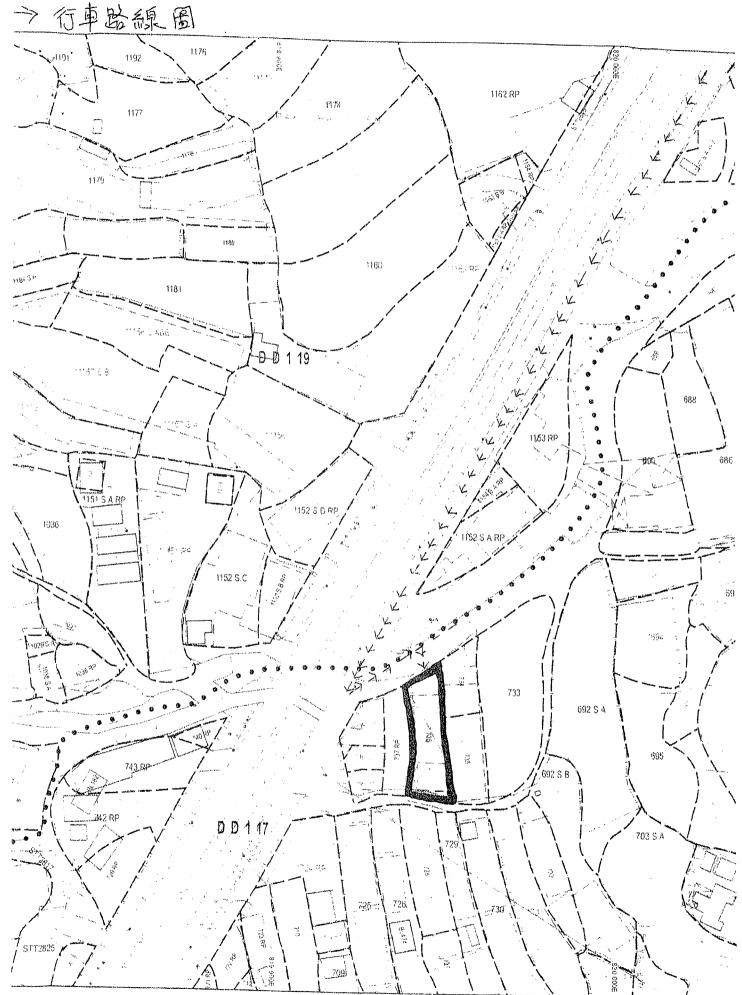
Urgent	☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted
	Fw: A/YL-TT/593 11/05/2023 15:06
From: To: Cc:	tmylwdpo_pd/PLAND/HKSARG Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Forwarded	by tmylwdpo_pd/PLAND/HKSARG on 11/05/2023 15:06
From:	<tp><tp>depland.gov.hk></tp></tp>
To: Cc:	<tmylwdpo@pland.gov.hk> <kkfyiu@pland.gov.hk></kkfyiu@pland.gov.hk></tmylwdpo@pland.gov.hk>
Date:	11/05/2023 14:54
Subject:	FW: A/YL-TT/593

----Original Message---From: Autatwing <
Sent: Thursday, May 11, 2023 2:46 PM
To: tpbpd@pland.gov.hk
Subject: A/YL-TT/593

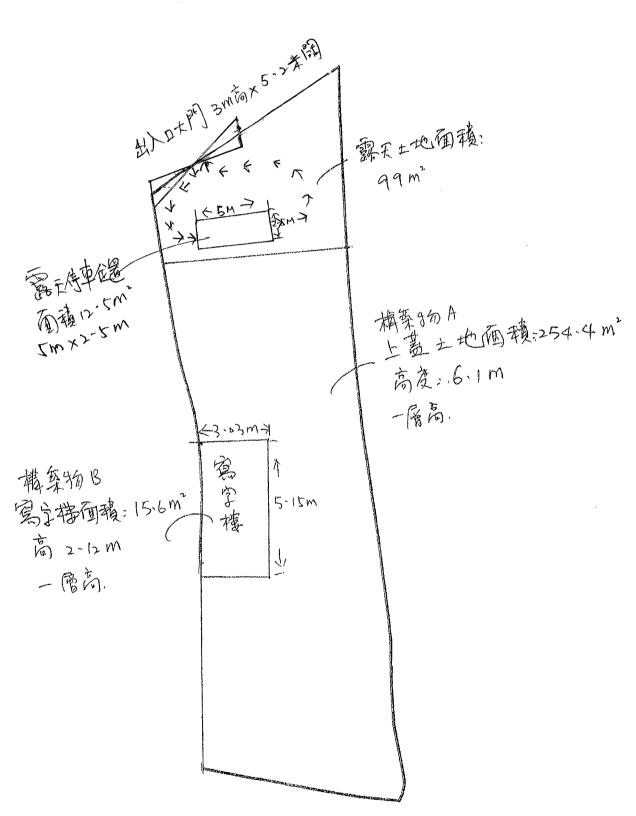




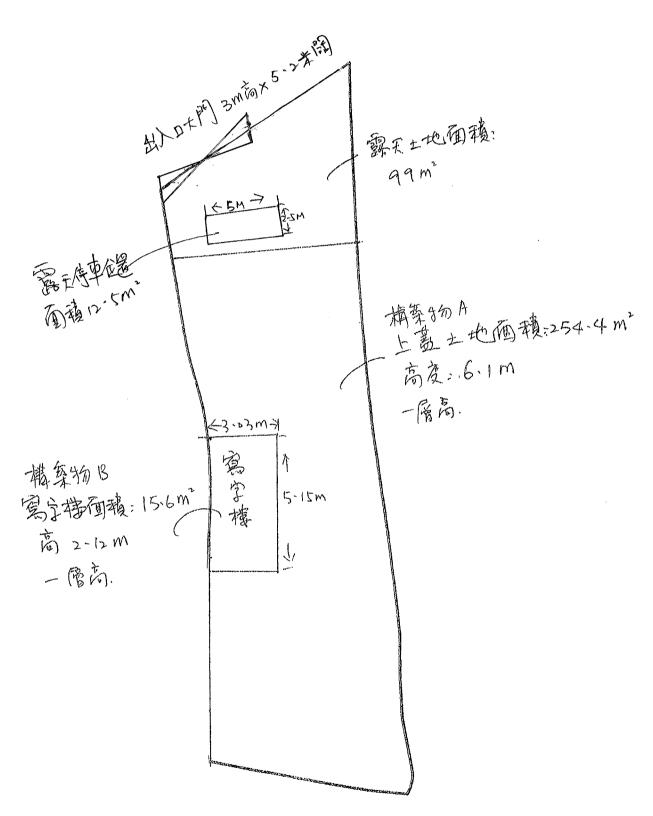
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DD117 LOT 735, 停車路銀圖



· DD117 Lot 735 佈局圖



Relevant Extracts of the Town Planning Board Guidelines for Designation of "Other Specified Uses" Annotated "Rural Use" ("OU(RU)") Zone and Application for Development within "OU(RU)" Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 38)

Main Planning Criteria for Assessing Planning Applications

- 1. Application for development within "OU(RU)" zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.
- 2. The following are criteria for assessing planning application in "OU(RU)" zone.

Development Intensity

(a) The scale, intensity and built form of the proposed development should be compatible with the existing uses in the vicinity of the site, the general setting of the surrounding areas and the rural landscape and rural character, and should not adversely affect natural landscape.

Location and Land Use Compatibility

(b) Any proposed developments expected to generate substantial traffic or rely on other supporting Government, institution or community (GIC) facilities in the vicinity, such as residential use, should generally be located in areas close to the new towns or major roads to take advantage of the existing/planned infrastructure in these areas.

Landscape and Overall Project Design

(c) The design and layout of any proposed development should be compatible and should blend in well with the surrounding areas, and the rural landscape and rural character. The proposed development should not involve extensive site formation and extensive clearance of existing natural vegetation. It should not cause adverse landscape or visual impact on the surrounding areas.

Ecology

(d) If a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas which may have ecological value worthy of conservation or preservation, prior consultation with the Agriculture, Fisheries and Conservation Department should be made.

Cultural Heritage

(e) The Antiquities and Monuments Office should be consulted if a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas having possible archaeological/ historical interests worthy of conservation or preservation.

Environment

(f) The proposed development should not cause unacceptable environmental impacts and should not be susceptible to adverse environmental effects from pollution sources unless adequate mitigating measures are provided.

Transport

(g) Notwithstanding the locational consideration set out in paragraph (b) above, Traffic Impact Assessment (TIA) may be required to be carried out to demonstrate that traffic volume generated, particularly those from recreational or tourism uses, does not exceed the capacity of the local road network, or that proposed mitigation measures such as junction improvements are practical and effective. If recreational or tourism uses are proposed, impact assessment should be carried out for vehicular traffic and pedestrian flow on local road network during weekends and public holidays. Adequate parking and loading/unloading facilities should be provided within the development to meet the traffic demands during peak hours. Advice from the Transport Department should be sought regarding the traffic implications of the proposed development.

Drainage

(h) Application for planning permission for development should demonstrate that the proposed development would not cause adverse drainage impact on the upstream, adjacent and downstream areas. In particular, for development within flood-prone areas or causing unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development, planning applications should include a drainage impact assessment (DIA) and include necessary flood mitigation measures where appropriate to demonstrate that the proposed development would not adversely affect drainage or aggravate flooding in the area.

<u>Sewerage</u>

(i) Waste water should be properly collected and disposed of by connecting to public sewers leading to Government treatment plants. However, many areas of the rural New Territories are not served by public foul sewers. In these circumstances, an applicant may need to provide his own sewage treatment facilities to treat the sewage to acceptable standards for direct discharge into the receiving waters. Alternatively, an applicant may construct new sewer connecting his proposed development with Government sewerage facilities subject to the agreement by Environmental Protection Department and in consultation with Drainage Services Department regarding the connection point.

Water Supply

(j) Water Supplies Department (WSD) should be consulted on whether water supply will be available in close proximity to the development sites. If necessary, the applicant may be requested to extend his private water mains to the nearest Government water

mains for connection and to sort out the land matters associated with the main laying in private lots. For developments within the rural areas close to the water gathering ground or within the water gathering ground, WSD should be consulted on the potential impacts of the proposed developments on the water gathering grounds.

Provision of "Government, Institution or Community" Facilities

(k) The projected demand for GIC facilities and open space arising from the proposed development should generally be met by the existing/planned provision in the district. Depending on the planning circumstances, the applicant may need to propose measures to address the shortfall in order to avoid overstraining the provision of GIC, open space and recreational facilities within the same district. For details of the provision of such facilities in the district, advice from Planning Department may be sought.

Planning Gain

(l) The applicant will be required to demonstrate that the proposed development will not adversely affect the local community and, if applicable, demonstrate that it will bring planning gain to the community.

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

- (a) Comments of the Commissioner for Transport:
 - no adverse comment on the application; and
 - the local track leading to the application site (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 substantiated environmental complaint concerning the Site was 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, approval conditions requiring submission, implementation and maintenance of 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:

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. <u>Long-Term Development</u>

- (a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department:
 - the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) Investigation". According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned as "Local Open Space" and partly within an area shown as 'Road' under YLS Development Stage 3; and
 - the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.
- (b) Comments of the Project Manager (West), CEDD:

No objection to the application.

8. District Officer's Comments

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

His office has not received any feedback from locals.

9. Other Departments

The following government departments have no comment on the application:

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

Recommended Advisory Clauses

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. workshop) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) 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, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by 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;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing parties of the local track should be obtained 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;
- (e) 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) the access road connecting the Site with Pak Sha Shan Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Pak Sha Shan Road; and
- (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 where 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 structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use;
 - (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 the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. 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; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that Project Manager (West), Civil Engineering and Development Department:
 - (i) the eastern part of Site falls within the boundary of the proposed Yuen Long South (YLS) Development Stage 3. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development Stage 3 is being formulated; and
 - (ii) however, the western part of the Site falls within the boundary of YLS Development Stage 2B. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation for the western part of the Site is tentatively targeted to commence in 2024. Thus, the applicant shall be reminded that land

resumption for the implementation of the YLS development – Stage 2B might take place at any time before the expiry of the temporary planning permission and shall be advised not to carry out any substantial works in view of the planned YLS development – Stage 2B.

Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark Subje	ect Restricted
	A/YL-TT/593 DD 117 I 25/04/2023 02:49	Pak Sha Shan Rd Rural	
From: To: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>		

A/YL-TT/593

Lot 736 D.D. 117, Pak Sha Shan Road, Yuen Long

Site area: About 369sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Warehouse for Storage of Construction Materials / ??? Vehicle Parking

Dear TPB Members.

There is no previous history of approval and the most recent application for similar use on adjacent lots was rejected:

- (a) the proposed development, which was more akin to a warehouse, was considered not compatible with the surrounding rural residential settlements;
- (b) the applicant failed to demonstrate in the submission that the proposed development was a genuine shop and services use and would not overstrain the local access road and adversely affect the surrounding area; and
- (c) approval of the application would set an undesirable precedent for other similar uses to proliferate into the "Other Specified Uses" annotated "Rural Use" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

There is therefore no justification for approval. Storage of construction materials is not appropriate so close to "V" zone.

Mary Mulvihill