

2023年 4月 26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 26 APR 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-I
表格第 S16-I 號

**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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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 請勿填寫此欄	Application No. 申請編號	A/YL-TT/594
	Date Received 收到日期	26 APR 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/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)

Lam Kwok Lung

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

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

Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,723 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 873 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)	..... 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	DRAFT Tai Tong Outline Zoning Plan No. S/YL-TT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community (1)" ("G/IC(1)")
(f) Current use(s) 現時用途	Vacant (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
6/4/2023 (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 4/4/2023 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(d) For Type (d) application 供第(d)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長 x 闊 x 高)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 873 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.32	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 21.2 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 5	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 - 2 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... not more than 9... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☒ office 辦公室 38 sq. m 平方米 ☒ About 約

☒ shop and services 商店及服務行業 227 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities
 政府、機構或社區設施

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Please refer to Layout Plan (Plan 3) for details.

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	Please refer to Layout Plan (Plan 3) for details.
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Internal road and parking spaces

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Mid 2023

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Local track connecting to Kiu Hing Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 3</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 2</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input 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</p> <p><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</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please refer to Appendix 1 for details.

11. Declaration 聲明

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

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

Signature
簽署



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

LAU TAK FRANCIS

PLANNING MANAGER

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 MRTPI, FRICS, RPS(GP)



on behalf of
代表

GOLDRICH PLANNERS & SURVEYORS LTD.

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

Date 日期

12/4/2023

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119, Yuen Long, New Territories		
Site area 地盤面積	2,723	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	DRAFT Tai Tong Outline Zoning Plan No. S/YL-TT/19		
Zoning 地帶	"Government, Institution or Community (1)" ("G/IC(1)")		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	873 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.32 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	9	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	21.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	7
	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)	3 2 2
	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)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2)</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Executive Summary

1. The application site is on Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119, Yuen Long, New Territories.
2. The proposed use is "Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities" for a Period of 5 Years.
3. The site area is about 2,723 m². No Government Land is involved.
4. The site falls within the "Government, Institution or Community (1)" ("G/IC(1)") zone under the DRAFT Tai Tong Outline Zoning Plan No. S/YL-TT/19.
5. 5 nos. of structures (not exceeding 9m) with a total floor area of about 873 m² are proposed on site for reception, ancillary office, container storage and retail shop for hardware groceries and construction materials uses.
6. Operation hours are 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. There are 6 similar applications of shop and services approved in the vicinity.
8. The applied use satisfies local residents' needs for hardware groceries and construction materials.

行政摘要

1. 申請地點位於新界元朗丈量約份第 119 約地段第 1655 號 C 分段、第 1655 號 D 分段、第 1655 號 E 分段、第 1655 號餘段及第 1677 號 (部分)。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨及建築材料零售店)連附屬設施 (為期 5 年)」。
3. 申請面積為大約 2,723 平方米。不涉及政府土地。
4. 申請地點處於大棠分區計劃大綱草圖編號 S/YL-TT/19 下的「政府、機構或社區 (1)」地帶。
5. 申請地點擬議提供 5 個(不高於 9 米)的構築物，總樓面面積約 873 平方米作接待處、附屬辦公室、貯物貨櫃及五金雜貨及建築材料零售店用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 附近共有 6 個類似的商店及服務行業用途的規劃申請獲得批准。
8. 申請用途可以滿足當地居民對五金雜貨及建築材料的需求。

Justifications

1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

2. Location

The application site is on Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119, Yuen Long, New Territories. The site is accessible via a local track from Kiu Hing Road.

3. Site Area

The site area is about 2,738 m². No government land is involved.

4. Town Planning Zoning

The application site falls within the “Government, Institution or Community (1)” (“G/IC(1)”) zone under the DRAFT Tai Tong Outline Zoning Plan No. S/YL-TT/19.

The “G/IC(1)” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Similar Applications in the Vicinity

There are 6 similar planning applications in the vicinity in the past 3 years.

6. Development Parameters

5 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (about)	No. of Storeys
1	Reception	18 m ²	18 m ²	4.5m	1
2	Ancillary Office	38 m ²	38m ²	9m	1
3	16 (8 x 2) Nos. of 40ft. Container Storage	118 m ²	236 m ²	6m	2
4	24 (12 x 2) Nos. of 20ft. Container Storage	177 m ²	354 m ²	6m	2
5	Shop (Hardware Groceries and Construction Materials)	227 m ²	227 m ²	9m	1
	Total:	<u>578m²</u>	<u>873m²</u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

2 parking spaces for heavy goods vehicles, 2 parking spaces for light goods vehicles and 3 parking spaces for private cars are provided on site for delivery of goods and customers.

The site is accessible with a local track which connects to Kiu Hing Road. The road is well paved. About total of 28 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kiu Hing Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation			Trip Attraction		
	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles
08:30-10:00	0	0	0	0	0	0
10:00-11:00	0	0	0	1	2	1
11:00-12:00	1	2	0	0	0	0
12:00-13:00	0	0	1	1	2	0
13:00-14:00	1	2	0	0	0	0

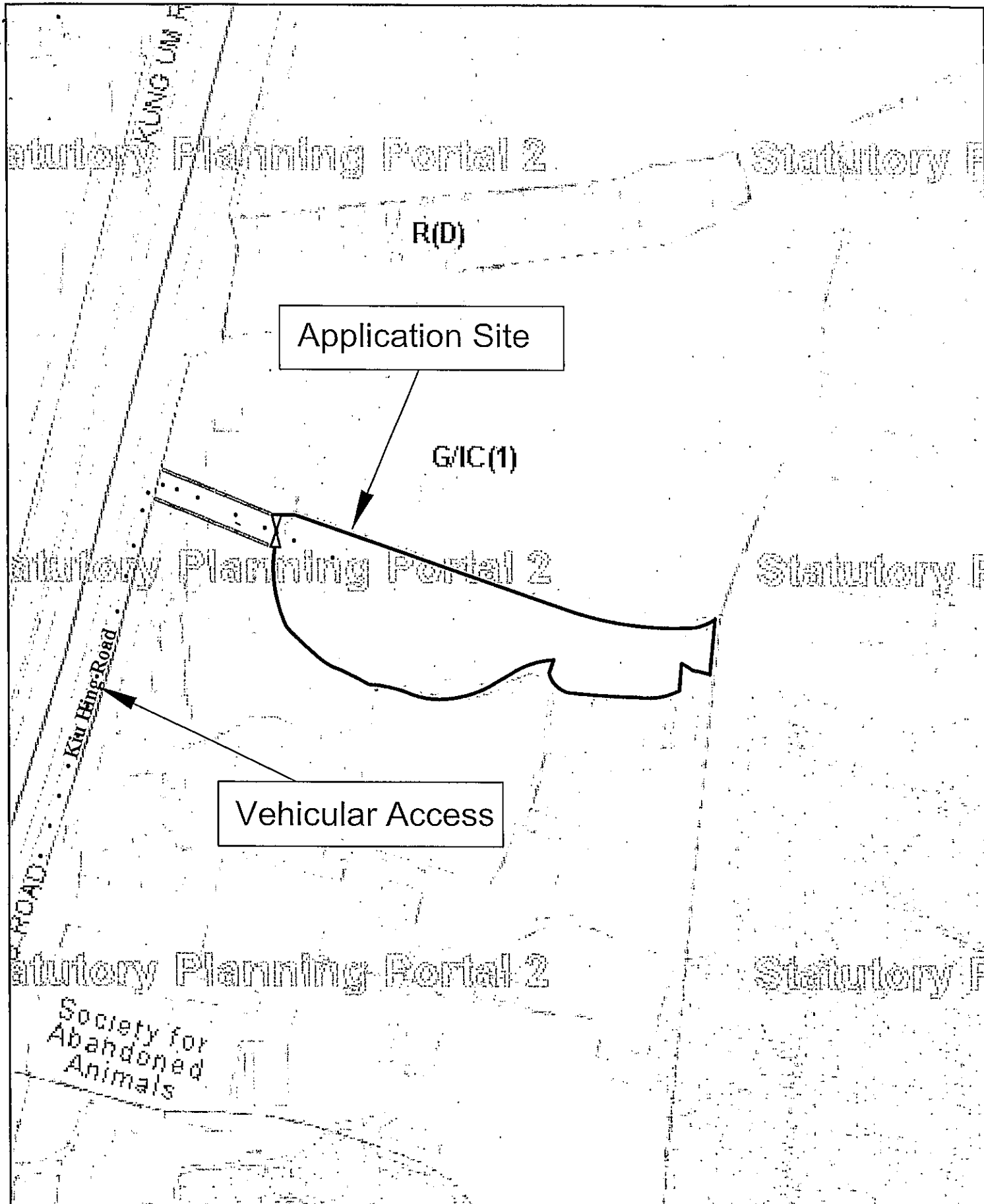
Periods	Trip Generation			Trip Attraction		
	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles
14:00-15:00	0	0	0	1	2	1
15:00-16:00	1	2	0	0	0	0
16:00-17:00	0	0	0	1	2	0
17:00-18:30	<u>1</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>4</u>	<u>8</u>	<u>2</u>	<u>4</u>	<u>8</u>	<u>2</u>

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

7. Planning Gain

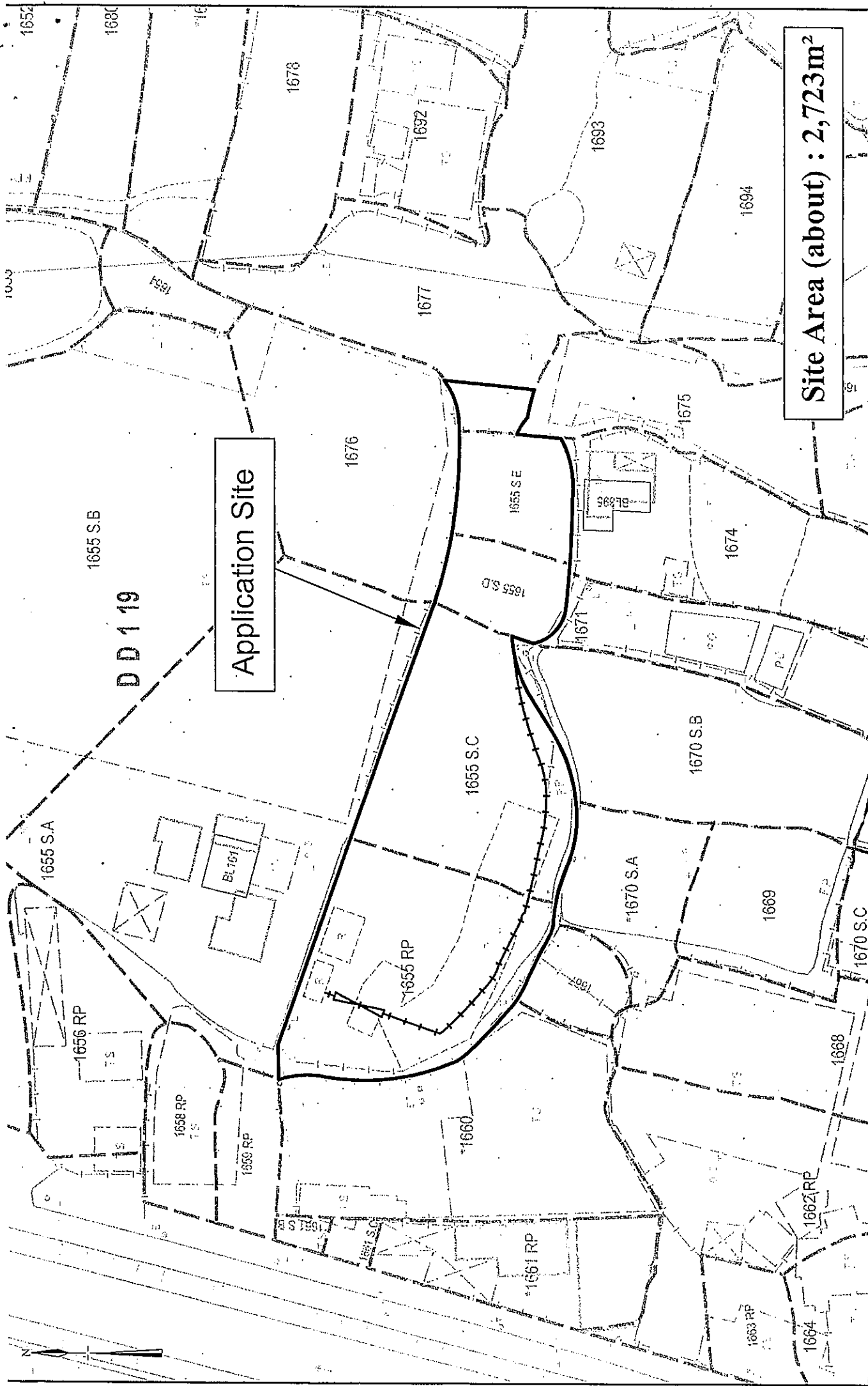
The proposed use satisfies the needs of local residents for hardware groceries and construction materials. Nearby residents do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-



Extracted from Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19

N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
April 2023	Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677(part) in D.D. 119	Plan 1 (P 22080)

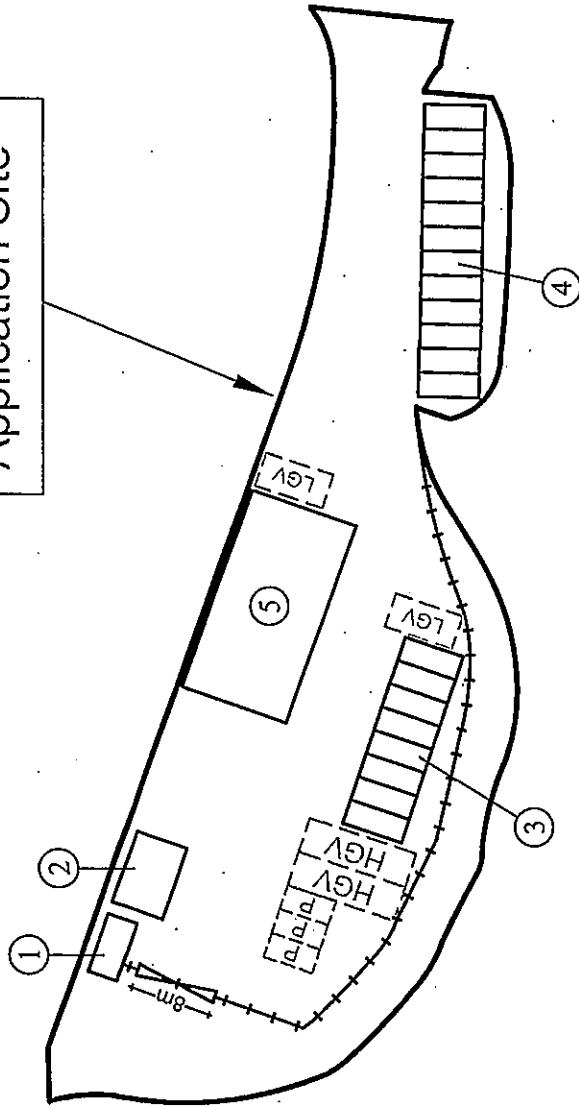


Application Site

Site Area (about) : 2,723m²

Lot Index Plan		Goldrich Planners & Surveyors Ltd.
1:750 (A4)		
Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677(part) in D.D. 119		Plan 2 (P 22080)
April 2023		

Application Site



Legend

[HGV] Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))

[LGV] Parking space for light goods vehicle
(7m (L) x 3.5m (W))

[P] Parking space for private cars
(5m (L) x 2.5m (W))

Vehicle Ingress / Egress

Site Area (about): 2,723m²

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Reception	18m ²	18m ²	4.5m	1
2	Ancillary Office	38m ²	38m ²	9m	1
3	16 (8x2) Nos. of 20 ft. Container Storage	118m ²	236m ²	6m	2
4	24 (12x2) Nos. of 20 ft. Container Storage	177m ²	354m ²	6m	2
5	Shop (Hardware Groceries and Construction Materials)	227m ²	227m ²	9m	1
	Total:	578m ²	873m ²		

1:750 (A4)

April 2023

Layout Plan

Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677(part) in D.D. 119

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 22080)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/594

Our Ref.: TL23239 / P22080

2 June 2023

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

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


Dear Sir,

S.16 Application for

**“Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries and Construction Materials)
with Ancillary Facilities” for a Period of 5 Years
Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119,
Yuen Long, New Territories**

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

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



Francis Lau

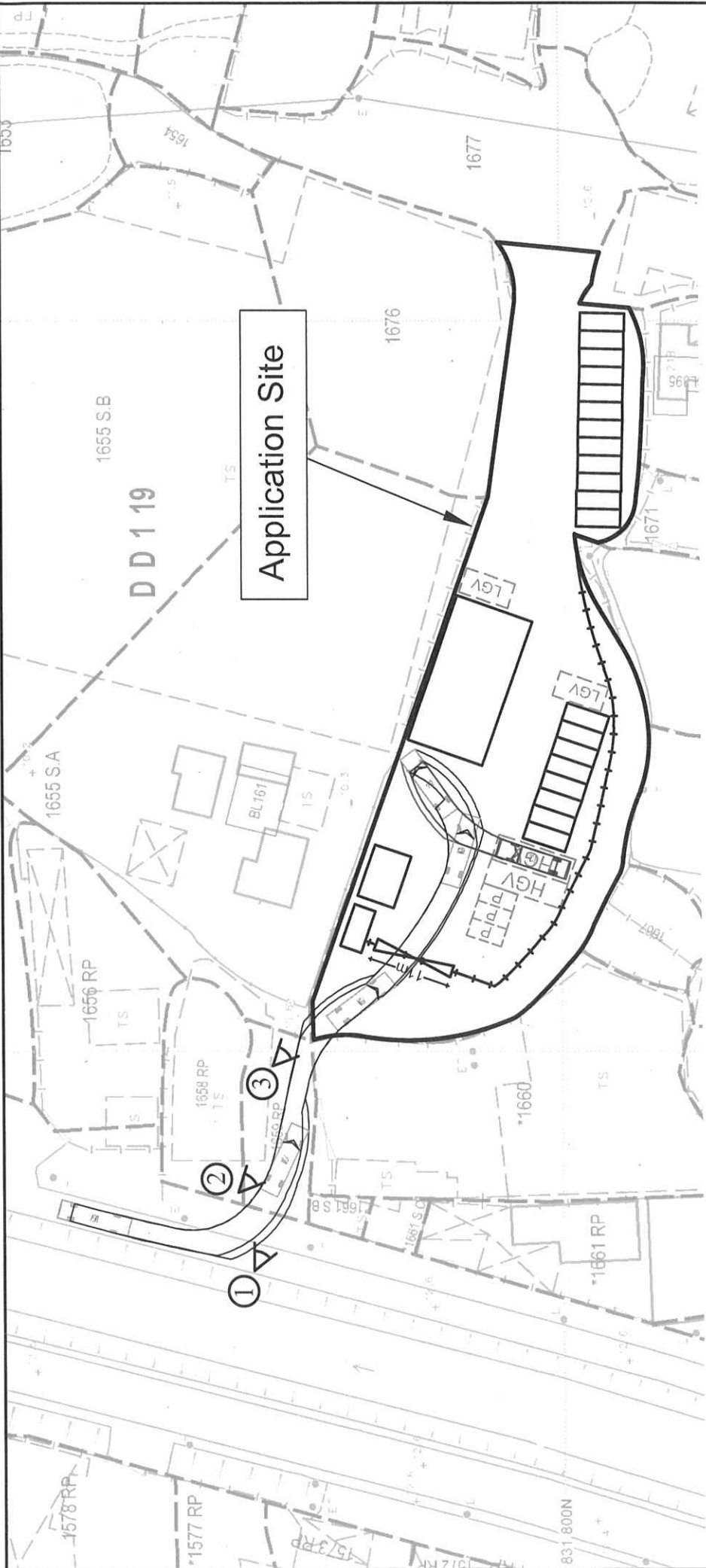
Encl.

Your Ref.: A/YL-TT/594

Our Ref.: P22080

Comments from Transport Department dated 31.5.2023

	Comments	Responses
(a)	Since Kung Um Road/Kiu Hing Road/Shap Pat Heung Road junction and Tai Tong Road/Tai Kei Leng Road junction are very busy during peak hours, any traffic flow induced on these junctions during peak hours are undesirable;	Operator will be advised to avoid inducing traffic flow during peak hours. Please refer to estimation of trip generations/attractions in Justifications (Appendix I) for details.
(b)	recent photos of the location of the proposed run-in/out at Kiu Hing Road and the road within 20m of the proposed run-in/out should be provided;	Please refer to the attached photographs for details. There is sufficient space from Kiu Hing Road to the site. Vehicles will not tail back and congest Kiu Hing Road.
(c)	details of the proposed run-in/out with dimensions and the corresponding swept path check of the run-in/out with HGV should be provided.	Please refer to Swept Path Analysis (Plan 4.1 and 4.2) for details.

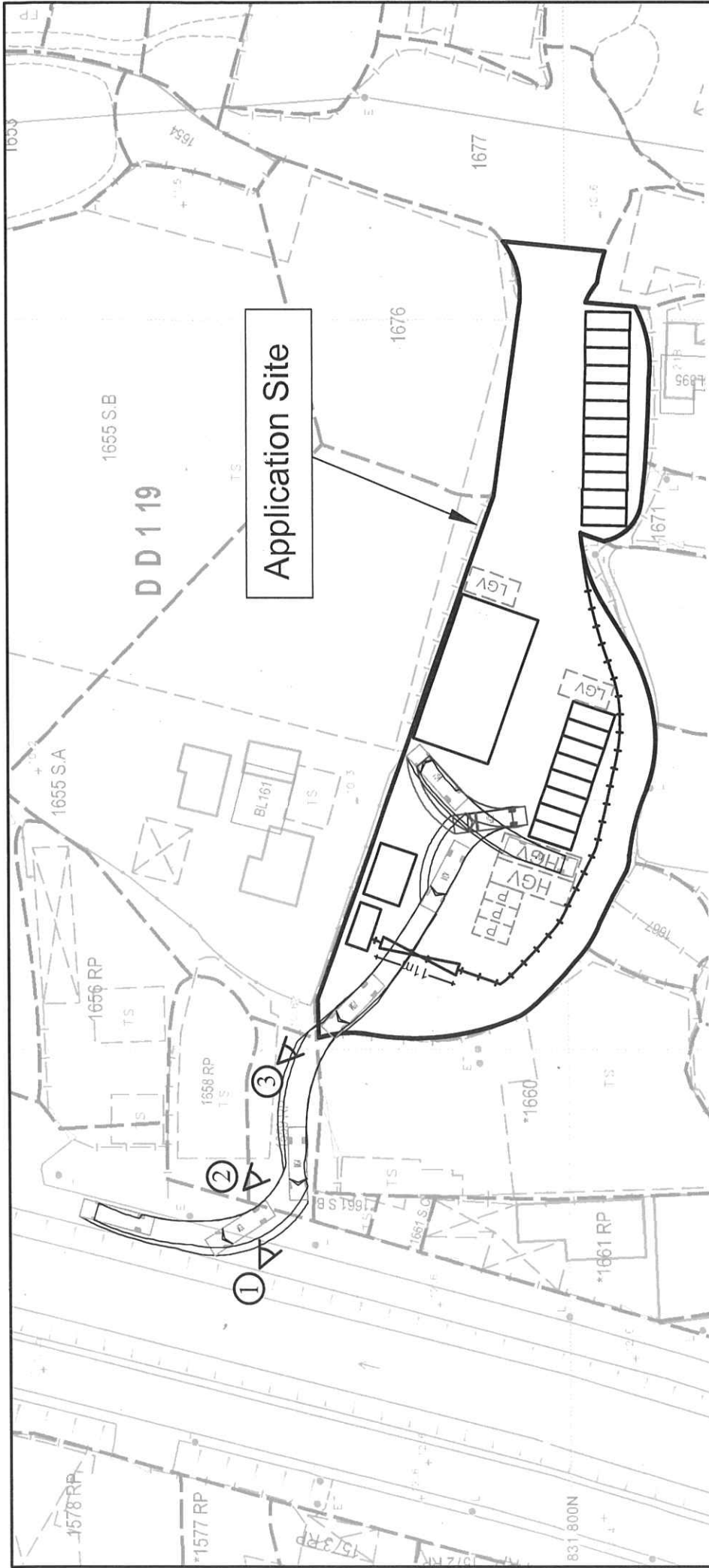


Application Site

Legend

- [HG] Heavy Goods Vehicle (10m (L) x 2.5m (W))
- [LG] Heavy Goods Vehicle (10m (L) x 2.5m (W))
- [P] Heavy Goods Vehicle (10m (L) x 2.5m (W))
- Parking space for heavy goods vehicle (11m (L) x 3.5m (W))
- Parking space for light goods vehicle (7m (L) x 3.5m (W))
- Parking space for private cars (5m (L) x 2.5m (W))
- Vehicular Ingress / Egress
- Viewpoint of Photographs

Swept Path Analysis (Vehicle in)		Goldrich Planners & Surveyors Ltd.
1:750 (A4)	Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677(part) in D.D. 119	
April 2023		
		Plan 4.1 (P 22080)



Legend

- | | | | |
|-------|---|-------|---|
| [HGV] | Parking space for heavy goods vehicle
(11m (L) x 3.5m (W)) | [HGV] | Heavy Goods Vehicle
(10m (L) x 2.5m (W)) |
| [LGV] | Parking space for light goods vehicle
(7m (L) x 3.5m (W)) | [X] | Vehicular Ingress / Egress |
| [P] | Parking space for private cars
(5m (L) x 2.5m (W)) | [V] | Viewpoint of Photographs |

1:750 (A4)

April 2023

Swept Path Analysis (Vehicle out)

Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677(part) in D.D. 119

Goldrich Planners &
Surveyors Ltd.

Plan 4.2
(P 22080)

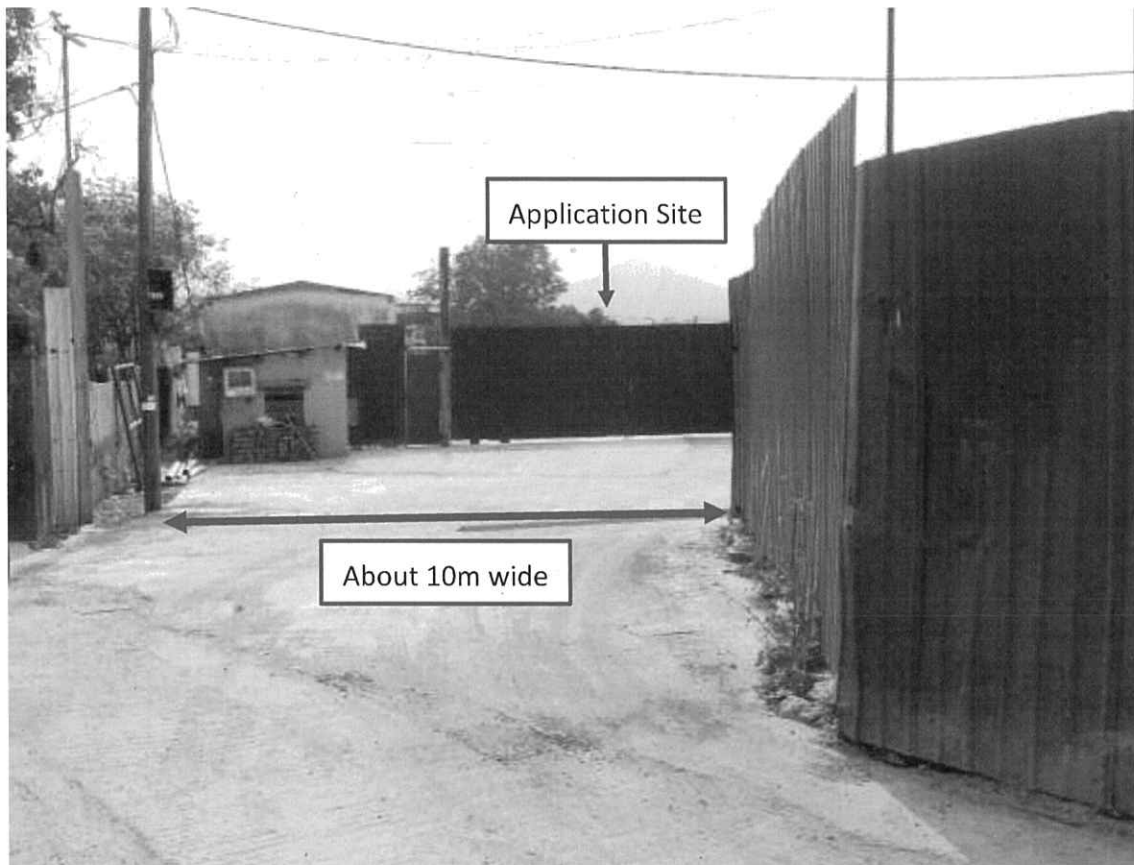
Viewpoint 1



Viewpoint 2



Viewpoint 3



金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/594

Our Ref.: TL23257 / P22080

7 June 2023

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

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

Dear Sir,

Submission of Further Information

**S.16 Application for
“Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries and Construction Materials)
with Ancillary Facilities” for a Period of 5 Years
Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119,
Yuen Long, New Territories**

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

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

Francis Lau

Encl.

Your Ref.: A/YL-TT/594

Our Ref.: P22080

Comments from Transport Department dated 5.6.2023

	Comments	Responses
1.	Appendix I could not be found;	Operator will be advised to avoid inducing traffic flow during peak hours. Please refer to estimation of trip generations/attractions in para. 6 of Justifications (Appendix I) for details.
2.	recent photos of the location of the proposed run-in/out at Kiu Hing Road and the road within 20m of the proposed run-in/out should be provided for checking sightline;	Please refer to the attached photographs for details. The portion of Kiu Hing Road near the existing run-in/out is straight. There is sufficient distance of 20m for checking sightline. Please refer to the plan showing the sightlines of vehicles at run-in / out and viewpoints of photographs (Plan 5) for details.
3.	The applicant did not provide the dimensions of the run-in/out;	The run-in/out is an existing run-in/out. It is about 18m wide.
4.	The applicant shall provide swept path of HGV turning left.	Heavy goods vehicles do not turn left. Drivers turn right to Yuen Long Town.

Justifications

1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

2. Location

The application site is on Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119, Yuen Long, New Territories. The site is accessible via a local track from Kiu Hing Road.

3. Site Area

The site area is about 2,723 m². No government land is involved.

4. Town Planning Zoning

The application site falls within the “Government, Institution or Community (1)” (“G/IC(1)”) zone under the DRAFT Tai Tong Outline Zoning Plan No. S/YL-TT/19.

The “G/IC(1)” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Similar Applications in the Vicinity

There are 6 similar planning applications in the vicinity in the past 3 years.

6. Development Parameters

5 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (about)	No. of Storeys
1	Reception	18 m ²	18 m ²	4.5m	1
2	Ancillary Office	38 m ²	38m ²	9m	1
3	16 (8 x 2) Nos. of 40ft. Container Storage	118 m ²	236 m ²	6m	2
4	24 (12 x 2) Nos. of 20ft. Container Storage	177 m ²	354 m ²	6m	2
5	Shop (Hardware Groceries and Construction Materials)	227 m ²	227 m ²	9m	1
	Total:	<u>578m²</u>	<u>873m²</u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

2 parking spaces for heavy goods vehicles, 2 parking spaces for light goods vehicles and 3 parking spaces for private cars are provided on site for delivery of goods and customers.

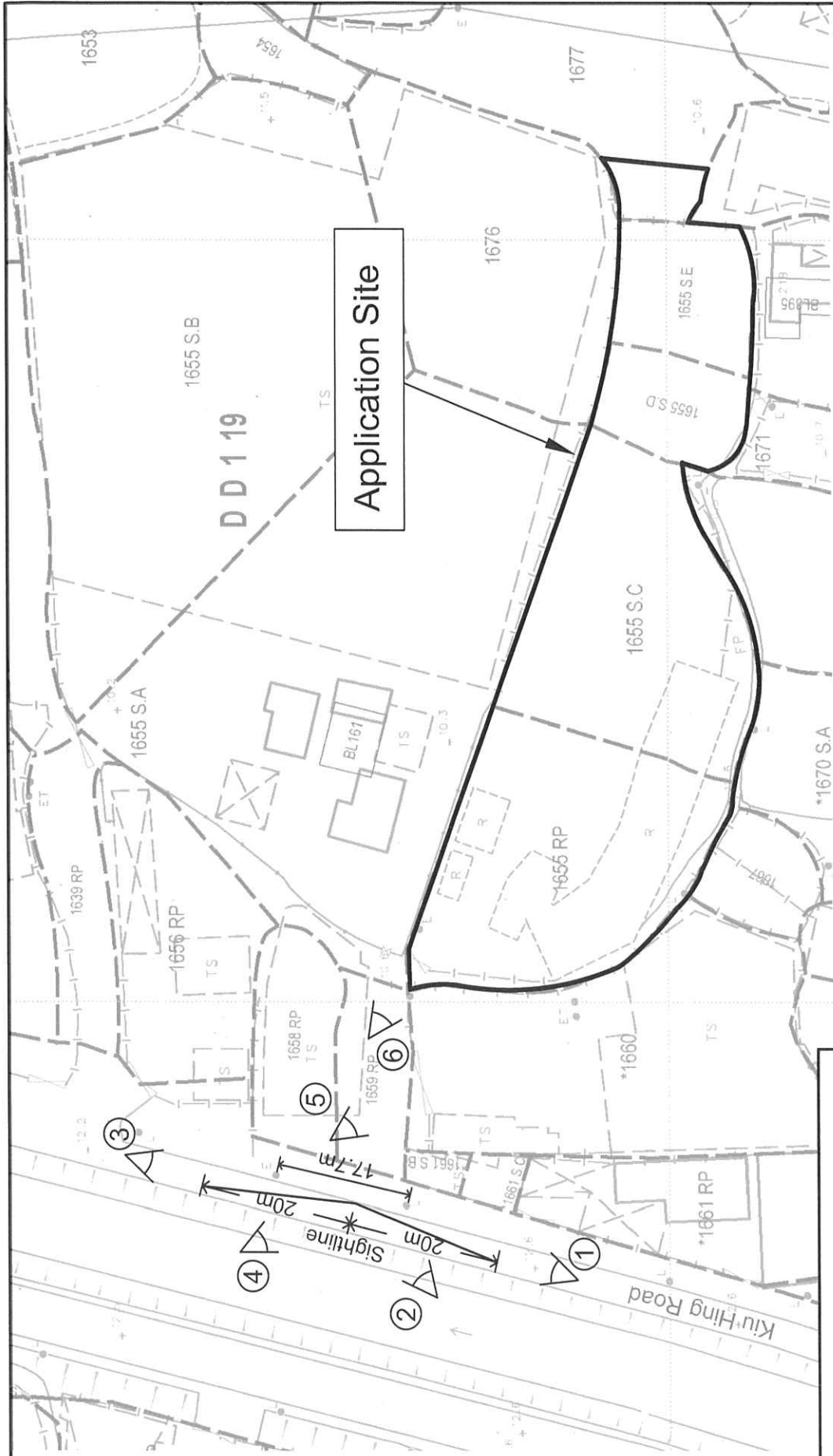
The site is accessible with a local track which connects to Kiu Hing Road. The road is well paved. About total of 28 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kiu Hing Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation			Trip Attraction		
	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles
08:30-10:00	0	0	0	0	0	0
10:00-11:00	0	0	0	1	2	1
11:00-12:00	1	2	0	0	0	0
12:00-13:00	0	0	1	1	2	0
13:00-14:00	1	2	0	0	0	0

7. Planning Gain

-End-



Legend



Viewpoint of Photographs

1:750 (A4)

June 2023

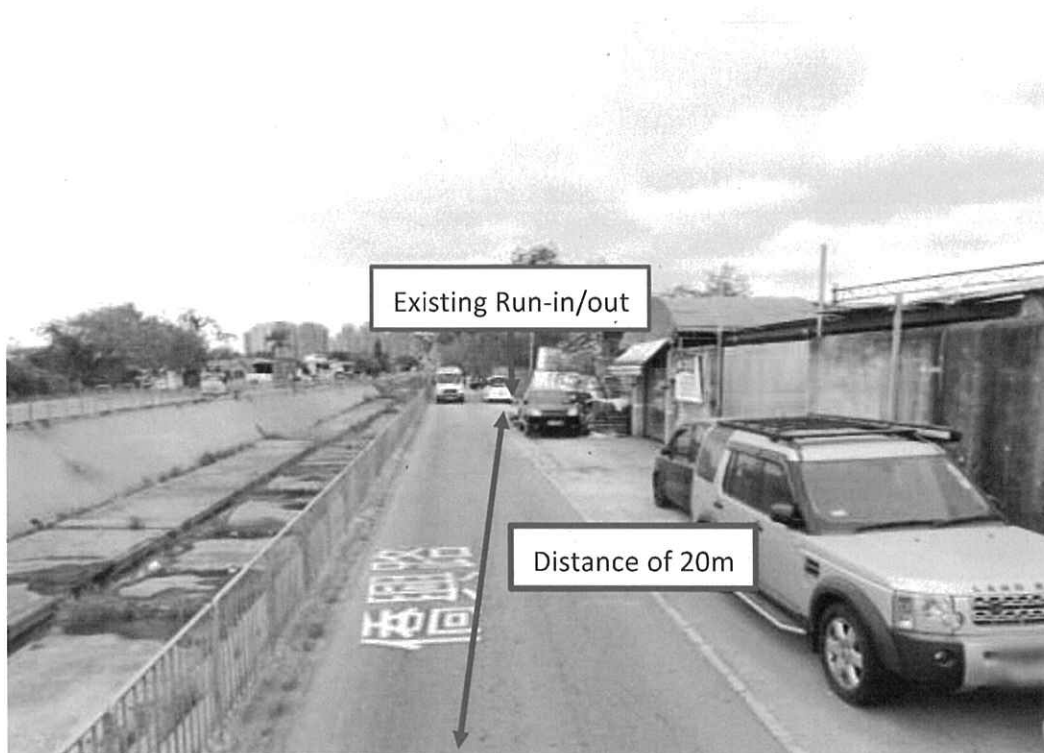
**Plan showing the Sightlines of Vehicles at run-in / out
and Viewpoints of Photographs**

Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677(part) in D.D. 119

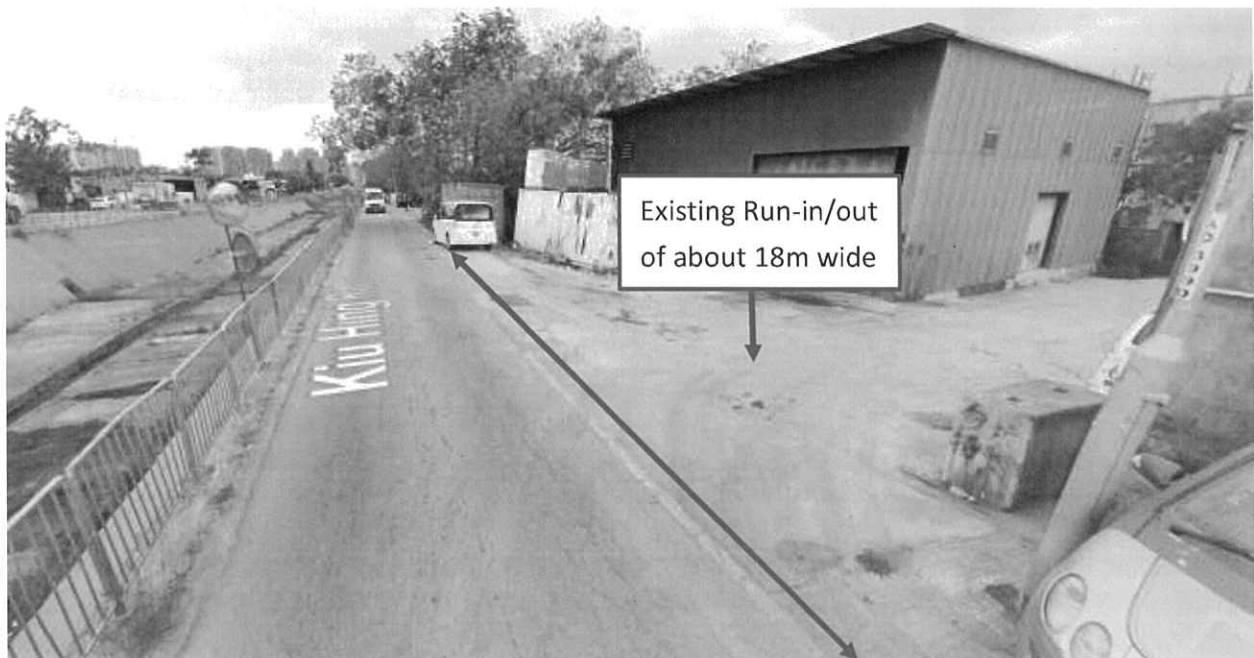
Goldrich Planners &
Surveyors Ltd.

Plan 5
(P 22080)

Viewpoint 1



Viewpoint 2



Viewpoint 3



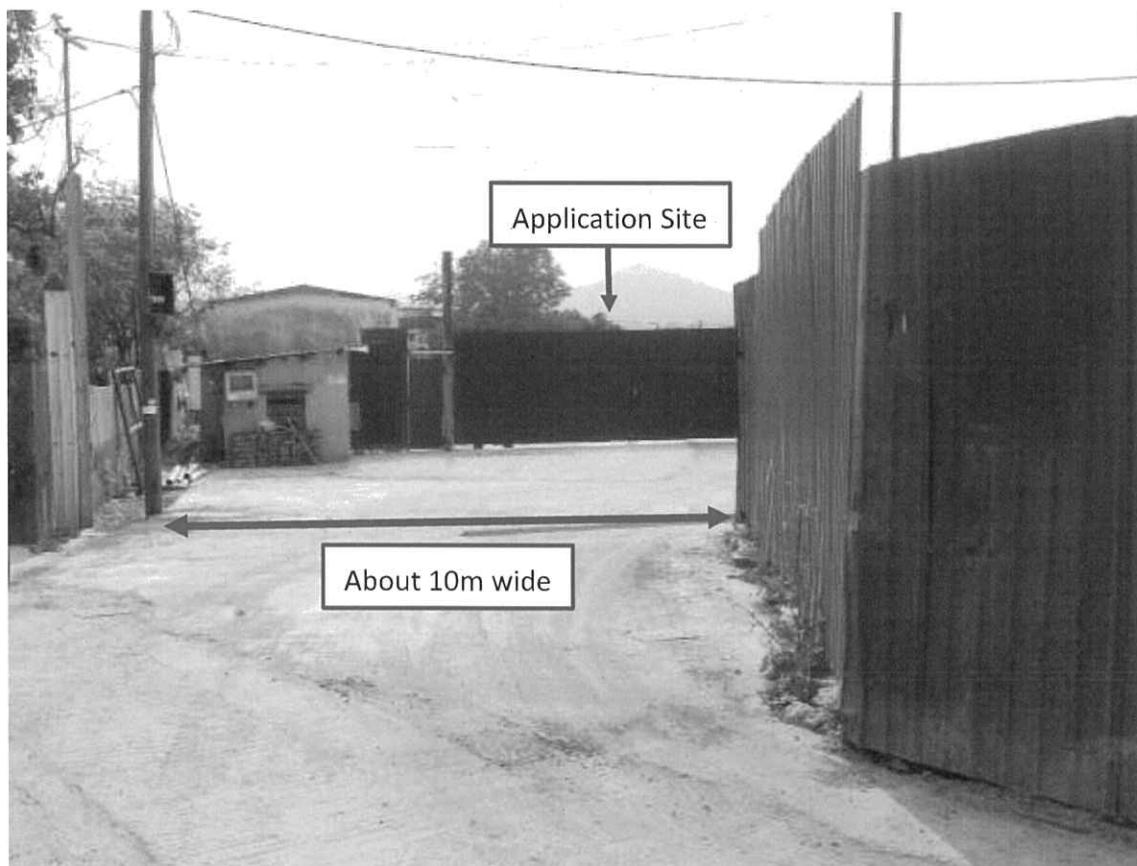
Viewpoint 4



Viewpoint 5



Viewpoint 6



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/594

Our Ref.: TL23260 / P22080

9 June 2023

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

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

Dear Sir,

Submission of Further Information

**S.16 Application for
“Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries and Construction Materials)
with Ancillary Facilities” for a Period of 5 Years
Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119,
Yuen Long, New Territories**

Our response to the comment from Transport Department for the captioned application is as follows:

Comment: The proposed application would induce additional traffic during pm peak.
The applicant shall review.

Response: Customers are asked to leave before 5 p.m. Customers are requested to make an appointment to reserve a parking space. They are not allowed to come to the site after 5 p.m. Thus, no additional traffic will induce during pm peak. Please refer to updated Justifications (Appendix I) for details.

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



Francis Lau

Encl.

Justifications

1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

2. Location

The application site is on Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119, Yuen Long, New Territories. The site is accessible via a local track from Kiu Hing Road.

3. Site Area

The site area is about 2,723 m². No government land is involved.

4. Town Planning Zoning

The application site falls within the “Government, Institution or Community (1)” (“G/IC(1)”) zone under the DRAFT Tai Tong Outline Zoning Plan No. S/YL-TT/19.

The “G/IC(1)” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Similar Applications in the Vicinity

There are 6 similar planning applications in the vicinity in the past 3 years.

6. Development Parameters

5 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (about)	No. of Storeys
1	Reception	18 m ²	18 m ²	4.5m	1
2	Ancillary Office	38 m ²	38m ²	9m	1
3	16 (8 x 2) Nos. of 40ft. Container Storage	118 m ²	236 m ²	6m	2
4	24 (12 x 2) Nos. of 20ft. Container Storage	177 m ²	354 m ²	6m	2
5	Shop (Hardware Groceries and Construction Materials)	227 m ²	227 m ²	9m	1
	Total:	<u>578m²</u>	<u>873m²</u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

2 parking spaces for heavy goods vehicles, 2 parking spaces for light goods vehicles and 3 parking spaces for private cars are provided on site for delivery of goods and customers.

The site is accessible with a local track which connects to Kiu Hing Road. The road is well paved. About total of 28 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kiu Hing Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation			Trip Attraction		
	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles
08:30-10:00	0	0	0	0	0	0
10:00-11:00	0	0	0	1	2	1
11:00-12:00	1	2	0	0	0	0
12:00-13:00	0	0	1	1	2	0
13:00-14:00	1	2	0	0	0	0

Periods	Trip Generation			Trip Attraction		
	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles	Private Cars	Light Goods Vehicles	Heavy Goods Vehicles
14:00-15:00	0	0	0	1	2	1
15:00-16:00	1	2	0	0	0	0
16:00-17:00	1	2	1	1	2	0
17:00-18:30	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>4</u>	<u>8</u>	<u>2</u>	<u>4</u>	<u>8</u>	<u>2</u>

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

7. Planning Gain

The proposed use satisfies the needs of local residents for hardware groceries and construction materials. Nearby residents do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/594

Our Ref.: TL23264 / P22080

16 June 2023

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

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

Dear Sir,

Submission of Further Information

**S.16 Application for
“Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries and Construction Materials)
with Ancillary Facilities” for a Period of 5 Years
Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119,
Yuen Long, New Territories**

We would like to clarify that the hardware groceries and construction materials will be stored in the container-converted structures for storage.

The hardware groceries and construction materials are heavy and bulky. They requires heavy goods vehicles to deliver.

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



Francis Lau

Similar Applications within the Subject “G/IC(1)” Zone on the OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/518	Proposed Temporary Shop and Services for a Period of 3 Years	26.3.2021
2	A/YL-TT/526	Proposed Temporary Shop and Services for a Period of 3 Years	29.10.2021
3	A/YL-TT/527	Proposed Temporary Shop and Services for a Period of 3 Years	29.10.2021
4	A/YL-TT/528	Proposed Temporary Shop and Services for a Period of 3 Years	29.10.2021
5	A/YL-TT/532	Proposed Temporary Shop and Services for a Period of 3 Years	14.1.2022
6	A/YL-TT/540	Proposed Temporary Shop and Services for a Period of 3 Years	18.2.2022
7	A/YL-TT/568	Proposed Temporary Shop and Services for a Period of 3 Years	13.1.2023

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 department's purview.

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

No adverse comment on the application.

3. Drainage

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

- no objection in principle to the proposed development from a 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 a 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 (D of FS):

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:

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

6. Long Term Development

(a) Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- 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” (the YLS Study). According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned “Education”, partly within an area zoned “Amenity” and partly within an area shown as ‘Road’;
- a minor portion of the western part of the Site has been included in the possible expansion of YLS Development Area. CEDD and PlanD are currently undertaking an Intensification Review on Third Phase Development (the Review) which would also explore the possibility to expand the Development Area by covering the adjacent rural land occupied by haphazard open storages, rural workshops and warehouses, which are mostly operating in temporary structures. Depending on the results of the Review and the timetable for the implementation of the YLS Development, the applicant should be aware of the possible implication on land clearance; and
- the objective of the YLS Study 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 five years. In considering the application for temporary uses, due consideration should be given to the possible implication on land clearance which would affect the future implementation of YLS; and

(b) Comments of the Project Manager (West), CEDD (PM(W), CEDD):

No objection to the application.

7. District Officer’s Comments

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

His office has not received any comment from the locals.

8. Other Departments

- 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) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises 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) the Yuen Long South Development Area programme should be taken into account when drawing up the Short Term Waiver boundary; and
 - (iii) the lot(s) owner(s) will need to apply to his 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. 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 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 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 Kiu Hing 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 Kiu Hing 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, and 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 (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 (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; and
- (i) to note the comments of the Comments of the Project Manager (West), Civil Engineering and Development Department that:

majority of the Site falls within the boundary of Yuen Long South (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 is tentatively targeted to commence in 2024. 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 no substantial works should be carried out within the Site in view of the planned YLS Development – Stage 2B.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-TT/594 DD 119 Kung Um Road nr Soc Abandoned Animals GIC
23/05/2023 03:36

From:

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

File Ref:

1 attachment



Kung Um Road Nr SAA.pdf

A/YL-TT/594

Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 RP and 1677 (Part) in D.D. 119, Kung Um Road, Yuen Long

Site area : About 2,723sq.m

Zoning: "GIC (1)"

Applied use: Shop and Services / 7 Vehicle Parking / **5 Years**

Dear TPB Members,

Strong Objections, the lots are covered in trees.

The zoning is GIC to serve a planned community. The natural surroundings would be compatible with and enhance a number of community uses and should not be destroyed.

No data provided on the number of trees to be chopped.

Members should reject this application.

Mary Mulvihill

Google Maps Society for Abandoned Animals

