2023年 7月 2 1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

The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

<u>Form No. S16-III</u> 表格第 S16-III 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 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 <u>notice of application</u> 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<u>申請通知</u>,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 「 ノ」 at the appropriate box 請在適當的方格內上加上「 ノ」號

For Official Use Only	Application No. 申請編號	A/12-TT /603
請勿填寫此欄	Date Received 收到日期	2 1 JUL 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 樓及新界沙田上禾峚路 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

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

Top Ease Creation Limited

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)

Pinnacle Surveyors Limited

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)	D.D. 116 Lot No. 3578 R.P., Tong Tau Po, Yuen Long 新界元朗塘頭埔丈量約份第116約地段第3578號餘段
(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 1,710.1 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 839.80 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)	N/A sq.m 平方米 □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	Village Type Development			
(f)	Current use(s) 現時用途	Open Storage (If there are any Government, institution or community plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在岡則上顯示			
4.	"Current Land Owner" of A	pplication Site 申請地點的「現行土均	 地擁有人」		
The	applicant 申請人 —				
\square	is the sole "current land owner"#& (pl	ease proceed to Part 6 and attach documentary proof 青繼續填寫第6部分,並夾附業權證明文件)。	of ownership).		
	is one of the "current land owners"#& 是其中一名「現行土地擁有人」#&	(please attach documentary proof of ownership). (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 Gor申請地點完全位於政府土地上(請	vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。			
5.	Statement on Owner's Conse	nt/Natification			
	就土地擁有人的同意/通知				
(a)	According to the record(s) of application involves a total of	the Land Registry as at			
(b)	The applicant 申請人 -				
	has obtained consent(s) of	"current land owner(s)"#.			
	已取得 名「				
		and 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 remises as shown in the record of the Land (DD/MM/YYYY) 取得同意的日期 (日/月/年)				
/	(Please use separate sheets if the spa	ce of any box above is insufficient 如 上列任何古格的空	7月7日,注口万公山)		

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)" Date of notification					
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. 如上列上何方格的空間不足,請另頁說明)					
as 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:					
leasonable 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)在抄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(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					
sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/managem office(s) or rural committee on(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/互助委員會或行					
處,或有關的鄉海委員會 [®] whers 其他					
others (please specify)					
其他(精指明)					

6. Type(s) of Application	申請類別		· · · · · · · · · · · · · · · · · · ·	
(A) Temporary Use/Develop 位於鄉郊地區土地上及 (For Renewal of Permissio (如屬位於鄉郊地區臨時用	或建築物內進行為 in for Temporary Us	期不超過三年的 e or Development i	臨時用途/發展 n Rural Areas, please p	
(a) Proposed use(s)/development 擬議用途/發展	Shop	and Services		
	(Please illustrate the d	etails of the proposal of	n 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) □ month(3	
(c) Development Schedule 發展:		3 0	-	·
Proposed uncovered land area			870.30	sq.m Z About 約
Proposed covered land area 携			839.80	sq.m 又About 約
Proposed number of buildings		物/構築物數目	5	sq.m tarroom (#)
		107 HASK 10 XX 1	N/A	□ About 4/2
Proposed domestic floor area			839.80	sq.m □About 約
Proposed non-domestic floor		面面積		sq.m 🗹 About 約
Proposed gross floor area 擬語	義總樓面面積		839.80	sq.m 又About 約
Proposed height and use(s) of diff		-		
的擬議用途 (如適用) (Please us	covered area	GROSS FLOOR AREA	afficient)(如以下空间不 BUILDING HEIGHT	
STRUCTURE USE S1 SHOP	(ABOUT) 228.9 sq. m.	(ABOUT) 228.9 sq. m.	(ABOUT) 5.5	NO. OF STOREY
S2 SHOP S3 SHOP	228.9 sq. m. 229.00 sq. m.	228.9 sq. m. 229.00 sq. m.	5.5 5.5	1
S4 SHOP AND ANCILLARY OFFICE EM ELECTRIC METER ROOM		151.00 sq. m. 2.00 sq. m.	5.5 3	. 1
TOTAL	839.80 sq. m.	839.80		
Proposed number of car parking	spaces by types 不同	種類停車位的擬議		
Private Car Parking Spaces 私家	《車車位		3	
Motorcycle Parking Spaces 電單			N/A	
Light Goods Vehicle Parking Sp			N/A	
Medium Goods Vehicle Parking	573		N/A N/A	
Heavy Goods Vehicle Parking S	The company of the co	位	N/A	
Others (Please Specify) 其他 (月 ~11-0-17	****	N/A	
Proposed number of loading/unle	nading spaces 上莈安	 貨車位的擬議數目		
	oranie abasea "L'AAA	~ III 3 IM H34 ~ 1 1	NI/A	
Taxi Spaces 的士車位			N/A N/A	
Coach Spaces 旅遊巴車位	刑货声声位		1	1
Light Goods Vehicle Spaces 輕 Medium Goods Vehicle Spaces			N/A	\
Heavy Goods Vehicle Spaces			N/A	
Others (Please Specify) 其他 (***	N/A	\
			N/A	\

Pro	posed operating hours 8:00 am to 8:00 p			Saturday)		
	Closed on Sunda	y and Pu	ublic H			
(d)	Any vehicular according the site/subject build 是否有車路通往地有關建築物?	ess to ling?		 ✓ There is an existing access. (please appropriate) 有一條現有車路。(請註明車路名稱付 Tai Shui Ha Road East □ There is a proposed access. (please illust 有一條擬議車路。(請在圖則顯示, 	如適用)) trate on plan a	nd specify the width)
		No	否			
(e)	(If necessary, please	use separate s for not pro	e sheets to oviding s	發展計劃的影響 to indicate the proposed measures to minimis such measures. 如需要的話,請另頁註明可	e possible adv 可盡量減少可	verse impacts or give J能出現不良影響的
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否		ease provide details 新提供詳情		
(ii)	Does the development proposal involve the operation on the right? 擬議 發展是否涉及右列的工程?		diver (請戶 範圍	Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘深度 Filling of land 填土 Area of filling 填土面積 Septh of filling 填土面積 Septh of filling 填土厚度 Excavation of land 挖土 Area of excavation 挖土面積 Septh of excavation 挖土面積	sq.m 平方米 m 米 sq.m 平方米 m 米	及/或挖土的細節及/或 □About 約 □About 約 □About 約 □About 約 □About 約 □About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape Tree Fellin Visual Imp	對交通 supply 對 ge 對排 對斜坡 by slopes Impact ng 砍作 pact 構	Yes 對供水 Yes 水 Yes Yes Yes 受斜坡影響 Yes 構成景觀影響 Yes	會會會會會會會會會會	No 不會會 I I I I I I I I I I I I I I I I I I

(B) Renewal of Permis	diameter at b 請註明盡量 幹直徑及品和	measure(s) to minimise the impact(s). For tree felling, please state the number reast height and species of the affected trees (if possible) 成少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹種(倘可)
位於鄉郊地區臨時		
(a) Application number to 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/developm 已批給許可的用途/發		
(e) Approval conditions 附帶條件	9	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帶條件: 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) Kenewal period sought 要求的續期期間		□ year(s) 年□ month(s) 個月

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。
Please find our planning justifications in the supplementary sheets attached for your information.
<u></u>

0 D.J. ##	HH.	
8. Declaration 聲		
I hereby declare that the p本人謹此聲明,本人就	particulars given in this application a 這宗申請提交的資料,據本人所知	are correct and true to the best of my knowledge and belief. 印及所信,均屬真實無誤。
I hereby grant a permission to the Board's website for	n to the Board to copy all the materi browsing and downloading by the	als submitted in this application and/or to upload such materials public free-of-charge at the Board's discretion. 斗複製及/或上載至委員會網站,供公眾免費瀏覽或下載。
Signature 簽署	hus Cy	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
*** *** *** *** ***	TANG	Consultant
ţ	Name in Block Letters 性名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification 專業資格	(s) ☑ Member 會員 / □ Fello □ HKIP 香港規劃師學 □ HKIS 香港測量師學 □ HKILA 香港園境師學 □ RPP 註冊專業規劃師 ○ Others 其他	ow of 資深會員 會 / HKIA 香港建築師學會 / 會 / HKIE 香港工程師學會 /
10-60	nnacle Surveyors Limited	nd Chop (if applicable) 機構名稱及蓋章 (如適用)
Date 日期	9/06/2023	. (DD/MM/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

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes: 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規

劃委員會規劃指引的規定作以下用途:

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第1段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第486章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料 應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Applic	cation 申請摘要
available at the Plan (請盡量以英文及「	tails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and anning Enquiry Counters of the Planning Department for general information.) 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副劃資料查詢處供一般參閱。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D. 116 Lot No. 3578 R.P., Tong Tau Po, Yuen Long 新界元朗塘頭埔丈量約份第116約地段第3578號餘段
Site area 地盤面積	1,710.1 sq. m 平方米 ☑ About 約 (includes Government hand of 包括政府上地 sq. m 平方米-□ About 約)
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19 大棠分區計劃大綱草圖編號S / YL-TT / 19
Zoning 地帶	Village Type Development 鄉村式發展
Type of Application 申請類別	□ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 □ Year(s) 年 □ Month(s) 月 □ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 □ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	Temporary Shop and Services

(i)	Gross floor area and/or plot ratio		sq	.m 平方米	Plot R	Latio 地積比率
	總樓面面積及/或地積比率	Domestic 住用	N/A	□ About 約 □ Not more than 不多於	N/A	□About 約 □Not more than 不多於
		Non-domestic 非住用	839.80	☑ About 約 □ Not more than 不多於	0.49	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	N/A		•	
		Non-domestic 非住用	5			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A		□ (Not	m 米 more than 不多於)
			N/A		□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	m 米 ☑ (Not more than 不多於)			
			1		☑ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積			4	19 %	☑ About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目		Medium Goods V	ng Spaces 私 ng Spaces 電 ole Parking S sehiole Parking celly) 其他 e loading/unlo 停車處總數	家車車位 單車車位 Passa 輕型货車泊車 g Spassa 中型货車沿 Spassa 重型货車泊車 (請列明)	車位	3 / 3(PC)
		Light Goods Vehi Mediam Goods Veh Heavy Goods Veh Others (Please Sp.	cle Spaces 輕 chicle Spaces picle Spaces 章	中型货车位 6刑货市市份	-	1 (LGV)

Plans and Drawings 圖則及繪圖	<u>Chinese</u> 中文	English 英文
Master layout plan(s)/Layout plan(s) - 總網發展藍圖 / 布局設計圖 Block plan(s) 樓宇位置圖 Floor plan(s) 樓宇平面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計圖		
Others (please specify) 其他(請註明)		
Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)	П	П
Traffic impact assessment (on vehicles) 就車輛的交通影響評估 Traffic impact assessment (on pedestrians) 就行人的交通影響評估 Visual impact assessment 視覺影響評估 Landscape impact assessment 景觀影響評估 Tree Survey 樹木調查 Geotechnical impact assessment 土力影響評估 Drainage impact assessment 排水影響評估 Sewerage impact assessment 排水影響評估 Risk Assessment 風險評估 Others (please specify) 其他(請註明) -Swept Path Analysis Diagrams		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。

-SUPPLEMENTARY SHEET-

PLANNING STATEMENT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES

1.	Background	1.1	The applicant seeks the Town Planning Board's (the Board) permission for the use the application site (the Site) for 'shop and services' uses comprising: a) a showroom for sale of decoration construction materials; b) a shop for the sale (retail) of metalware / construction materials; c) a shop for Interior Design and Decoration; d) a shop for interior Design and Decoration with reception counter and e) an electrical meter room for supply of electricity to serve the nearby locals, i.e. residents of Tong Tau Po Tsuen and nearby villages. (Please refer to the Site Layout Plan at Appendix 1).
		1.2	The Site has been used for open storage purposes before the publication of the Tai Tong IDPA Plan No. IDPA/YL-TT/1, hence, is an existing use.
			the fai folig IDFA Flair No. IDFA/ 1E-1 1/1, Heffice, is all existing use.
		I	
		2.1	The Site falls within an area zoned as "Village Type Development" ("V") on the Draft Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/19 (Please refer to the extract of the OZP at Appendix 2). According to the Notes of the OZP, 'Shop and Services' is a column two use within the "V" zone, which requires permission from the Board.
2.	Planning Context	2.2	There are at present no similar shops in the area. The applied use intends to support the daily lives and urgent needs of nearby residents as well as provide one-stop services to those building contractors. As the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "V" zone. Furthermore, there is at present no small house application found within the Site. The building height of the proposed structures are also similar to the nearby New Territories Exempted Houses; hence, it is considered not incompatible with the surrounding environment.
		2.3	The application for the proposed uses, if approved, will help eradicate the unplanned open storage activities on the Site.

PLANNING STATEMENT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES

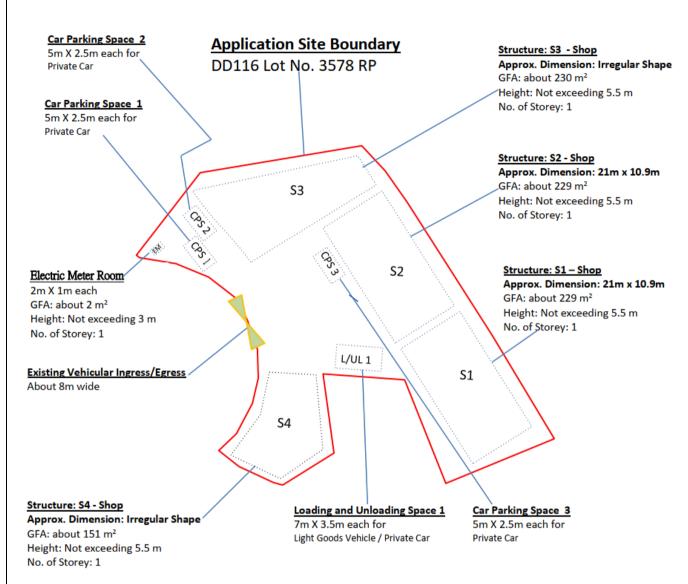
	Development Proposal	3.1	The Site occupies an area of 1,710.1 sq. m. (about) of private land. 5 structures are proposed to be erected on the Site for 'shop and services use' with a showroom for sale of decoration construction materials, a shop for retailing of metalware construction materials, a shop for Interior Design and Decoration, a shop for Interior Design and Decoration with reception counter and an electrical meter room, occupying a total GFA of 839.8 sq. m. (about). (Please refer to the Site Development Schedule at Appendix 3). The operation hours of the Site are from 08:00 hours to 20:00 hours daily from Monday to Saturday (excluding Sunday and public holiday(s)). The estimated number of visitors per day are 10. The number of staff working at the Site are 4. Operation Mode of the Proposed Development are provided at Appendix 4.
3.		3.2	The Site is accessible from Tai Shu Ha Road East and there is a Green Public Light Bus station close to the Site (Please refer to the Transport Plan at Appendix 5). Staff working there will commute by taking the Green Public Light Bus. 3 private car parking spaces are provided for visitors to commute to the Site. 1 loading/unloading space for light goods vehicle is provided for transportation of goods to support the daily operation of the Site. (Please refer to the Site Layout Plan at Appendix 1).
		3.3	Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road. (Please refer to the Swept Path Analysis Diagrams at Appendix 6.) No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. As trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network would not be anticipated (Please refer to the Trips Generation and Attraction Analysis Table at Appendix 7.)
		3.4	The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

PLANNING STATEMENT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES

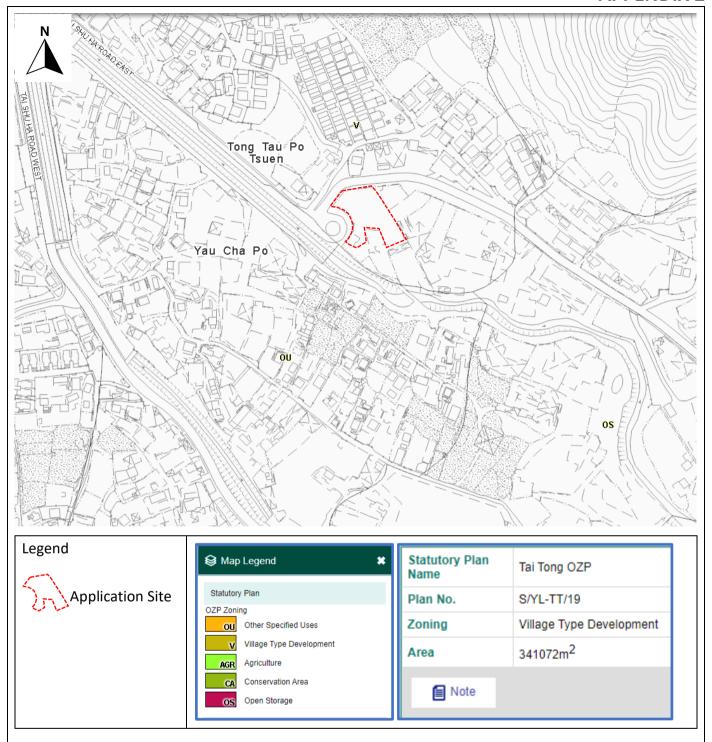
4.	Conclusion	4.1	The proposed development will not create any significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, where necessary, will be provided after planning approval has been granted from the Board.
		4.2	In view of the above, the Board is hereby respectfully requested to approve this application.





Project:

Drawing Title:	Drawing No.:	
Site Layout Plan	Figure 1	



Project:

Drawing Title:	Drawing No.:
Outline Zoning Plan (Extract)	
Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19	Figure 2

SITE DEVELOPMENT SCHEDULE

	STRUCTURE	II	SE	COVERI	ED AREA GR	OSS FLOOR ARI	EA BUILD	DING HEIGHT	NO. OF	SITE LAYOUT PLAN
	DIRECTORE		OL .	(AB	OUT)	(ABOUT)	(,	ABOUT)	STOREY	SII LII OO I ILM
		SHOWROOM FOR S	SALE OF							N
	S1	DECORATION CON	DECORATION CONSTRUCTION 228.9		sq. m.	228.9 sq. m.		5.5 m.	1	
		MATERIALS;								
		SHOP FOR THE SAI	LE (RETAIL) OF							
TEMPORARY	S2	METALWARE / CO	NSTRUCTION	228.9	sq. m.	228.9 sq. m.		5.5 m.	1	
STRUCTURES		MATERIALS;								
DEVELOPMENT	S 3	SHOP FOR INTERIO	OR DESIGN AND	220.00) sq. m.	229.00 sq. m.		5.5 m.	1	
SCHEDULE	33	DECORATION;		223.00	7 sq. m.	229.00 sq. III.		J.J III.	1	S3
		SHOP FOR INTERIO	OR DESIGN AND							
	S4	DECORATION WITH	H RECEPTION	151.00) sq. m.	151.00 sq. m.		5.5 m.	1	
		COUNTER;								Cay Cay S2
	TZN #	AN ELECTRICAL M	IETER ROOM FOR	2.00		2.00			1	
	EM	SUPPLY OF ELECTI	TRICITY 2.00 sc		00 sq. m. 2.00 sq. m.		3 m.		1	
			TOT	AL 839.80) sq. m.	839.80 sq. m.				
										L/UL 1 S1
						DIMENSIONS	5		TOTAL	
PARKING AND	NO. PARTI	CULARS			LENGTI	I	WIDTH		TOTAL	S4 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
LOADING /	CPS 1 PRIVATE CAR PARKING		G SPACE 1		5 m.		2.5 m.			
UNLAOADING	CPS 2 PRIVA	TE CAR PARKING	PARKING SPACE 2		5 m.		2.5 m.		3 CPS	
PROVISION	CPS 3 PRIVATE CAR PARKING SPACE L/UL 1 LOADING AND UNLOADING S GOOD VEHICLE 1		IR PARKING SPACE 3		5 m.		2.5 m.			
T NO VIBIOIV			DING SPACE FO	OR LIGHT	7 m.		3.5 m.		1 L/UL	
					/ 111.		J.J III.		1 L/UL	
	Particulars		(ABOUT)			(ABOUT)				
	APPLICATION S		1710.1 sq. m.	DOMESTIC G	FA	N/A	NO. OF STRUC	CTURE	5	
DEVELOPMENT	COVERED AREA	Α	839.8 sq. m.	NON-DOMES'	ΓΙC GFA	839.8 sq. m.	NO. OF STORE	EY	1	
PARAMETERS	UNCOVERED A	REA	870.3 sq. m.	TOTAL GFA	TOTAL GFA		BUILDING HE	IGHT	5.5 m.	
	PLOT RATIO		0.49	DOMESTIC PI	LOT RATIO	N/A				
	SITE COVERAG	E	49%	NON- DOMES	TIC PLOT RATIO	0.49				
			•	•			•		•	

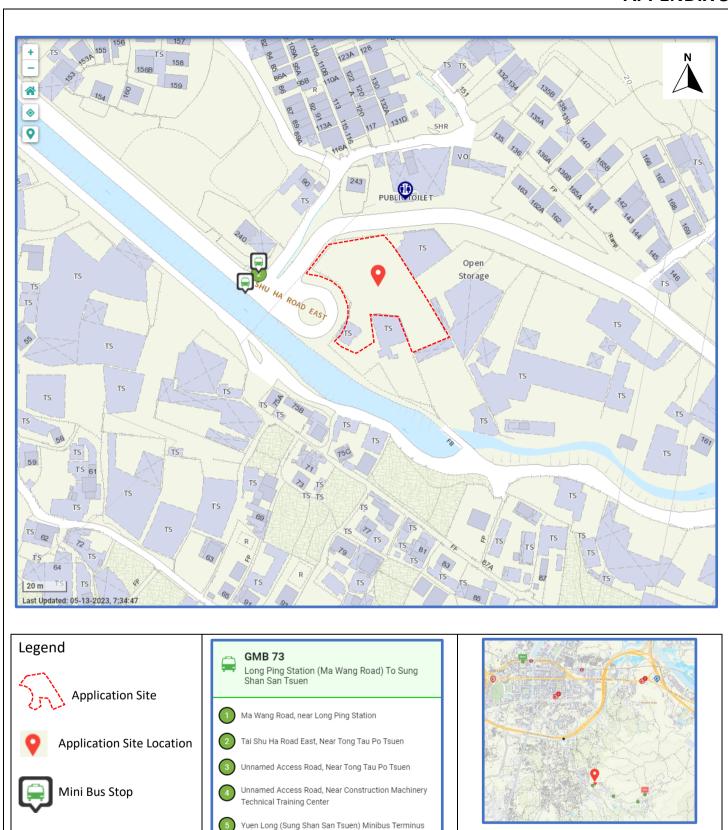
Project:

OPERATION MODE OF THE PROPOSED DEVELOPMENT

FOR S.16 PLANNING APPLICATION OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES

PROPOSED D	OPERATION		
Structure No.	OPERATION MODE	OBJECTIVES	HOURS
S1	Showroom -for sale of decoration construction materials;	The proposed showroom is to serve the nearby residents in the area; Interior decoration construction materials such as floor tiles, marble plates, faucet, bathing tub, toilet bowls, etc will be displayed in the showroom. Large size items will be delivered to clients directly from the warehouse located elsewhere.	
S2	Shop -for the sale (retail) of metalware / construction materials;	The proposed shop is to serve the nearby residents in the area; Metalwares of non-flamable items such as nails, hammers, cutters, etc will be sold to meet the daily needs of the residents.	08:00 hours to 20:00 hours
S3	Shop -for Interior Design and Decoration;	The proposed shop is to serve the nearby residents in the area; Model rooms to display different types of interior designs and decorations will be provided in this structure for client's reference.	daily from Monday to Saturday No operation on Sunday and public holiday(s)
S4	Shop for Interior Design and Decoration with Reception Counter	The proposed shop is to serve the nearby residents in the area; Model rooms displaying different types of interior designs and decorations will be provided in this structure for client's reference. A small reception counter is included inside this structure to greet clients visiting the Interior Design and Decoration shop.	
EM	Electrical Meter Room -for Supply Of Electricity		

Note: A total of 4 vehicle parking spaces (3 spaces for private cars and 1 Loading/unloading parking space for light goods vehicles) are provided within the Site for exclusive use by clients visiting the premises by car.

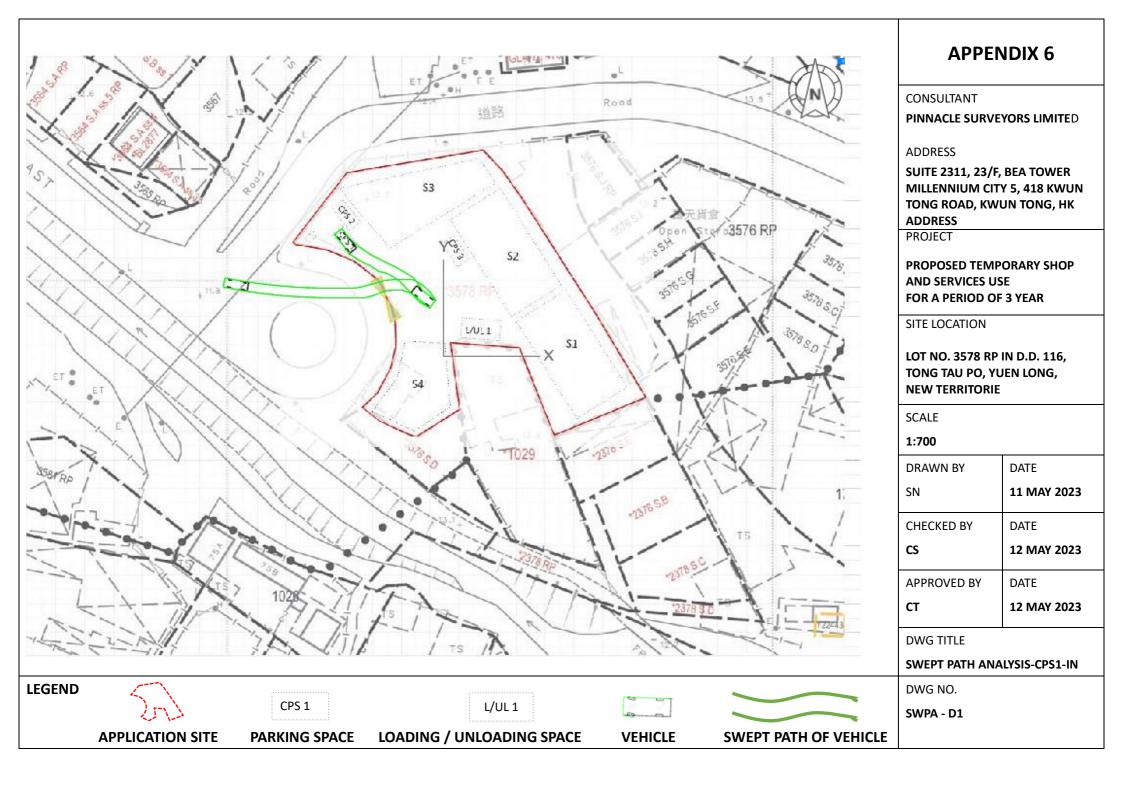


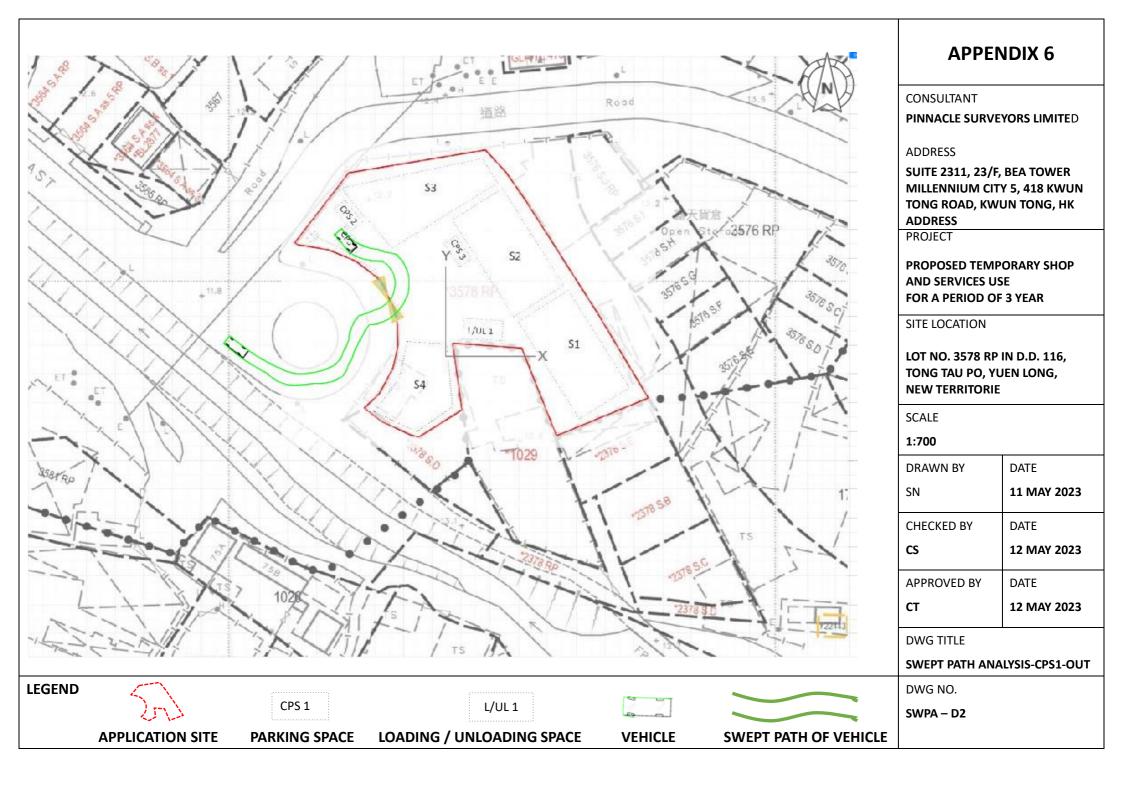
Project:

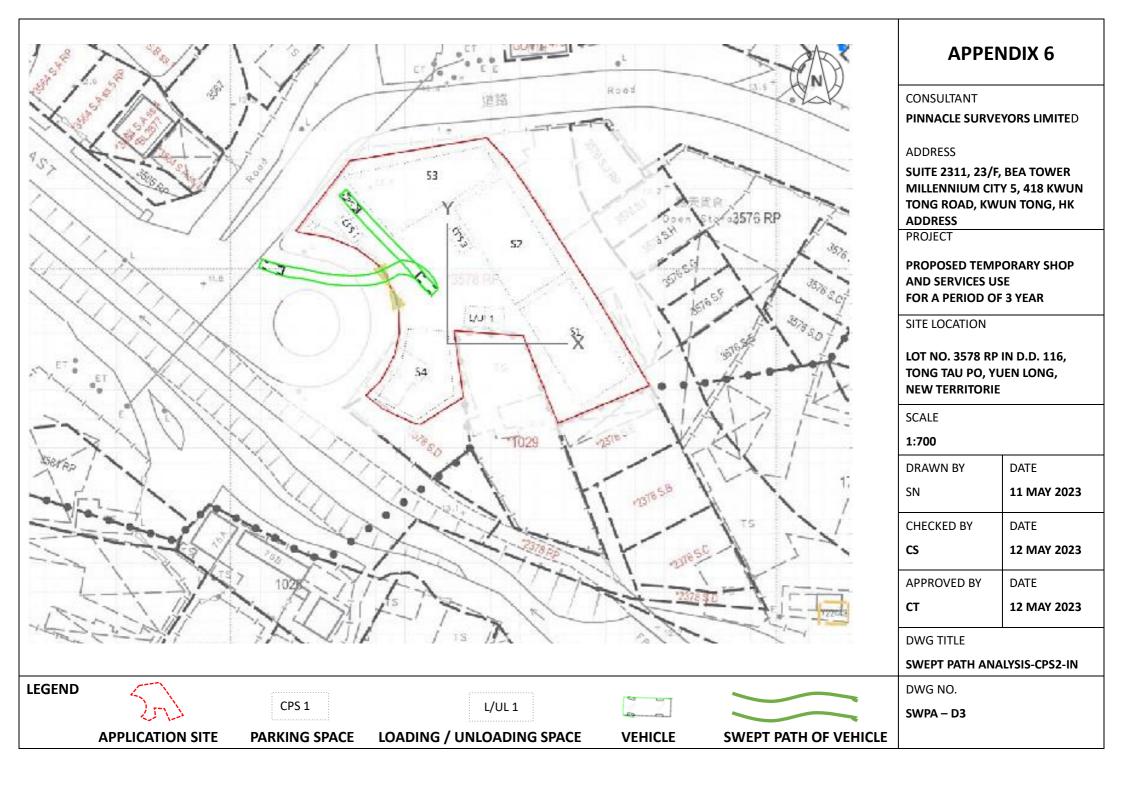
Proposed Temporary Structures for Shop and Services Use for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

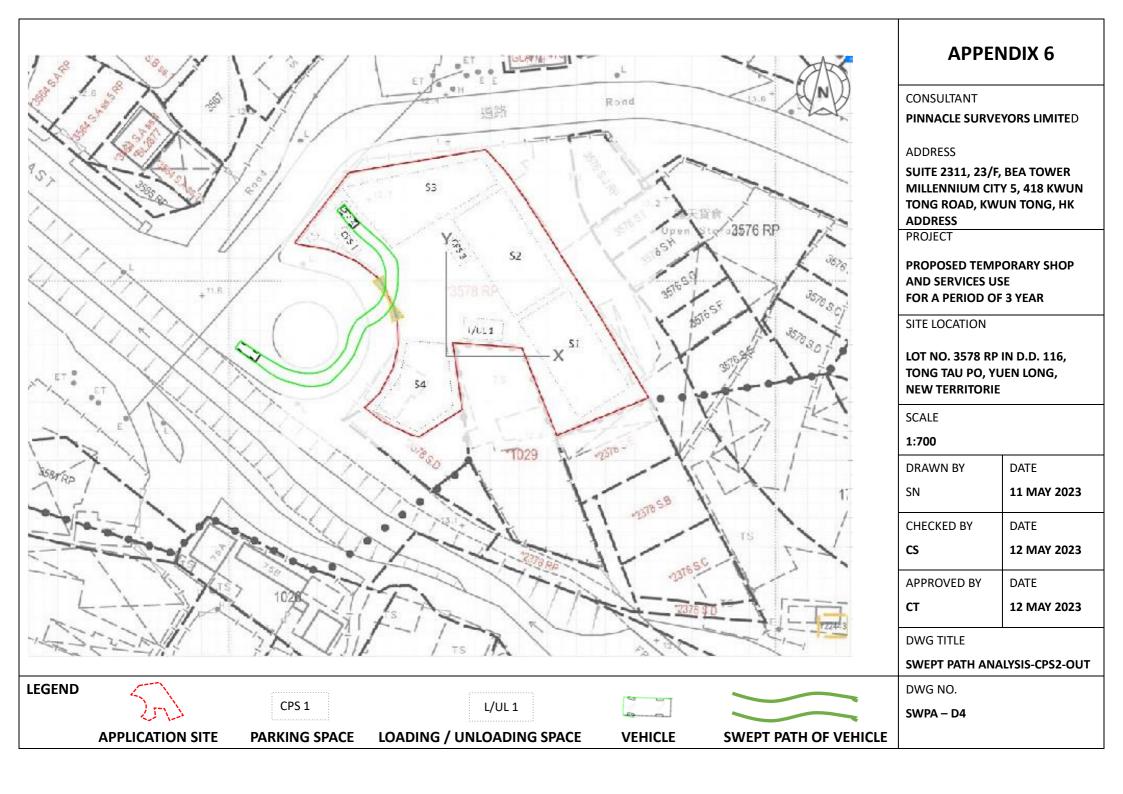
Block plan

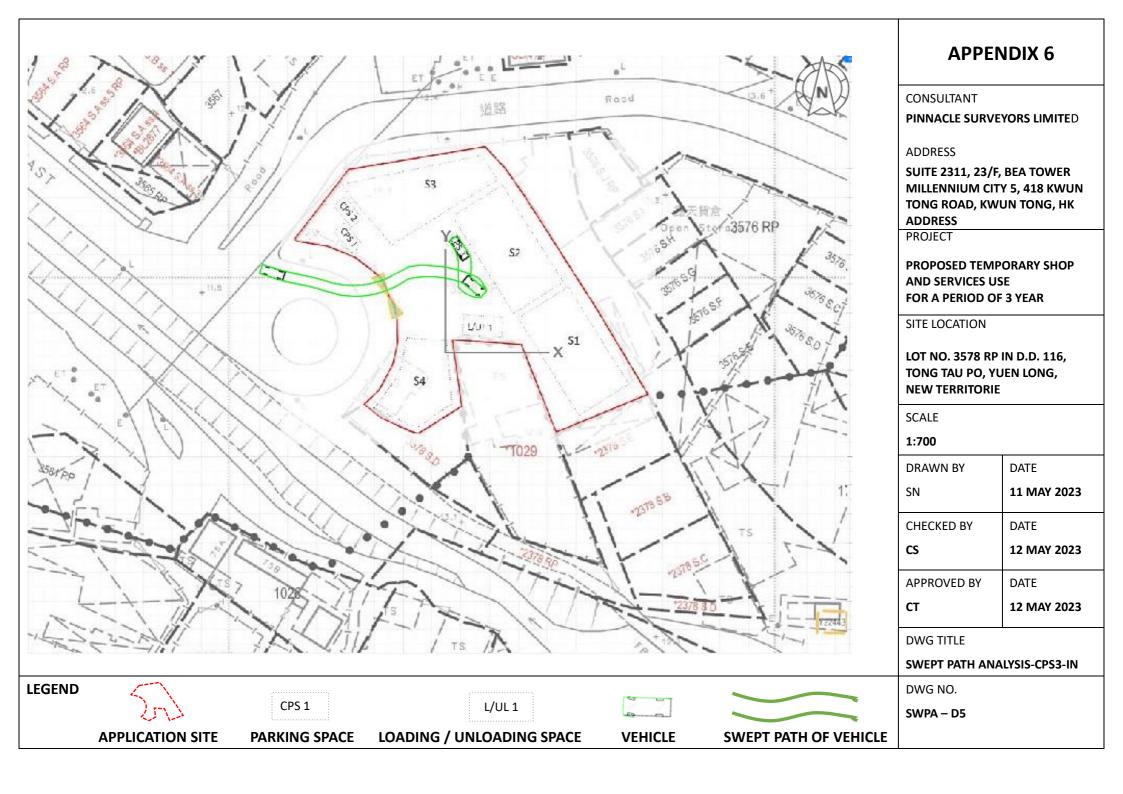
Drawing Title: Transport Plan (Extract from Map of HKeMobiliity of Transport Department) Figure 5

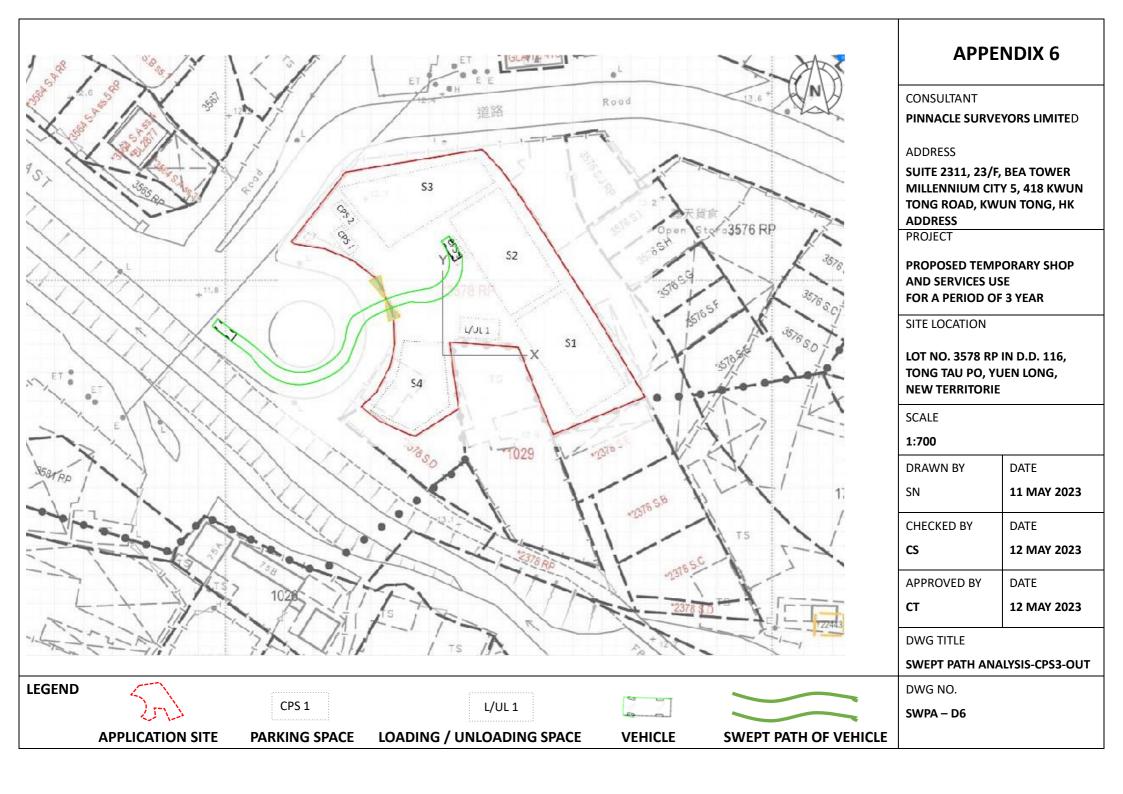


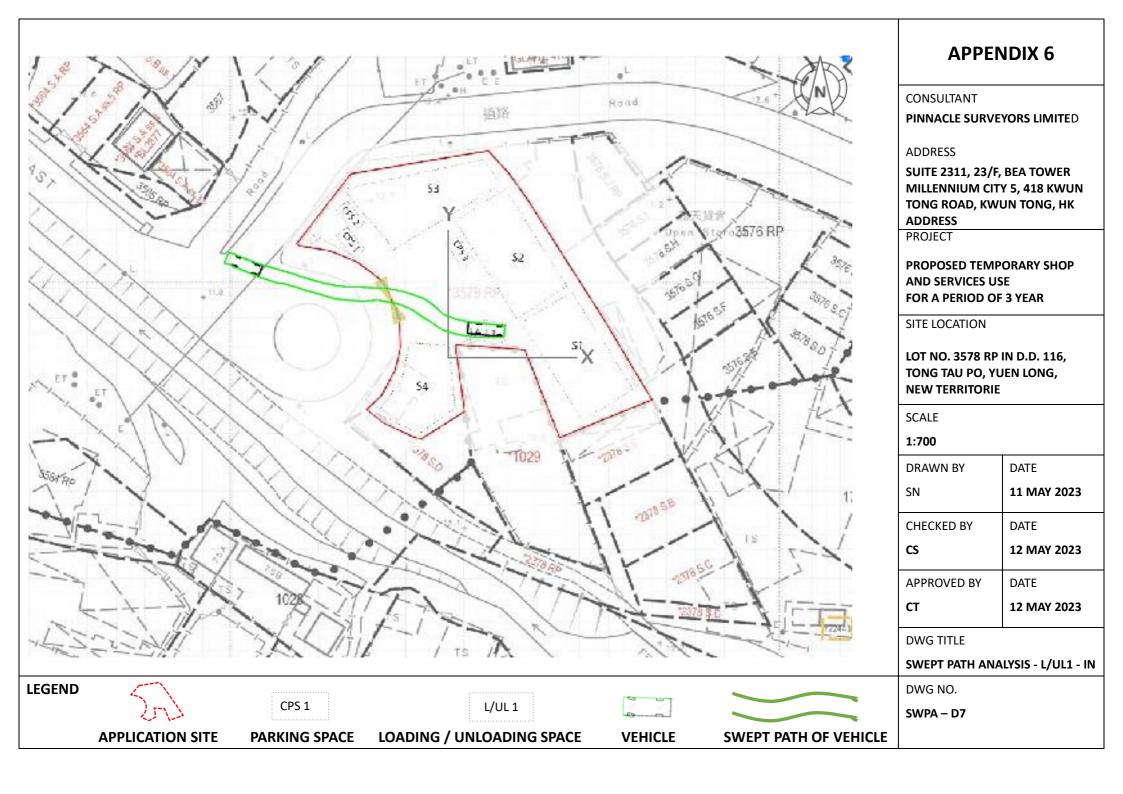


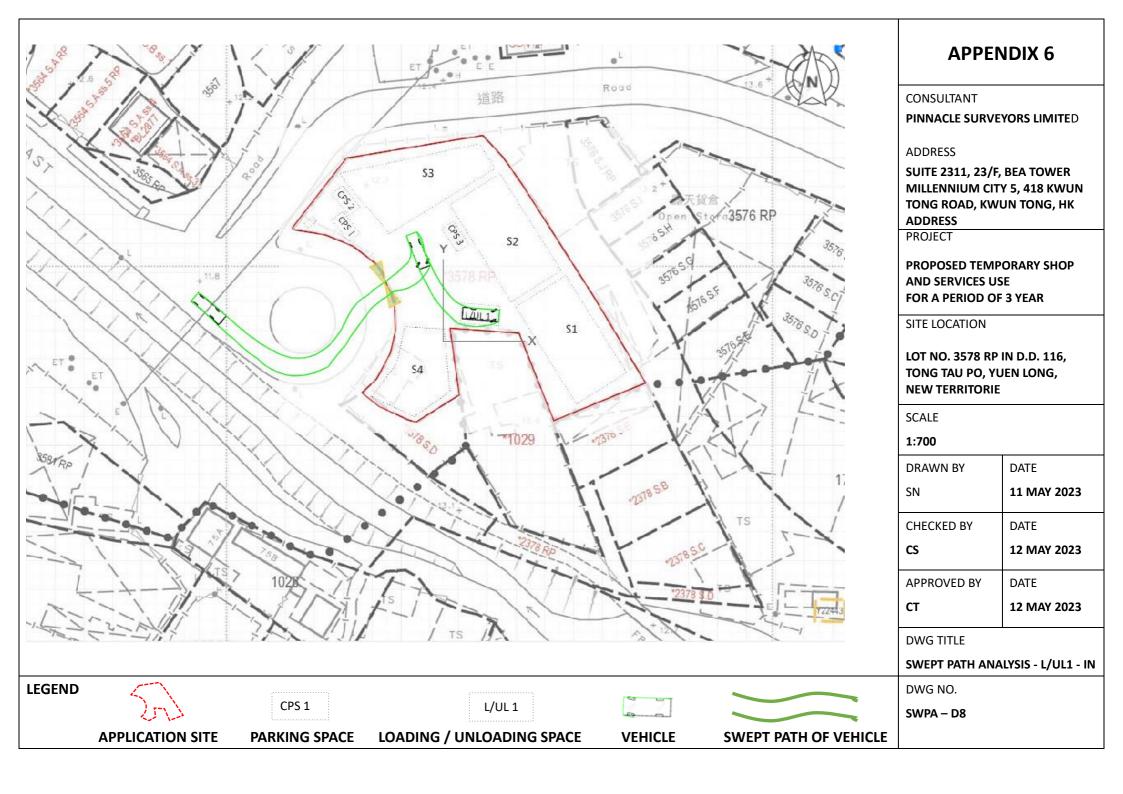












ESTIMATION OF TRIP GENERATION AND ATTRACTION FROM THE PROPOSED DEVELOPMENT

FOR S.16 PLANNING APPLICATION OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES

CAR PARKING PROVISION ON SITE

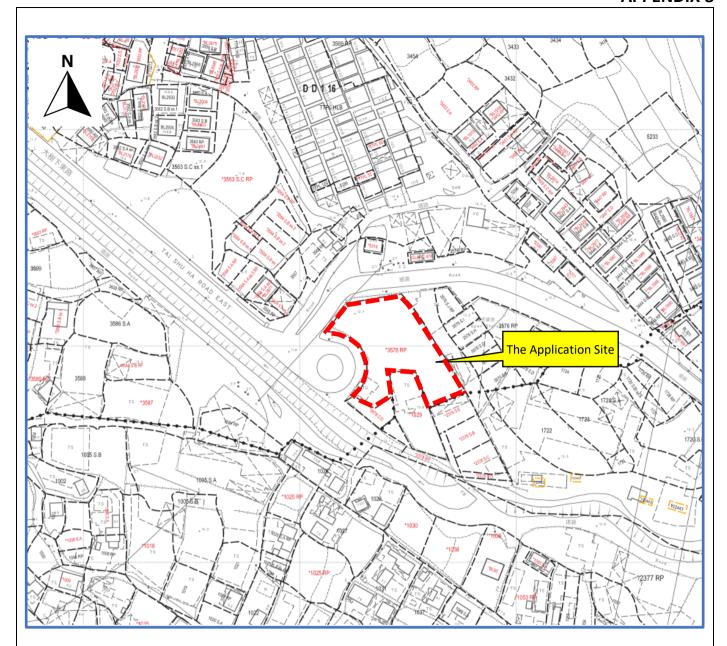
Type of Space	Car Parking Space	Loading / Unloading Space
Dimensions	5.0 M.(L) X 2.5 M. (W)	7.0 M.(L) X 3.5 M. (W)
Heer	Private Car	Light Good Vehicle
User	For Visitors	For Visitors / Goods Suppliers
No. of Space	3	1

Trip Generation Estimates

	From Monday to Saturday						
Time Period	Priva	ite Car	Light God	ods Vehicle	No. of Vehicular		
	IN	OUT	IN	OUT	IN / OUT Movements		
08:00 - 09:00	1	0	0	0	1		
09:00 - 10:00	0	1	0	0	1		
10:00 – 11:00	0	0	0	0	0		
11:00 – 12:00	0	0	0	0	0		
12:00 – 13:00	0	0	1	1	2		
13:00 – 14:00	0	0	0	0	0		
14:00 – 15:00	1	0	0	0	1		
15:00 – 16:00	1	1	0	0	2		
16:00 – 17:00	0	1	0	0	1		
17:00 – 18:00	0	0	0	0	0		
18:00 – 19:00	0	0	1	0	1		
19:00 – 20:00	0	0	0	1	1		
Total no. of Trips	3	3	2	2	10		
Average no. of Trips per hour	0.25	0.25	0.12	0.12	0.84		

Conclusion:

- i) The application site accessible from Tai Shu Ha Road East and there is a Green Public Light Bus station close to the Site with turnaround adjoining to the entrance of the site. Staff working there will commute by taking the Green Public Light Bus.
- *ii)* From the above estimation and analysis, the visitors of the site will only generate and attract minimal traffic users and trips to the site.
- iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network would not be anticipated.





The Application Site

Project:

Drawing Title:	Drawing No.:
Land Status Plan	Figure 8

Urgent	Return Receipt Requested Sign Encrypt Mark Subject Restricted							
	Fw: Planning Application No. A/YL-TT/603 04/09/2023 16:28							
From: To: Cc:	tmylwdpo_pd/PLAND/HKSARG Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND							
Forwarded	Forwarded by tmylwdpo_pd/PLAND/HKSARG on 04/09/2023 16:28							
From: To: Cc: Date: Subject:	<tpbpd@pland.gov.hk> <tmylwdpo@pland.gov.hk> <kkfyiu@pland.gov.hk> 04/09/2023 15:54 FW: Planning Application No. A/YL-TT/603</kkfyiu@pland.gov.hk></tmylwdpo@pland.gov.hk></tpbpd@pland.gov.hk>							

From:

Sent: Monday, September 4, 2023 3:48 PM

To: dhhng@pland.gov.hk **Cc:** tpbpd@pland.gov.hk

Subject: Planning Application No. A/YL-TT/603

Dear Sirs,

Upon your enlightenment, we wish to clarify for your information that there will not be any workshop activities carried out at the site as our proposed user is Shop & Services.

2. Thank you for your kind attention.

Yours faithfully, For and on behalf of Pinnacle Surveyors Limited

Chris Tang Chartered Surveyor MHKIS 4 Sept 2023

Previous Applications covering the Application Site

Rejected Applications

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-TT/29	Temporary Open Storage of Private Cars and Lorries for Repair and Sale For a Period of 12 Months	12.6.1998 (on review)*	(1), (2), (3), (4)
2	A/YL-TT/148	Temporary Private Car, Lorry and Oil Tanker Park For a Period of 3 Years	2.1.2004 (on review)	(1), (2), (4), (5), (6)
3	A/YL-TT/409	Proposed Temporary Construction Machinery Workshop and Construction Materials Warehouse with Ancillary Office for a Period of 3 Years	8.9.2017	(1), (2), (4)

^{*}Appeal pursuant is dismissed by the Appeal Board on 12.10.1999 due to absence of the appellant to the hearing at the due time.

Main Reasons for Rejection:

- (1) Not in line with the planning intention(s).
- (2) Not compatible with the rural land use in the surrounding areas.
- (3) No/insufficient information to demonstrate that suitable sites cannot be identified for the use under application.
- (4) Setting an undesirable precedent.
- (5) No/insufficient information to demonstrate that satisfactory vehicular access arrangement and adequate space would be provided.
- (6) No/insufficient information to demonstrate that the development would not generate adverse visual and drainage impacts on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection:

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

4. <u>Drainage</u>

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

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

5. Fire Safety

Comments of the Director of Fire Services:

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

6. **Building Matters**

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

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

7. <u>District Officer's Comments</u>

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

His office has not received any comment from the village representatives in the vicinity.

8. Other Departments

Chief Engineer/Construction, Water Supplies Department, Director of Agriculture, Fisheries and Conservation, Director of Electrical and Mechanical Services and Commissioner of Police have no comment on the application.

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. open storage) 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 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; and
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or 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;
- (c) to note the comments of the Commissioner for Transport that:
 - sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) his department shall not responsible for the maintenance of any access connecting the Site and Tsi Shu Ha Road East; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the general 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; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that (CBS/NTW, BD):
 - (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) if the Site abuts on a specified street (Tai Shu Ha Road East) of not less than 4.5m wide, its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage. Otherwise, the permitted development intensity of the Site shall be determined under Regulation 19(3) of the B(P)R;
 - (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 Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by 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 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.

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

參考編號

Reference Number:

230818-103747-32419

提交限期

Deadline for submission:

18/08/2023

提交日期及時間

Date and time of submission:

18/08/2023 10:37:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/603

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHAN MAN CHUN

意見詳情

Details of the Comment:

致城市規劃委員會:

本人支持在上述地段的規劃申請,理由有下列幾點:

- 1 上址現時用作露天儲存貨物的,經常有重型貨車不受限制地進出,危害附近居民,希 望有關店鋪開業後將會改善有關情況,
- 2. 店舖開業後可以改善/清除現場露天貨倉活動所引起的各種環境污染 噪音、沙塵... 等,
- 3. 選點附近並無任何同類店鋪,裝飾店和五金店方便了附近一帶的居民,使他們能夠更容易選購到所需的建材。

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

參考編號

Reference Number:

230818-103358-07503

提交限期

Deadline for submission:

18/08/2023

提交日期及時間

Date and time of submission:

18/08/2023 10:33:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/603

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LI KIN LING

意見詳情

Details of the Comment:

致城市規劃委員會:

本人支持在上述地段的規劃申請,理由是:

- 1. 塘頭埔村一帶都有任何類似店舖,計劃中的裝飾店和五金店大大方便附近居民選購建材,唔駛攪到買幾口鐵釘都要走去元朗市咁麻煩,仲慳返時間和費用,
- 2. 增加附近居民的就業機會,
- 3. 商店選址合適,不會影響附近環境,
- 4. 擬建店舖地點附近的垃圾筒隨處亂放,希望開設店鋪後情況有所改善。

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

参考編號

Reference Number:

230818-104056-90814

提交限期

Deadline for submission:

18/08/2023

提交日期及時間

Date and time of submission:

18/08/2023 10:40:56

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/603

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tang Kwok Pong

意見詳情

Details of the Comment:

致城市規劃委員會:

本人是從事屋宇建築和裝修工程的,得知上述地段的申請,覺得應該大力支持,原因係:

- 1. 方便附近客戶前往選購裝飾建材,不用多花費用或時間去到元朗或別處選購
- 2. 本人能在上址選購建材以供附近客戶的裝修或建築之用,減省交通運輸成本,提高商業競爭力
- 3. 現在附近一帶都沒有室內設計公司,在裝修工程期間客戶若對某此設計不合意或想作即時修改,就要等有關公司的設計師從外處(最近都會由元朗出發)到現場與客戶澄清/ 攬清楚,延誤了我們的工程進度。若客戶選擇了在上址開設室內設計公司的服務,肯定可以縮短工程延誤的時間。

Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt	☐ Mark Subject Restricted	☐ Expand personal&publi
	A/YL-TT/4603DD 116 To	ng Tau Po Tsuen	•	•
	18/08/2023 02:25			



From:

To: File Ref: tpbpd <tpbpd@pland.gov.hk>

A/YL-TT/603

Lot 3578 RP in D.D. 116, Tong Tau Po, Yuen Long

Site area : About 1,710.1sq.m

Zoning: "VTD"

Applied use: Shop and Services / 4 Vehicle Parking

Dear TPB Members,

A/YL-TT/409 Construction Machinery Workshop and Construction Materials Warehouse rejected 2017 but brownfield operation visible on site.

The rejection reason included that the proposed development, which is industrial in nature, is not compatible with the land uses in the surrounding areas with mainly residential dwellings

Members should question if the current application is for a similar purpose.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 14 August 2017 1:58 AM CST

Subject: A/YL-TT/409 DD 116 Tong Tau Po Tsuen

A/YL-TT/409

Lot 3578 RP in D.D. 116, Tong Tau Po Tsuen, Yuen Long

Site area: About 1,884 m²

Zoning: "VTD"

Applied Use: Storage Construction Materials

Dear TPB Members,

This application would appear to be intended to legitimize unapproved use of the site for some time.

Construction materials can contain toxic substances that leach into the ground. They should be stored in purpose built high rise industrial compounds complete with the necessary equipment, parking, hand washing and toilet facilities, etc.

Such brownfield use of land intended for human habitation is not appropriate.

If there is currently no demand for Net houses the site should be used as open space or for community purposes.

TPB should reject this application to encourage the elimination of brownfield activities.

Mary Mulvihill