

2024年 6月 18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 2024-06-18
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

General Note and Annotation for the Form

填寫表格的一般指引及注解

"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

2401327

27.5.2024

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/657
	Date Received 收到日期	2024-06-18

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>),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)

林全耀

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)

不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗大棠路丈量約份第116約地段第4891號餘段(部份),第4892號餘段(部份),第4893號(部份)及第4894號(部份)和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 540 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 120.96 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	56 sq.m 平方米 <input checked="" 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	S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	臨時商店及服務行業（室內設計裝飾工程公司） (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 2024 年 5 月 10 日的記錄，這宗申請共牽涉 9 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 8 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)
6個	丈量約份第116約地段第4891號餘段	14/5/2024
1個	丈量約份第116約地段第4892號餘段	14/5/2024
1個	丈量約份第116約地段第4893號	14/5/2024

(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 _____ (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時商店及服務行業 (室內設計裝飾工程公司)及公眾停車場 (私家車)

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3年☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 419.04sq.m ☒About 約
 Proposed covered land area 擬議有上蓋土地面積 120.96sq.m ☒About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 4
 Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 120.96sq.m ☒About 約
 Proposed gross floor area 擬議總樓面面積 120.96sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

1個單層貨櫃作寫字樓用, 6.3m(L)x4.8m(W)x3m(H) 面積 30.24平方米

1個單層貨櫃作洗手間用, 1.4m(L)x2.3m(W)x2m(H) 面積 3.22平方米

1個單層貨櫃作儲物用, 5m(L)x2.5m(W)x2m(H) 面積 12.5平方米

1個單層有蓋停車場, 1.0m(L)x7.5m(W)x3(H) 面積 7.5平方米

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 12個

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 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)

Proposed operating hours 擬議營運時間 每日運作時間由早上九時至下午八時，星期日及公眾假期照常營業																																		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) <div style="text-align: center; margin-top: 5px;">大棠路</div> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																		
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 <input checked="" type="checkbox"/>	<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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		<table style="width: 100%;"> <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>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

該申請地段有 1 個已批核的規劃申請（編號為 A/YL-TT/533）於 2022 年 3 月 18 日已獲批准

但由於期內仍未能履行條件 (g) 渠務項目，故於 2023 年 12 月 18 日被撤銷。

...現申請 3 年臨時商店及服務行業(室內設計裝飾工程公司)及公眾停車場(私家車).....

場內寫字樓作室內使用並直接提供客戶服務.....

8. Declaration 聲明

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

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

Signature
簽署

林全耀

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

林全耀

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

20/5/2024

..... (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 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 available 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於規劃署規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	新界元朗大棠路丈量約份第116約地段第4891號餘段(部份)， 第4892號餘段(部份)，第4893號(部份)及第4894號(部份) 和毗連政府土地
Site area 地盤面積	540 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 56 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-TT/20
Zoning 地帶	鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業(室內設計裝飾工程公司)及公眾停車場(私家車) (為期三年)

(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	120.96 <input checked="" 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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">3 m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">1 Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		12個 12個
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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） 申請地點位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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。

From: [REDACTED]
Sent: Wednesday, August 7, 2024 4:08 PM
To: Johnny Kai Hong TAM/PLAND <jkhtam@pland.gov.hk>; Bosco Tak Ko YUNG/PLAND <btkyung@pland.gov.hk>
Subject: *Supersede* TPB/A/YL-TT/657 FI

譚先生：

你好付上我們2022年2月7日函城市規劃委員會，以作參考。

又查該申請出入口通道亦已在2023年9月14日已完成許可，亦付上有關資料，以茲參考。

如需進一步作補充，亦敬請繼續連絡我，謝謝你的指正及幫忙。

申請人：林全耀

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Post and Fax****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/533
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

14 September 2023

(Attn.: Mr. LAM Tsuen Yiu)

Dear Sir,

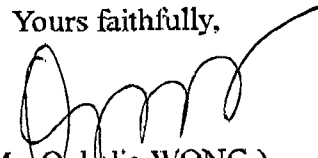
Compliance with Approval Condition (e)
Planning Application No. A/YL-TT/533

I refer to your submission dated 15.8.2023 for compliance with the captioned approval condition (e) on the implementation of the run-in/out proposal. The Highways Department (HyD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **APPENDIX**.

Should you have any queries on the departmental comments, please contact Mr. Ben CK CHAN (Tel: 2762 4965) of HyD.

Yours faithfully,


(Ms. Ophelia WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CHE/NTW, HyD (Attn.: Ms. Tanya TSUI)
AC for T/NT, TD (Attn.: Mr. Louis IP)
DLO/YL, LandsD (Attn.: Ms. S.L. CHENG)

Internal
CTP/TPB (2)
OW/DN/dn

**運輸署**

Transport Department

本署檔案 Our Ref. : (NMLJX) in TD NR157/161/YLDD-116

來函檔號 Your Ref. : 20230301

電話 Tel. : 2399 2565

圖文傳真 Fax : 2381 3799

電郵 Email : szemanfok@td.gov.hk



林全耀先生

林先生：

新界元朗大棠路丈量約第116約地段第4891號餘段(部份)，第4892號餘段(部份)，第4893號餘段(部份)，第4894號餘段(部份)和毗連政府土地
第16條規劃申請編號 A/YL-TT/533

本署收到你於本年 3 月 2 日的來信。你信中建議的車輛出入口的位置與已批核的規劃申請編號 A/YL-TT/533 一致，本署對此安排沒有意見。

運輸署署長

(霍思敏



代行)

✓

2023 年 3 月 24 日

副本送：

規劃署

(經辦人：黃緯雯女士)

傳真：2489 9711

路政署

(經辦人：陳志光先生)

傳真：2714 5228

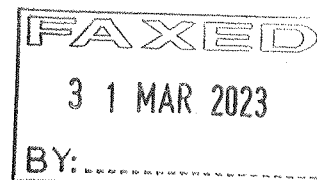
新界分區辦事處

NT Regional Office

九龍聯運街三十號旺角政府合署七樓

7th Floor, Mong Kok Government Offices, 30 Luen Wan Street, Kowloon.

圖文傳真 Fax No.: 2381 3799 (新界區) (NTRO)

網址 Web Site: <http://www.td.gov.hk>

2023 年 3 月 2 日

本人檔案號碼： 20230301

運輸署

九龍旺角聯運街

政府合署 7 字樓

敬啟者：



新界元朗大棠路丈量約份第 116 約地段第 4891 號餘段(部份), 第 4892 號餘段(部份), 第 4893 號(部份) 及 4894 號(部份)和毗連政府土地
第 16 條規劃申請編號 A/YL-TT/533

2021 年我們得到規劃署轉來上述申請地點, 就上述地點車輛出入口通道貴署之意見, 就你們的建議我們再與路政署協商, 並同意盡快向路政署申請進出口掘路紙, 並會依照路政署圖則 1113C 及 114B 規格施工 (參考 2022 年 4 月 25 日信函), 2022 年 5 月 17 日及 2022 年 5 月 24 日我們收到規劃署及路政署之電郵指出該地段乃私人土地不屬路政署管轄範圍, 建議我們逕向元朗地政署意見, 我們得到元朗地政署答覆仍是申請地點乃私人地是故亦不會參予意見。原因乃由於新界鄉郊地區所有路政, 渠務工程是由民政署小型工程建造地政署不會涉及。就規劃署, 路政署及元朗地政署意見, 我們希望貴署亦提供意見, 以便我們落實履行申請地點車輛出入口通道之規劃條件, 如需進一步提供資料, 敬請再次聯絡我們。

申請人

林全耀

A handwritten signature in black ink, appearing to read "Lam Kin-yiu", written over a solid black rectangular redaction box.

Planning Application No. A/YL-TT/145 - Compliance with Approval Condition (c) on the submission of a run-in/out proposal



fytttsang@pland.gov.hk

區劃處

cwyleung@pland.gov.hk

wwwau@pland.gov.hk

sdenwnt@hyd.gov.hk

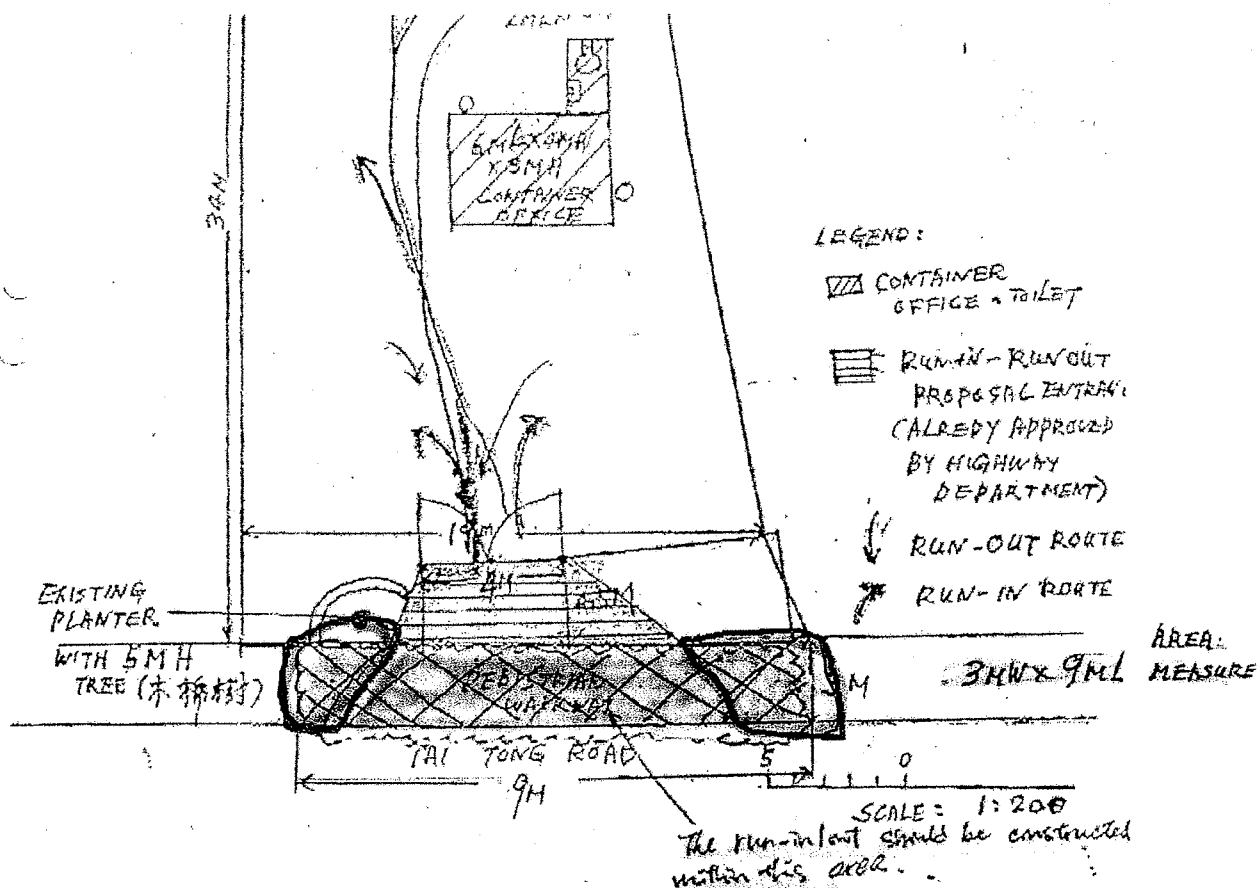
Ray YC LAI

Dear Mr Lam,

I refer to your submission on 10.1.2020 (attached).

The Transport Department (Contact person: Ms Grace FOK (Tel: 2399 2565)) has the following comments on your submission:

The applicant should justify why he needs to occupy the red circles areas to buy the run-in/out and what exactly the run-in/out looks like.



If you would like to respond to the above comment as part of the submission, please submit further information to this office as soon as possible.

Regards,
Floria Tsang
Town Planner/Yuen Long West 1
Tuen Mun and Yuen Long West District Planning Office
Planning Department
Tel: 2158 6298

Application No. TPB/A/YL-TT/533 2

Yahoo/郵件箱 ☆

EL

寄件人：

收件人：tpbpd@pland.gov.hk



7/2/2022 (週一) 下午1:09 ☆

Town Planning Board

Application No. TPB/A/YL-TT/533

Dear Sir,

Attached please find our further information for your kind comment and advice.

Lam Chuen Yiu

The applicant.

30 December 2021

District Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, H.K.

Dear Sir / Madam,

Proposed Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years in "Village Type Development" Zone, Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long
Application No. A/YL-TT/533

We refer to your e-mail dated to us on 21/12/2021, and refer to the comments of the commission for Transport on our application for our further action / clarification.

We write to confirm the following :

- (a) The hourly trip attraction of the proposed development used to be less than one to two. As there are only four permanent staff of the decoration interior design and engineering company and they used to park their vehicles in the site at around 10:00 a.m. and leave the site around 6:00 p.m. after office hour. Occasionally, there are only few visitors that used to in and out the site and they never affect the traffic of Tai Tong Road, Yuen Long.
- (b) We also confirm that the parking space will not be for storage, display or exhibiting of motor vehicles for sale or otherwise for the provision of vehicles cleaning and beauty service.

For your kind reference, we submit herewith also the following diagrams to supplement our application including :

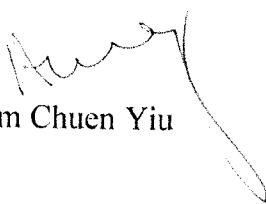
- (1) Location of parking spaces and run in / run out of the entrance (申請位置汽車泊位位置及出入口通道 run-in / run-out 圖).
- (2) Layout plant of run-in / run-out 汽車出入口圖.
- (3) Location of parking spaces and run-in / run-out and fire service installation and equipment (申請位置建議汽車泊位位置及出入通道 run-in / run-out 及消防裝置位置圖).
- (4) Existing drainage plan at site drainage completed by H.A.D. works at 2006 and internal drainage system approved by Drainage Department at 8 January 2014).
現時排水系統圖 (2006 年元朗地政署新建排水系統及已獲渠務署 2014 年 1 月 8 日已申請地產舖排水系統整履行規劃附件條件).

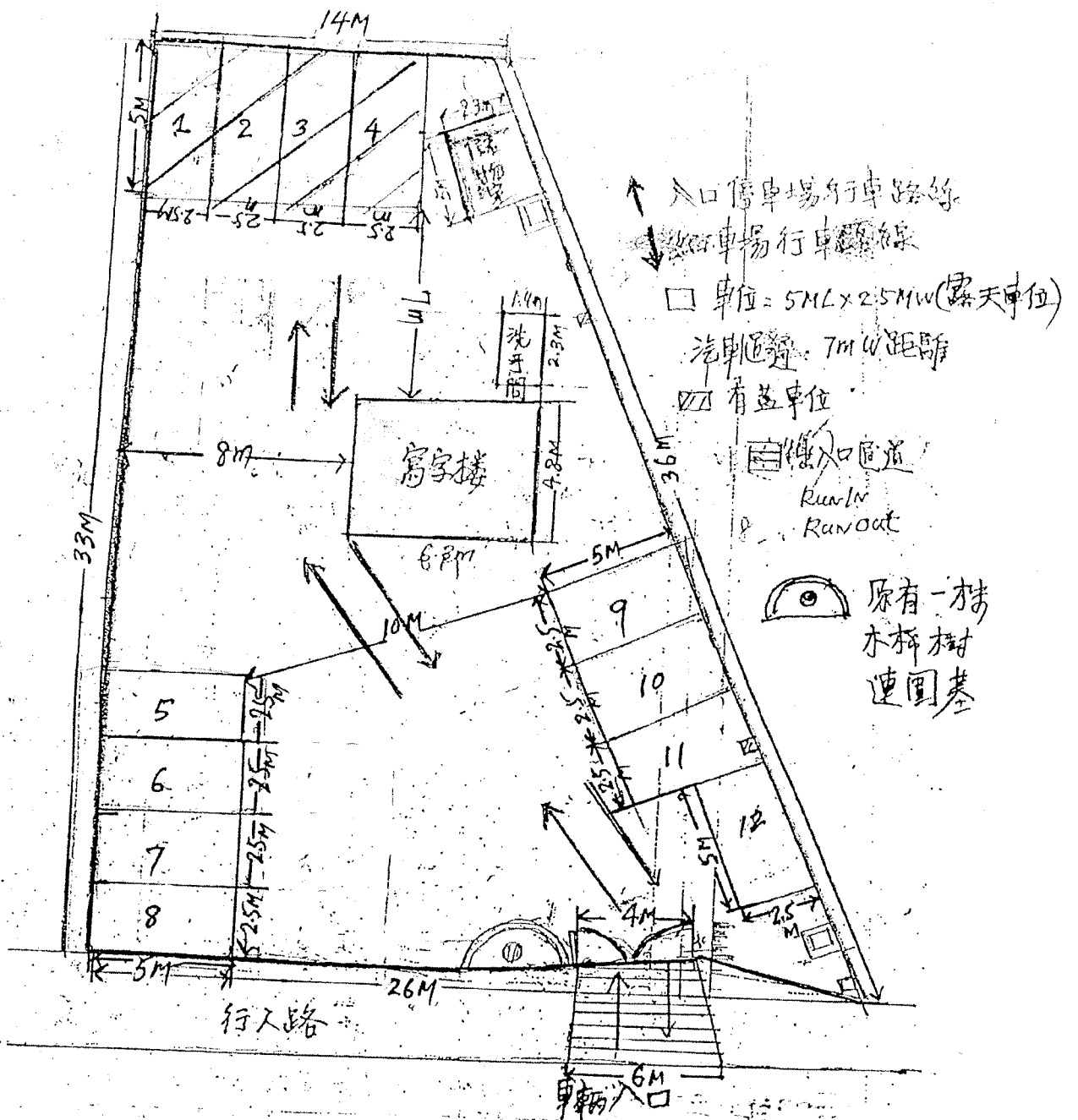
(5) Also for your kind information, we were recently received comments of Chief Highway Engineer / New Territories West Highway Department dated 27 May 2021 and approved our design and construction of the run-in/run-out of the site and we will proceed to apply our application of excavation permit and commence our work.

Thank your for your kind attention.

Your faithfully,

The applicant


Lam Chuen Yiu

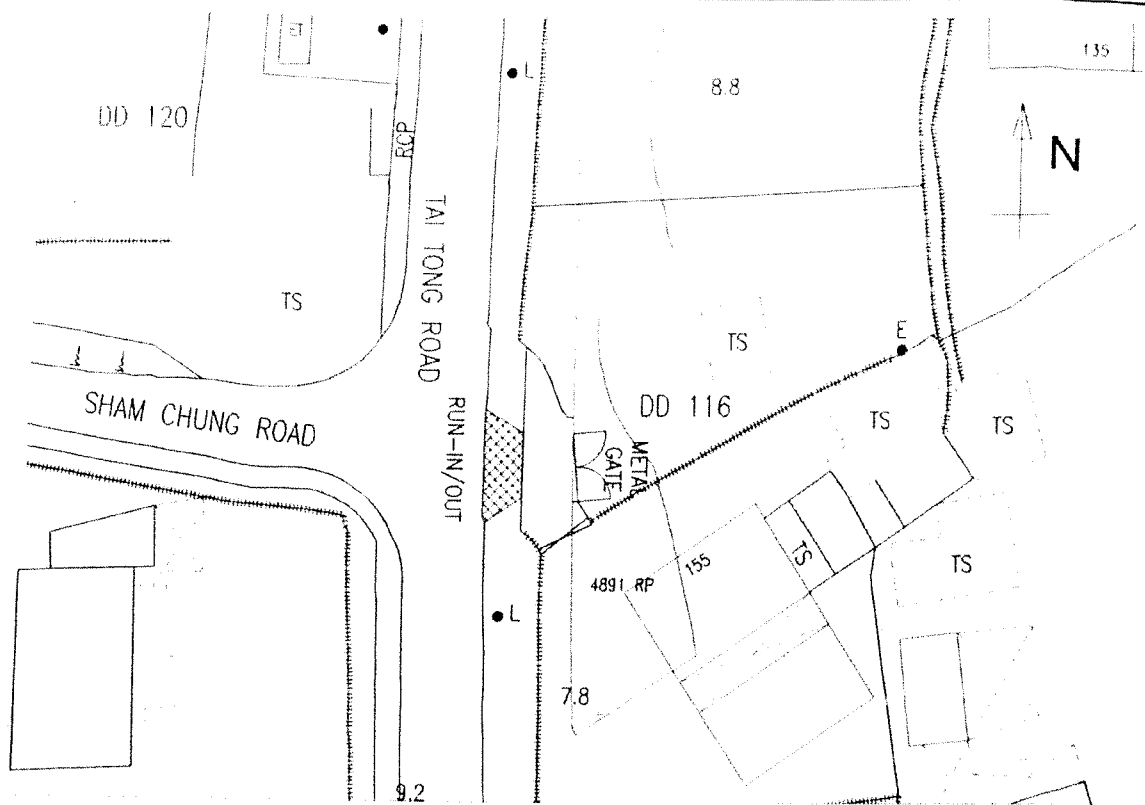


大棠路

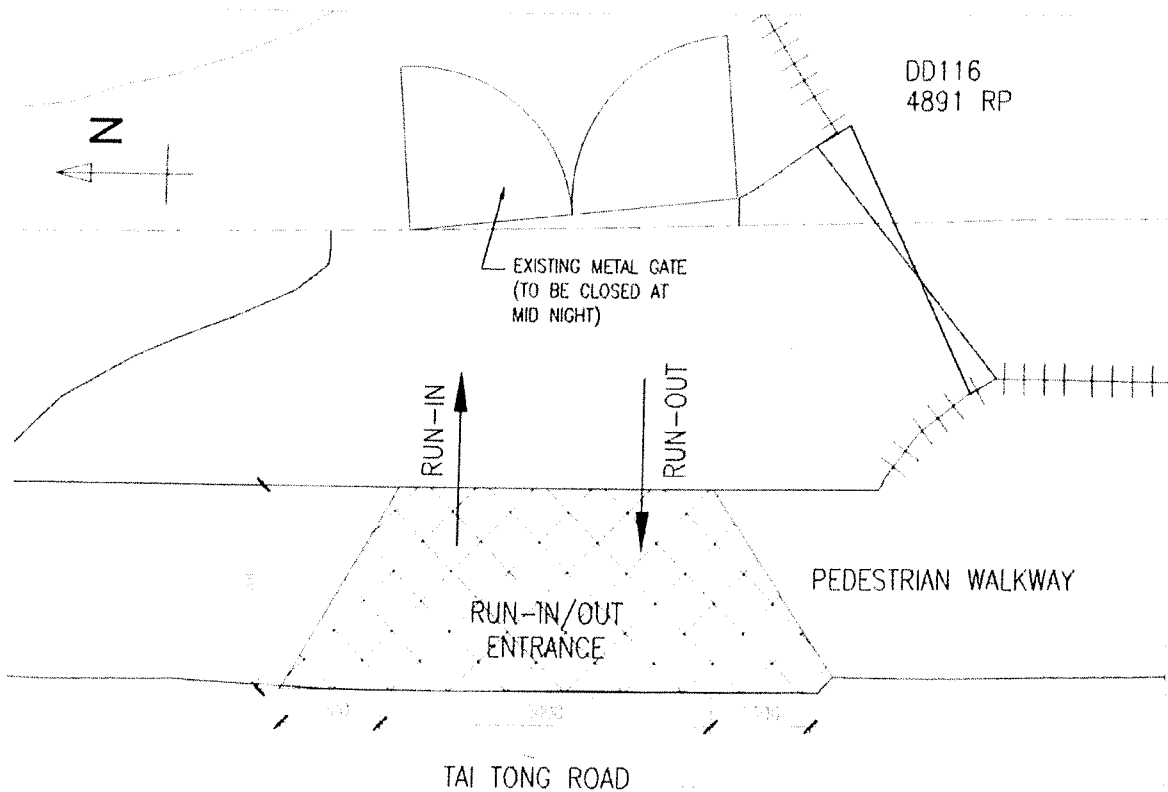
申請位置建議汽車泊位位置及出入口通道

Run In / Run out 圖

SCALE: 1:200



SITE PLAN (1:500)



LAYOUT PLAN OF RUN-IN/OUT (1:100)

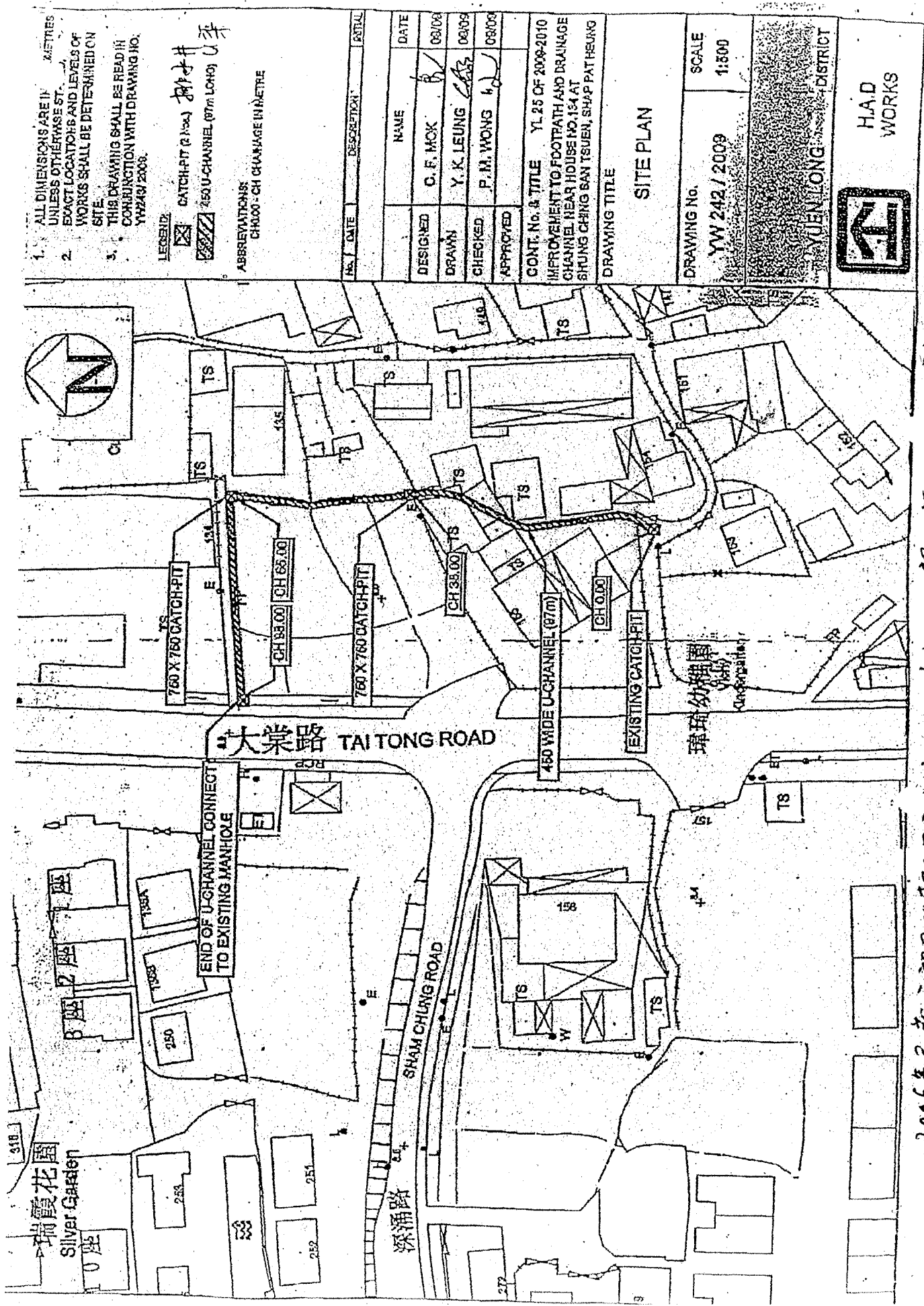
SITE PLAN

Sketch No.
W21008 001

Rev:

Date
FEB 2021

Scale
AS SHOWN



1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. EXACT LOCATIONS AND LEVELS OF WORKS SHALL BE DETERMINED ON SITE.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING NO. YW242/2009.

LEGEND:
 CATCH-PIT (900mm) 排水井
 450-CH CHANNEL (97m LONG) 450-CH 渠道 (97m 長)
ABBREVIATIONS:
 CH1000 - CH CHANGE IN METRE

DESIGNED	DRAWN	CHECKED	APPROVED
C. F. MOK	Y. K. LEUNG	P. M. WONG	
08/09	08/09	08/09	

CONT. No. & TITLE YL 25 OF 2008-2010 IMPROVEMENT TO FOOTPATH AND DRAINAGE CHANNEL NEAR HOUSE NO. 134 AT SHUNG CHING SAN TSUEN, SHAP PAT HEUNG

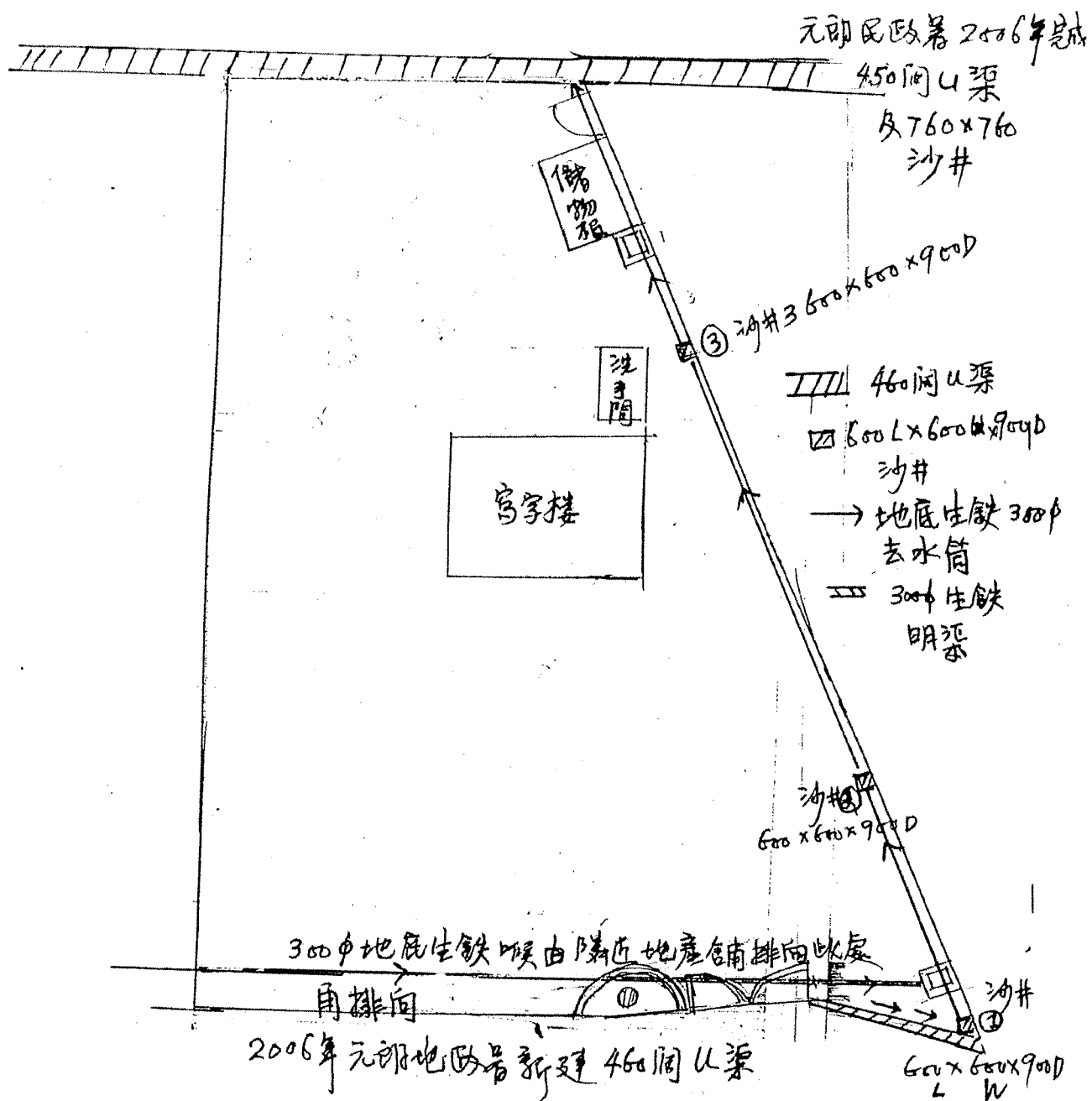
DRAWING TITLE SITE PLAN

DRAWING No. YW 242 / 2009
SCALE 1:500

DISTRICT YUEN LONG

H.A.D. WORKS

2006年已獲元朗民政事務署完成排水渠 包括450闊比渠及760x760排水井



申請地現時排水系統圖

(已獲渠務署 2014 年 1 月 8 日

與鄰近地產舖同一排水系統運作進行

規劃附帶條件)



2/8 (週五) 下午2:44 ☆

譚先生：

新界元朗大棠路丈量約份第116約地段第4891號餘段(部份)，第4892號餘段(部份)，第4892號餘段(部份)及第4893號(部份)及第4894號(部份)和毗連政府土地

申請編號：A/YL-TT/657

就上述地點申請臨時商店及服務行業(室內設計裝飾工程公司)及公眾停車場，我們有下述補充資料：

(一) 室內設計裝飾工程公司營運時間為每日早上十時至下午八時，星期日及公眾假期照常營業。

(二) 公眾停車場則全日24小時包括平日及公眾假期。

以上資料如需補充，亦請繼續連絡我們，謝謝你的一再提點。

申請人 林全耀

16 October 2024

Our Ref : 20241003

城市規劃委員會
北角渣華道 333 號
政府合署 17 樓

敬啟者：

在劃為「鄉村式發展」地帶的元朗大棠路丈量約份第 116 約地段第 4891 號餘段(部份), 第 4892 號餘段(部份), 第 4893 號(部份) 及 4894 號(部份)和毗連政府土地
臨時商店及服務行業 (為期三年)
第 16A 條規劃申請編號 : A/YL-TT/657

Your emailed dated to was well received and noted. For your information, we attached herewith :

1. Letter dated 23 September 2024 explained reasons for the previous non-compliance of TT/445 and 533.
2. Our letter dated today explained the information of implementation of site entrance run-in and run-out c/w letter of your department's acceptance of Highways Department.
3. Our letter dated 9 October 2024 to Drainage Service Department for their comment to us on 4 December 2023. Further comments of DSD was received on 12 September 2024 we have the following information.
 - (a) The existing drain was built by DO/YL and was not maintained by Drainage Service Department, as instructed we will consult DO/YL and have regular maintenance to carry out and ensure no blockage of the system.
 - (b) There were no walls or hoardings and only wire fencing wall erected and therefore there are enough openings for existing overland flow and thus it will not affect existing drain.
 - (c) The development had surface channels, sand traps, flow levels gradient of stream etc, we will provide further details to the DSD for their further comment.

Thank you in attention and please advice us for further improvement.

The applicant

Lam Cuen Yiu

2024 年 9 月 23 日

本人檔案號碼： 20240904

城市規劃委員會
北角渣華道 333 號
政府合署 17 樓

敬啟者：

在劃為「鄉村式發展」地帶的元朗大棠路丈量約份第 116 約地段第 4891 號餘段(部份), 第 4892 號餘段(部份), 第 4893 號(部份) 及 4894 號(部份)和毗連政府土地臨時商店及服務行業 (為期三年)
第 16A 條規劃申請編號：A/YL-TT/657

就上述申請地點的續期 3 年所提出的進一步資料有以下補充：

查該申請已經歷十餘年，事緣我們元朗鄉郊大棠道崇正新村上述申請地路因有兩個年青人在天水圍，屯門元朗區任職中原及美聯地產任職營業員熟悉新界樓盤，有感於寄人籬下沒有出息，故欲出來創業，希能可以闖一番事業一展所長，兩人皆為我父親視為世侄輩由細至大看著他們成長，父親了解他們的為人正直可靠有為的年青人。因此答應他們在我們申請地點蓋搭了貨柜作為寫字樓辦公室，洗手間及儲物貨柜，付上我們初次申請該地點作為地產服務行業申請理由作為參考。由於我們是對這些事物完全不知道這是違法建築，必須得到有關政府部門申請批核後才可營業，結果是我被規劃署，地政署及屋宇署控告並被處罰，被法庭判予罰款十多萬元，得此教訓後，我們才知道必須向城市規劃委員會及規劃署申請三年臨時商業及服務性行業用途，故我們在了解後正式向城規會呈交 S16III 申請表格，詳列申請用途及圖則給予城規會批准，我們的申請地點地產物業用途申請後終獲批准，唯我們後來亦知道申請後亦需在限期內仍要對其他政府部門包括地政署，路政署，運輸署，消防署，渠務署，城規會園藝組，環保署等部門於限期內履行規劃許可條例，如沒有覆行則會被取消申請。

我們曾經努力協助前述年青地產界精英創業，基於我們不能履行城規會的條件，申請多次延期皆不能成功於限期屆滿後被撤消，事實上是對這班年青人做成一種心理負擔，朝不保夕，做成他們的工作壓力，另一原因乃他們亦錯誤估計鄉村物業地產市場不是理想中發展，由於元朗十八鄉地產項目主要市場是三層高丁屋或古老單層式舊村屋住宅很多更是地政署臨時屋舍，自從政府因禽畜疫，禁止飼養禽畜做成很多棄置農舍被改建為擋房，但劏房住戶實多為新移民或等候遷上公屋的居民，成功申請後多會搬走，流動性頗大且鄉郊丁屋除可以吸引飼養寵物主要

是毛孩狗隻，鄉郊村屋多較偏遠必須有車代步，因為沒有足夠合法停車場，車輛停泊路邊或空地亦容易被抄牌或遭破壞，影响年青一輩選擇市區或鄰近的新市鎮例如天水圍，馬鞍山或將軍澳等地區，元朗十八鄉郊區成為一般老一輩退休人士居住及較受歡迎接受的。基於上述種種原因這兩個年青地產營業員，因不夠生意，不能堅持下來唯有退下來，回到原有近市區的地產公司任職，申請地點及後亦相繼申請作環保工程服務行業及建築顧問公司，但雖努力多年，最後仍皆不能成功被城規會亦被拒絕申請及後我們再申請裝飾及室內設計工程（申請編號：A/YL-TT/533 及現在新編號為 A/YL-TT/657）才得以成功申請，所有規劃條件皆已大致完成，得到城規會通過。

又就前 TT/533 即 TT/657 未能渠務問題之要求，事實上我們一直和渠務署有聯系，問題是我們已多次清楚告之渠務署，查上述相聯兩個由申請地點現 657 及 656 早於十多年前已由新界民政署鄉村小型工程由我們田主捐出土地興建環繞兩個申請地點一系列 450mm 闊 U 渠引發至元朗天后廟道大明渠，我們亦多次與當時渠務署負責人李惠光先生聯絡，並親自上渠務署查冊，渠務署大棠道兩個沙井即 FMHQ35236 及 FMHQ 35337 是和我們新界民政署鄉郊小型工程所興建的這個 450U 渠並不關連的，查我們於期間在不同申請 2024 年 1 月 8 日 申請編號 A/YL-TT/301 及 2018 年 5 月 8 日申請編號 A/YL-TT/418 已得到規劃署通知已履行了渠務條件，及後 656 前申請編號 533 渠務署負責人 Mr. Bill Chan 亦明白因此渠務署對現申請編號 657 亦應視為同一理據証明，已履行了渠務條件（請參考附上資料）。

又前 TT/445 即現在申請號碼 657 出入口通道 implementation of run in / our proposal 被撤銷，主要原因於申請期間路政署要求申請人在進出口位置，行人路位置申請掘路紙（Excavation Permit）掘開地面在地底加設 2 條塑膠喉管後再鋪回地面，此工程乃預留日後中華電力或網絡公司安裝供電電纜或網絡線路供附近村民使用，申請人之建議亦得到路政署及運輸署及地政署同意可行，批准申請人可向路政署掘路紙，唯最後我們得到路政署通知我們由於申請地點不屬路政署管轄範圍，故不能安排是項措施及後運輸署亦同意是項安排。

以上種種，希城規會了解，如需再補充資料，我們可以繼續提供（參考附上歷年來與渠務署來往文件）。

申請人：



林全耀

9 October 2024

Our Ref : 20241001

Chief Engineer

Mainland North Drainage Services Department (CE/M.DSD)

Attn : Mr. Jeff Tse,

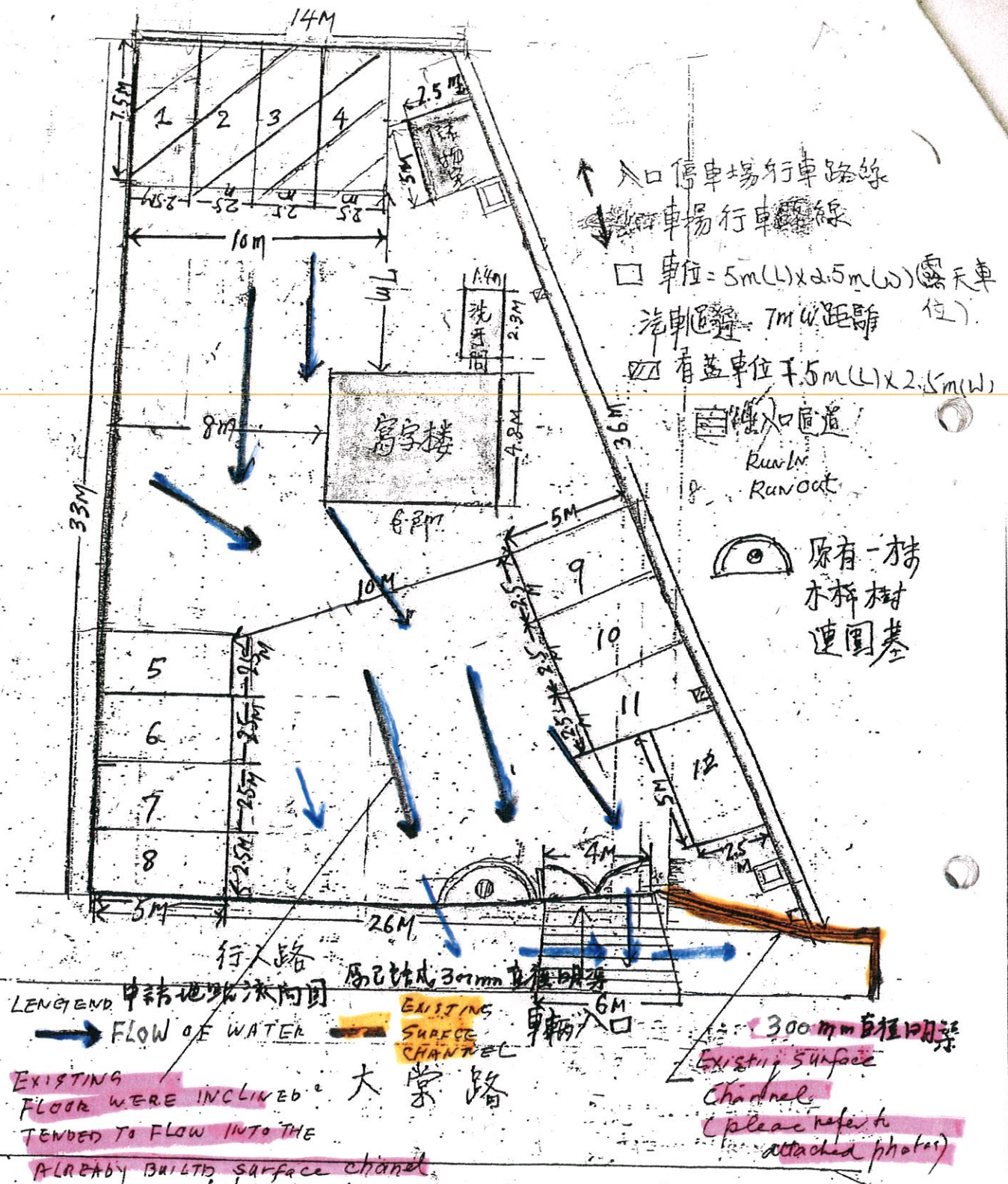
We refer to your comment dated to us on December 2023 via Planning Department, we have the following information for your advice and comment.

1. We agreed with you that the 300mm pipe at the western side of our application and flow onto southern side should be 225mm instead of 300mm.
2. We also admitted that the already built underground pipes would not collect the surface runoff accrued on our site and to intercept the overland flow from the adjacent side.
3. For your kind information, at the beginning for the availability and convenience for the entrance of the site, we had already built the front section of the entrance in inclined and sloppy form and direct all the surface runoff water and flow towards onto the already built surface channels and direct onto the residential house's garden surface channels that direct and flow onto nearby public streams and/or nullans.
4. We attached herewith the surface channel of site which all surface runoff were caught and flow onto the surface channels into the garden.

We thank you for your valuable and constructive comments. For further information, please feel free to contact us again.

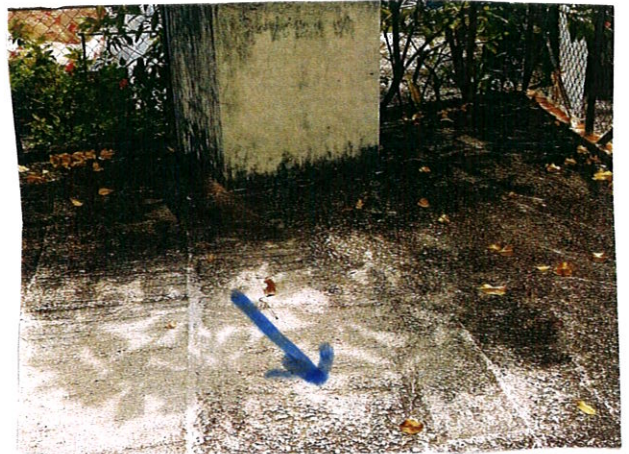
The applicant

Lam Chuen Yiu



(一) 申請位置佈局設計圖

備註：申請位置地台斜水圖流向原有年建成 300mm 直徑明渠



INCLINED AND SLOPPY podium with WATER
FLOW INTO 300mm surface channel



300mm surface channel



LEGEND

→ FLOW OF SURFACE
WATER





300mm surface channels



300mm surface channel at residential house front gate



LEGEND

→ FLOW OF SURFACE WATER

2024 年 10 月 15 日

本人檔案號碼： 20241002

城市規劃委員會
北角渣華道 333 號
政府合署 17 樓

敬啟者：

在劃為「鄉村式發展」地帶的元朗大棠路丈量約份第 116 約地段第 4891 號餘段(部份)，第 4892 號餘段(部份)，第 4893 號(部份) 及 4894 號(部份)和毗連政府土地
臨時商店及服務行業 (為期三年)
第 16A 條規劃申請編號：A/YL-TT/657

就申請編號：A/YL-TT/657 出入口通道 implementation of run in / our proposal 被撤銷，主要原因於申請期間路政署要求申請人在進出口位置，行人路位置申請掘路紙 (Excavation Permit) 掘開地面在地底加設 2 條塑膠喉管後再鋪回地面，此工程乃預留日後中華電力或網絡公司安裝供電電纜或網絡線路供附近村民使用。申請人之建議亦得到路政署及運輸署及地政署同意可行，批准申請人可向路政署掘路紙，唯最後我們得到路政署通知我們由於申請地點不屬路政署管轄範圍，故不能安排是項措施及後運輸署亦同意是項安排，付上 2023 年 9 月 14 日規劃署，路政署接受履行條件同意信以茲參考。

申請人：



林全耀

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post and Fax

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/533
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

14 September 2023

(Attn.: Mr. LAM Tsuen Yiu)

Dear Sir,

Compliance with Approval Condition (e) **Planning Application No. A/YL-TT/533**

I refer to your submission dated 15.8.2023 for compliance with the captioned approval condition (e) on the implementation of the run-in/out proposal. The Highways Department (HyD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **APPENDIX**.

Should you have any queries on the departmental comments, please contact Mr. Ben CK CHAN (Tel: 2762 4965) of HyD.

Yours faithfully,

(Ms. Ophelia WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CHE/NTW, HyD (Attn.: Ms. Tanya TSUI)
AC for T/NT, TD (Attn.: Mr. Louis IP)
DLO/YL, LandsD (Attn.: Ms. S.L. CHENG)

Internal
CTP/TPB (2)
OW/DN/dn

20 January 2025

Our Ref : 20250105

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, H.K.

Dear Sir / Madam,

Temporary Shop and Services for Period of 3 Years in “Village Type Development” Zone, Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long
Application No. A/YL-TT/657

I Lam Chuen Yiu 林全耀 the applicant for Planning Application A/YL-TT/657 confirm that I will maintain the same drainage facilities as those maintained under previous Applications A/YL-TT/533 and A/YL-TT/445.

The Applicant



Lam Chuen Yiu

c.c. Tuen Mun & Yuen Long West District Planning Office
Planning Department

2025 年 1 月 20 日

本人檔案號碼： 20250106

規劃署

屯門及元朗西規劃處

新界沙田上禾輦路 1 號

沙田政府合署 14 樓

敬啟者：

在劃為「鄉村式發展」地帶的元朗大棠路丈量約份第 116 約地段第 4891 號餘段(部份), 第 4892 號餘段(部份), 第 4893 號(部份) 及 4894 號(部份)和毗連政府土地經營臨時商店及服務行業及公眾停車場 (為期三年)
第 16A 條規劃申請編號 : A/YL-TT/657

就回應渠務署有關渠務建議之意見, 我們付上新界民政署鄉郊小型工程之渠圖給予參考。

包括 2006 年完成建造之：

1. 760x 760 沙井。
2. 450 闊 U 渠。

查以上已批准規劃申請 TPB/A/YL-TT/445 及 533 和新申請編號 TPB/A/YL-TT/657 渠務設施是一樣的。

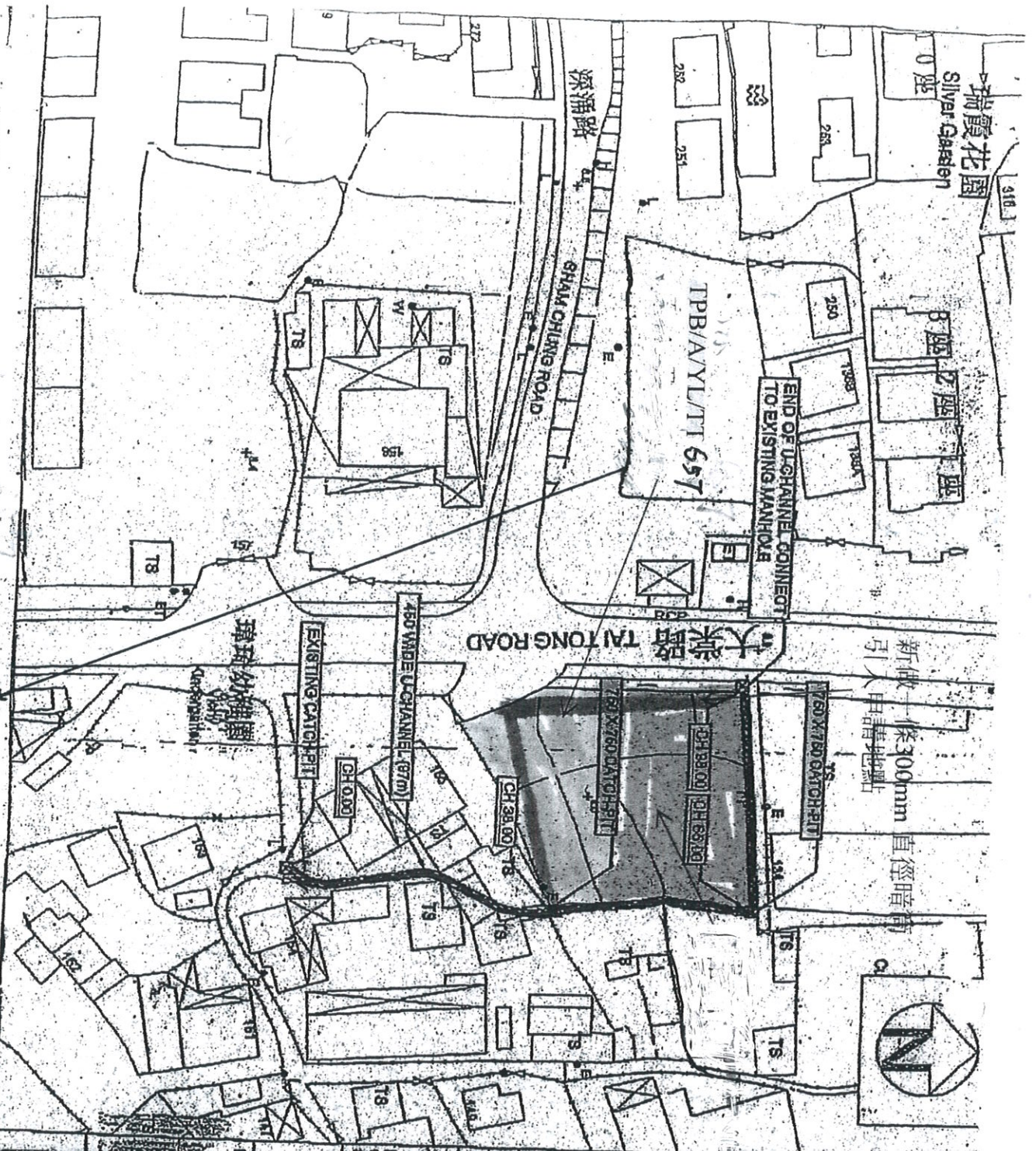
以上資料如需補充亦請予聯絡我們, 我們聯絡電話

林先生。

申請人：



林全耀



新做一條300mm 直徑暗渠
引入申請地點

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. EXACT LOCATIONS AND LEVELS OF WORKS SHALL BE DETERMINED ON SITE.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING NO. YW242/2009.

LEGEND: 760x760沙井2個
CATCH PITS (2 Nos.)
450mm U-CHANNEL (87m LONG)

ABBREVIATIONS:
CH2000: CH DRAINAGE IN METRE

No.	DATE	DESCRIPTION	INITIAL
-----	------	-------------	---------

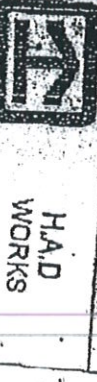
NAME	DATE
DESIGNED O. F. MOK	08/08
DRAWN Y. K. LEUNG	08/09
CHECKED P. M. WONG	08/09
APPROVED	

CONT. No. & TITLE
YL 25 OF 2008-2010
IMPROVEMENT OF FOOTPATH AND DRAINAGE
CHANNEL NEAR HOUSE NO. 154 AT
SHUNG CHING SAN TSIEN, SHAP PAT HEUNG
DRAINING TITLE

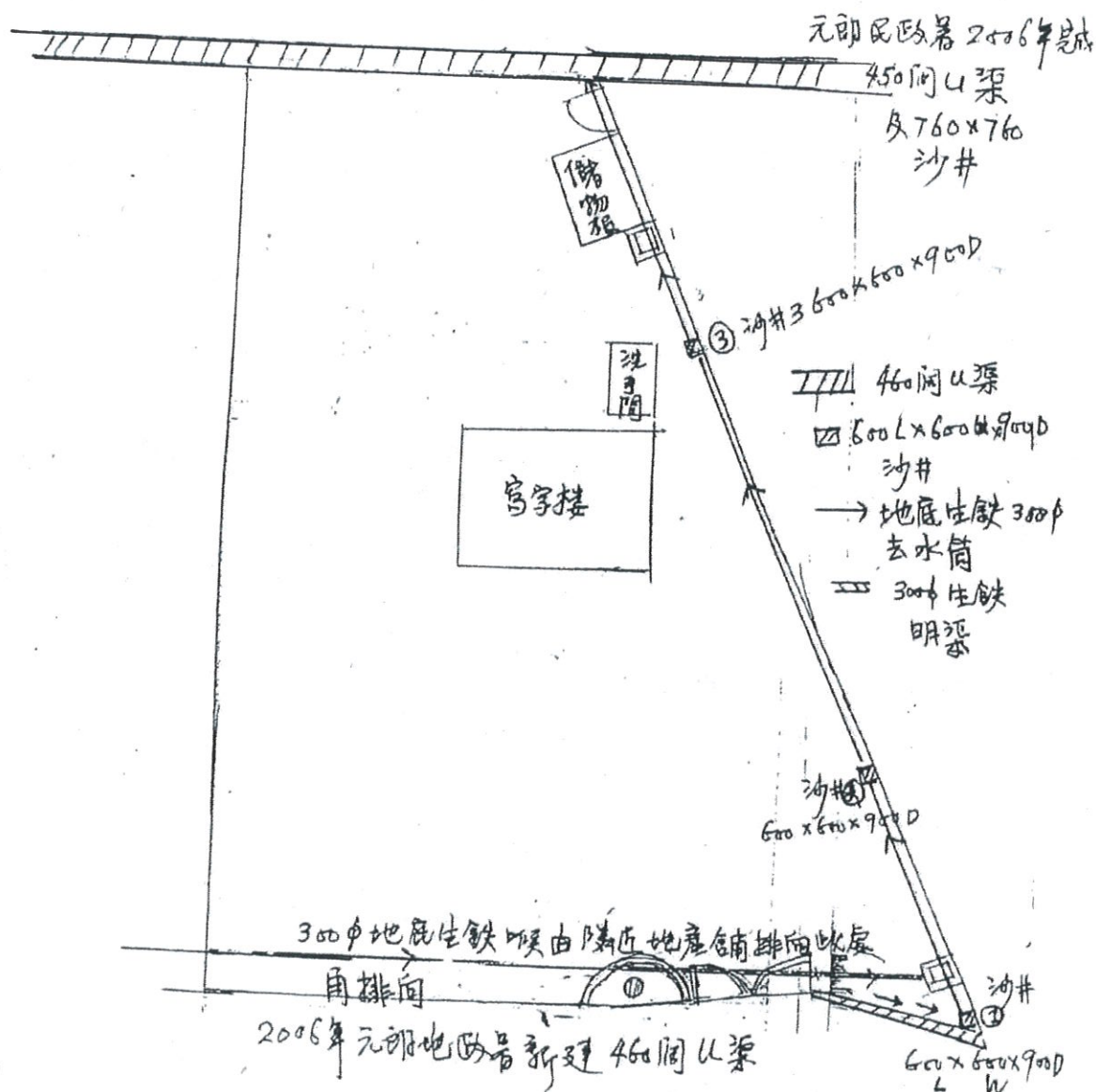
SITE PLAN

DRAWING No. YW 242 / 2009
SCALE 1:500

QUEENSLAND DISTRICT



申請編號 TPB/AYL/TT 657
以上一介已批准規劃申請 TPB/AYL/TT 445
与 TPB/AYL/TT 533 渠務設施是一样的。



申請地塊現時排水系統圖

(已獲渠務署 2014 年 1 月 8 日

與隣近地產舖同一排水系統管線進行

規劃附帶條件)

在劃為「鄉村式發展地帶」的元朗大學路丈量約份第 116 海地段
第 4891 號全段(部份)、第 4892 號全段(部份)第 4893 號(部份)及
第 4894 號(部份)和毗連政府土地「經營臨時商店及服務行業
及公眾停車場(為期三年)第 16A 條規劃申請編號: A/YL-TT/657

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPAB)</u>
1	A/YL-TT/289	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.8.2011 [revoked on 19.2.2012]
2	A/YL-TT/302	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.4.2012 [revoked on 20.10.2013]
3	A/YL-TT/327	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	22.12.2015 approved for 1 year (upon appeal) [revoked on 22.3.2016]
4	A/YL-TT/445	Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years	8.3.2019 [revoked on 8.8.2021]
5	A/YL-TT/533	Temporary Shop and Services for a Period of 3 Years	18.3.2022 [revoked on 18.12.2023]

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB/TPAB)</u>	<u>Rejection Reasons</u>
1	A/YL-TT/344	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.5.2015 (on review)	(1), (2)
2	A/YL-TT/357	Temporary Shop and Services (Environmental Consultancy and Landscaping Services) for a Period of 3 Years	25.8.2017 (dismissed on appeal)	(1), (2)
3	A/YL-TT/421	Temporary Shop and Services (Building Surveying Consultancy) for a Period of 3 Years	10.8.2018 (on review)	(1), (2)

Rejection Reason(s)

- (1) Failure to demonstrate that the development would not cause adverse traffic/landscape/drainage impacts on the surrounding area.
- (2) Setting an undesirable precedent.

**Similar Applications within the Subject “Village Type Development” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/517	Temporary Shop and Services for a Period of 3 Years	26.3.2021
2	A/YL-TT/547	Temporary Shop and Services for a Period of 3 Years	12.8.2022
3	A/YL-TT/557	Renewal of Planning Approval for Temporary Shop and Services (Local Provision Store with Ancillary Storage Area and Real Estate Agency) for a Period of 3 Years	29.7.2022
4	A/YL-TT/602	Temporary Shop and Services for a Period of 5 Years	11.9.2023
5	A/YL-TT/656	Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years	16.8.2024
6	A/YL-TT/662	Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	20.9.2024

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 at the Site.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application and the submitted run-in/out proposal is acceptable as it is identical to that approved under previous application No. A/YL-TT/533 and implemented.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantiated environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

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

- No objection to the application from the public drainage point of view.
- Should the Town Planning Board consider the application acceptable from the planning point of view, an approval condition should be included to request the applicant to implement the accepted drainage proposal and to maintain the agreed drainage facilities under the application No. A/YL-TT/533 on the Site to the satisfaction of the Director of Drainage Services or of the Board.

5. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the applied uses in the application.
- Advisory comments as detailed in **Appendix IV**.

7. Electricity Safety

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

8. District Officer's Comments

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

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

9. Other Departments

The following departments have no objection to/no comment on the application:

- Director of Agriculture, Fisheries and Conservation;
- Chief Engineer/Construction of Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (c) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 4891 RP (Part), 4892 RP (Part), 4893 and 4894 in D.D. 116 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) application for Short Term Tenancy (STT) for occupation of GL (about 58.35m² subject to verification) was submitted;
 - (iii) Lot 4891 RP in D.D. 116 is covered by Short Term Waiver (STW) No. 633 for the purpose of “Kindergarten”. Lots 4892 RP and 4893 in D.D. 116 are covered by STWs No. 4340 and 4341 respectively for the purpose of “Temporary Shop and Services (Real Estate Agency)”;
 - (iv) there are unauthorized structure and uses on Lot 4894 in D.D. 116. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (v) the GL within the Site (about 50.42m² as mentioned in the application form) has been fenced off without any permission. Any occupation of GL without Government’s prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap 28). LandsD reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
 - (vi) the STW holder(s) will need to apply to LandsD for modification of the STWs where appropriate and the lot owner(s) shall apply to LandsD for STW and STT to permit the structure(s) erected within Lot 4894 in D.D. 116 and the occupation of GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;

- (e) to note the comments of the Director of Environmental Protection that:
 - (i) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department (EPD)'s ProPECC PN 1/23 including completion of percolation test and certification by Authorized Person; and
 - (ii) 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;
- (f) to note the comments of the Commissioner for Transport that:

sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Tong Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Tong Road;
- (h) to note the comments of the Director of Fire Services that:
 - (i) the relevant layout plans should be incorporated with the proposed fire service installations (FSI) to the Fire Services 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 FSI to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulations 41D of the Building (Planning) Regulations (B(P)R);
 - (ii) the Site abuts on a specified street (Tai Tong Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the

Building Authority (BA), they are unauthorized 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 the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) four structures are proposed. 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 unauthorized building works under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which 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
- (j) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-07-16 星期二 03:02:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/657 DD 116 Tai Tong Road

Dear TPB Members,

646 withdrawn. Objections relevant to 657 and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 3 May 2024 3:41 AM HKT
Subject: A/YL-TT/646 DD 116 Tai Tong Road

Dear TPB Members,

And again condtions have not been fulfilled. This in a city where you can get fined for crossing the street against the lights even if there is not a single vehicle in sight.

One city, two systems indeed.

Members are negligent in their duty to inquire into matters and to admonish govt depts for not ensuring that they implement their own regulations.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 22 December 2021 1:48 AM HKT
Subject: A/YL-TT/533 DD 116 Tai Tong Road

Dear TPB Members,

After two and a half years and NINE extensions of time, approval was revoked. However OZP website does not give details.

Hopefully members will ask questions.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 24 October 2018 2:25 AM CST
Subject: A/YL-TT/445 DD 116 Tai Tong Road

A/YL-TT/445

Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long

Site area : About 520m² includes Government Land of about 50m²

Zoning : "VTD"

Applied Use : Interior Design Shop / 12 Vehicle Parking

Dear TPB Members,

Same plan with fewer parking spaces.

Previous application was rejected yet again on 10 August.

(a) the applicant fails to demonstrate that the development would not cause adverse traffic and landscape impacts on the surrounding area; and
(b) previous planning permissions granted to the applicant by the Board/Town Planning Appeal Board under applications No. A/YL-TT/289, 302 and 327 were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism."

At the meeting the applicant advised that the car parking spaces are for employees. This indicates that this is in fact a commercial operation and this admission alone should preclude approval as such commercial use is not compatible with residential village zoning.

Mary Mulvihill

From:

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

Sent: Thursday, April 5, 2018 3:01:07 AM

Subject: Re: A/YL-TT/421 DD 116 Tai Tong Road

Dear TPB Members,

It is obvious that your decision of 9 Feb 2018 must prevail.

"(a) the applicant fails to demonstrate that the development would not cause adverse traffic and landscape impacts on the surrounding area; and
(b) previous planning permissions granted to the applicant by the Town Planning Board / Town Planning Appeal Board under Applications No. A/YL-TT/289, 302 and 327 were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism."

Mary Mulvihill

From:

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

Sent: Tuesday, January 9, 2018 2:04:08 AM

Subject: A/YL-TT/421 DD 116 Tai Tong Road

A/YL-TT/421

Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long

Site area : About 520m² includes Government Land of about 50m²

Zoning : "VTD"

Applied Use :Real Estate Agency / 19 Vehicle Parking

Dear TPB Members,

Happy New Year.

It would appear that the parking operation has continued despite numerous revocations and repeated failure to comply with conditions and was rejected upon appeal on 15 May 2015. The reasons are applicable to the current application.

(a) the applicant fails to demonstrate that the development would not cause adverse traffic, landscape and drainage impacts on the surrounding area; and
(b) previous planning permissions granted to the applicant under applications No. A/YL-TT/289 and 302 were revoked due to non-compliance of the approval conditions.
Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism."

Approval would set an undesirable precedent of legitimizing illegal brownfield activities.

Mary Mulvihill