

2024年 6月 2 0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。

Appendix I of RNTPC  
Paper No. A/YL-TT/660

Form No. S16-I  
表格第 S16-I 號

This document is received on 2024 -06- 2 0  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

- (i) **Construction of “New Territories Exempted House(s)”;**  
**興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
**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;及**
- (iii) **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的臨時用途或發展的許可續期**

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

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TT/660
	Date Received 收到日期	2024-06-20

- 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 )

Wong Yat Ho  
黃日浩

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 3131 RP in D.D. 116, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 137.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 230 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" ("O")
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

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

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

(a) Operation involved 涉及工程	<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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

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



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

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

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

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Shop and Services (Car Beauty Services) for a period of 5 years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 230 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 1.7 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 100 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 1 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 2 ..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 7.4 ..... m 米 <input checked="" type="checkbox"/> About 約	

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms  
請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities  
政府、機構或社區設施 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☒ other(s) 其他

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

Refer to Plan 3

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Refer to Plan 3
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....

.....

.....

.....

.....



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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Local track connecting to Tai Shu Ha Road East</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">1</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input checked="" type="checkbox"/></p>

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

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

如需要的話，請另頁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。

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



## 10. Justifications 理由

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

Refer to Appendix I

**11. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

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

LAU Tak Francis

Planning Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 ..... MRTPI, FRICS, RPS(GP).....

on behalf of  
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

14/6/2024 (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。



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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lot No. 3131 RP in D.D. 116, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	137.2	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20		
Zoning 地帶	"Open Space" ("O")		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Car Beauty Services) for a period of 5 years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	230 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.7 <input checked="" 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	1	
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7.4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	100 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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)  _____	1  1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)  _____ _____	

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

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

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



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。

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### Executive Summary

1. The application site is on Lot No. 3131 RP in D.D. 116, Tai Tong, Yuen Long, New Territories.
2. The site area is about 137.2 m<sup>2</sup>. No Government Land is involved.
3. The application site falls within an area zoned “Open Space” (“O”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is ‘Proposed Temporary Shop and Services (Car Beauty Services)’ for a period of 5 years. According to the Notes of the OZP, the applied use is a Column 2 use within the “O” zone on the OZP which may be permitted with or without conditions by the Board.
5. A two-storey temporary structure is proposed on site for work area, office, multi-function room and toilet uses. The gross floor area is about 230 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗大棠丈量約份第 116 約地段第 3131 號餘段。
2. 申請地點的面積約 137.2 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「休憩用地」地帶。
4. 申請用途為「擬議臨時商店及服務行業（汽車美容）」（為期 5 年）。該用途在大綱圖上的「休憩用地」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 1 個 2 層高臨時構築物作工作區域、辦公室、多功能活動室及廁所用途，總樓面面積約 230 平方米。
6. 營運時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. WONG Yat Ho (“the Applicant”) in support of the planning application for ‘Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 5 Years’ (“the Proposed Development”) at Lot No. 3131 RP in D.D. 116, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot No. 3131 RP in D.D. 116, Yuen Long, New Territories. The Site is accessible via local track connecting to Tai Shu Ha Road East. The vehicular ingress/egress point is located at the west of the site.
3. The site area is about 137.2 m<sup>2</sup>. No Government Land is involved.

### **Application Background**

4. The Site is the subject of a previously approved application no. A/YL-TT/529 for ‘Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land’ submitted by the same applicant. The Applicant has complied with two approval conditions in relation to the submissions of a drainage proposal and a fire service installations (FSI) proposal respectively (2 out of 4 approval conditions). As relevant Short Term Waiver (STW) has not been granted from Lands Department within 18 months since the planning application has approved, the Applicant could not arrange to comply with the last two approval conditions regarding the implementation works. The application was therefore revoked on 27.8.2023. The STW was granted by Lands Department on 29.1.2024. The Applicant would like to submit a fresh s.16 application to continue the use.

### **Planning Context**

5. The Site falls within an area zoned “Open Space” (“O”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
6. The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
7. According to the Notes of the OZP, the applied use is a Column 2 use within the “O” zone on the OZP which may be permitted with or without conditions by the Board.



8. Provided that the structure of the Proposed Development is temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “O” zone.

### Development Parameters

9. The Proposed Development is intended to serve the needs of local residents and the general public. It provides car beauty services including car washing, polishing, and waxing. No workshop activities including car dismantling, spraying, repairing or maintaining are allowed.
10. 1 no. of private car parking space is proposed at the Site (**Plan 3**). Only private cars will be parked on site. No light goods vehicle, medium goods vehicle, or heavy goods vehicle over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374A), will be parked on the Site.
11. Operation hours are from 9 a.m. to 7 p.m. daily, including Sundays and public holidays.
12. A two-storey structure is proposed on site. The ground floor of the structure will be used as work area, private car parking space and toilet. The work area will be used to carry out car beauty services, including car washing, polishing, and waxing. The first floor will be used as multi-function room, office, and toilet. The structure will be made of temporary material, such as metal sheets. The development parameters of the structure are shown in Table 1. Please refer to the Layout Plan (**Plan 3**) for details.

Table 1—Development Parameters of the structure on site

No.			Use	Covered Area	Floor Area	Height
1	G/F	a	Works Area	137.2m <sup>2</sup>	130.4m <sup>2</sup>	4.8m
		b	Toilet		6.8m <sup>2</sup>	
	1/F	c	Toilet, Multi-function Room and Office		92.8m <sup>2</sup>	2.6m
Total:				<u>137.2m<sup>2</sup></u>	<u>230.0m<sup>2</sup></u>	7.4m

### Previous Application

13. The Site is the subject of a previous application no. A/YL-TT/529 approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 for ‘Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land’ submitted by the same applicant.
14. The previous application was approved mainly on considerations that the proposed development would not frustrate the long-term planning intention of the “O” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.
15. The Applicant has complied with two approval conditions in relation to the submissions of a drainage proposal and a FSI proposal respectively (2 out of 4 approval conditions). As relevant STW has not been granted from Lands Department within 18 months since the planning application has approved, the Applicant could not arrange to comply with the last two approval conditions regarding the implementation works. The application was therefore revoked on 27.8.2023. The

STW was granted by Lands Department on 29.1.2024. The Applicant would like to submit a fresh s.16 application to continue the use.

16. Given that the planning context of adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the previous application.

### **Similar Applications**

17. There are 10 similar applications for shop and services use approved by the Committee in the vicinity of “O” zone over the past few years:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL/233	Proposed Temporary Shop and Services (Real Estate Agency, Book Shop and Ancillary Site Office) for a Period of 6 Years	22.9.2017
A/YL-TT/415	Proposed Temporary Shop and Services (Vehicle Parts Retail Shop) for a Period of 3 Years	22.12.2017
A/YL/241	Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 6 Years	16.3.2018
A/YL/247	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Offices for a Period of 6 Years	17.8.2018
A/YL/258	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop) for a Period of 3 Years	16.8.2019
A/YL-TT/483	Proposed Temporary Shop and Services (Grocery Store) for a Period of 5 Years	18.10.2019
A/YL/267	Temporary Shop and Services for a Period of 6 Years	20.11.2020
A/YL-TT/546	Temporary Shop and Services for a Period of 5 Years	20.5.2022
A/YL/299	Proposed Temporary Shop and Services for a Period of 6 Years	13.1.2023
A/YL/301	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years	9.6.2023

18. The similar applications were approved by the Committee between 2017 and 2023 on considerations that temporary approval would not frustrate the long-term planning intention of the “O” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
19. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

## No Adverse Impacts to the Surroundings

### Visual and Landscape

20. The Proposed Development involves the erection of a two-storey temporary structure. The applied use is considered not incompatible with surrounding land uses mainly comprising two-storey shops, open storage and residential uses. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

### Traffic

21. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	0	1	0	1
12:00 – 13:00	1	0	1	0
13:00 – 14:00	0	1	0	1
14:00 – 15:00	1	0	1	0
15:00 – 16:00	0	1	0	1
16:00 – 17:00	1	0	1	0
17:00 – 18:00	0	0	0	1
18:00 – 19:00	0	1	0	0
<b>Total Trips</b>	<b><u>4</u></b>	<b><u>4</u></b>	<b><u>4</u></b>	<b><u>4</u></b>

22. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
23. A 5m-wide vehicular access is provided to the west of the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plans 6.1 and 6.2**). No queuing, reversing and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site.
24. Customers are required to make prior appointment before entering the Site. Customers without appointment will not be allowed to park their vehicles in the Site and will be asked to leave.

### Drainage

25. The Applicant has submitted a drainage proposal, with provision of gutter and catchpits to mitigate the potential adverse drainage impacts generated by the proposed development for compliance with approval condition under the previously approved application no. A/YL-TT/529. The proposal was accepted by CE/MN, DSD on 23.5.2023. Please refer to the Approved Drainage Proposal (**Plan 4**) and relevant compliance letter (**Annex Ia**) for details.



Fire Safety

26. The Applicant has submitted a layout plan incorporated with the proposed FSI for compliance with approval condition under the previously approved application no. A/YL-TT/529. The proposal was accepted by the Director of Fire Services on 14.4.2023. Please refer to the Approved FSI Proposal (**Plan 7**) and relevant compliance letter (**Annex Ib**) for details.

Sewerage

27. An underground sewage disposal system includes one petrol interceptor, one septic tank and one soakage pit has been provided on site under the previously approved application no. A/YL-TT/529. The septic tank will be maintained in proper working order at all times and periodic desludging will be carried out when required.
28. Wastewater produced from the car beauty services will be directed to the proposed 150mm u-channel located at the periphery of the works area. These wastewater will be discharged to petrol interceptor and soakage pit.
29. The wastewater from toilets will be discharged to septic tank and soakage pit. Please refer to the Sewerage Proposal (**Plan 5**) for details.

Environment

30. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
31. No light goods vehicle, medium goods vehicle, or heavy goods vehicle over 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

**Planning Gain**

32. The Proposed Development can create employment opportunities to the local residents. It can also fulfil the local needs for car beauty services.

- End -

## 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 (2762 1783)**

## 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 P19028/TL23203  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/529  
電話號碼 Tel. No. : 2158 6298  
傳真機號碼 Fax No. : 2489 9711

23 May 2023

GoldRich Planners & Surveyors Ltd.



(Attn.: Mr. Francis LAU)

Dear Sir,

### **Compliance with Approval Condition (c)** **Planning Application No. A/YL-TT/529**

I refer to your submissions dated 16.5.2023 and 22.5.2023 for compliance with the captioned approval condition on the submission of a revised drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- ☐ 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.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

( Ophelia WONG )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal

CTP/TPB (2)

OW/JT/jt

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

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- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The existing channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.
- (iii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iv) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (v) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.



## 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 (2762 1783)

## 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 P19028/TL23089  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/529  
電話號碼 Tel. No. : 2158 6298  
傳真機號碼 Fax No. : 2489 9711

14 April 2023

GoldRich Planners &amp; Surveyors Ltd.



(Attn.: Mr. Francis LAU)

Dear Sir,

**Compliance with Approval Condition (f)**  
**Planning Application No. A/YL-TT/529**

I refer to your submission dated 9.3.2023 for compliance with the captioned approval condition on the submission of a fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- ☐ 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.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of FSD.

Yours faithfully,

( Ophelia WONG )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)

Internal

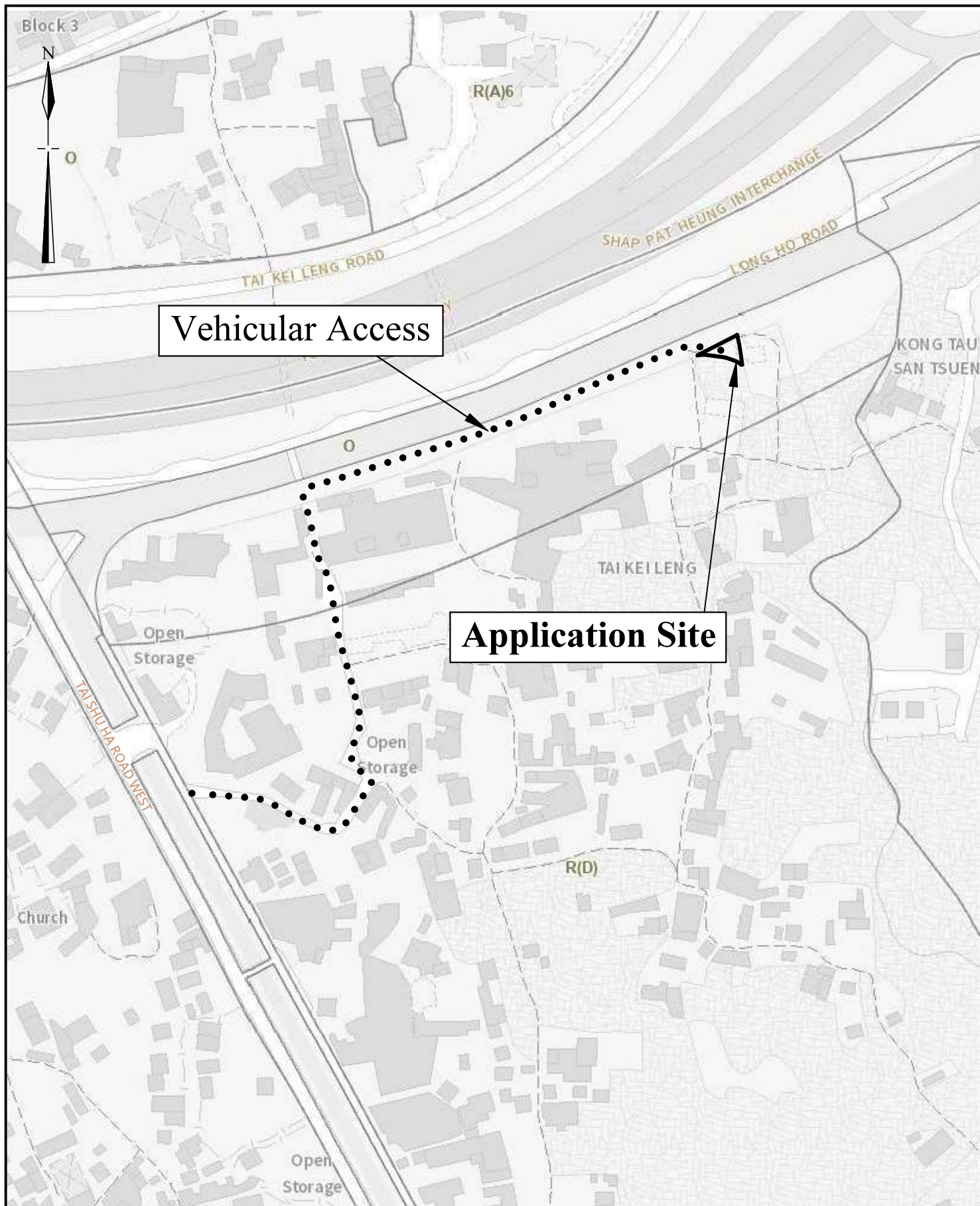
CTP/TPB (2)

OW/JT/jt

Comments of the Director of Fire Services (D of FS)

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You are advised that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.



Extracted from Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20

Not to Scale

Location Plan

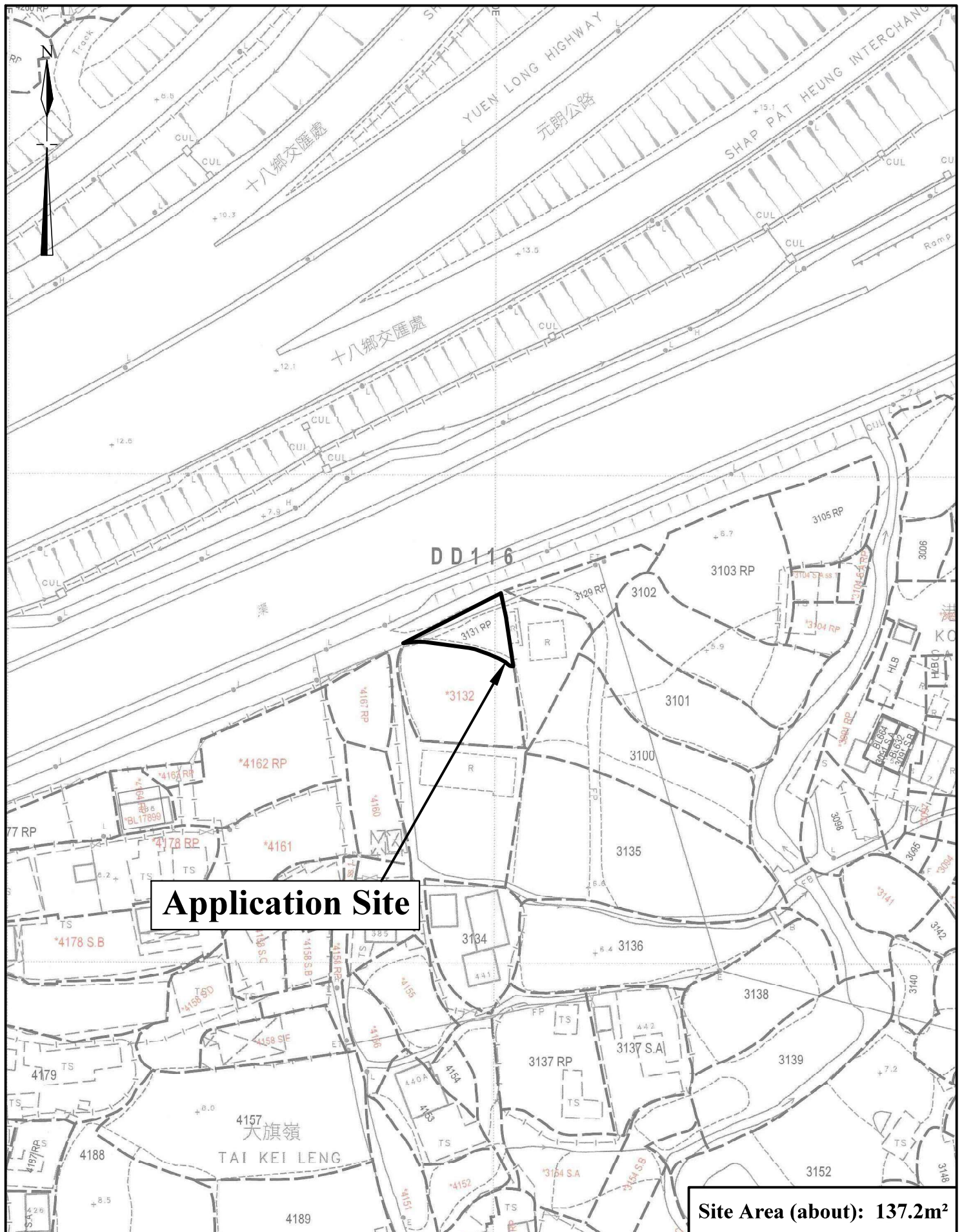
Goldrich Planners &  
Surveyors Ltd.

June 2024

Lot 3131 RP in D.D. 116

Plan 1  
( P 19028 )





**Application Site**

**Site Area (about): 137.2m<sup>2</sup>**

**1 : 1000**

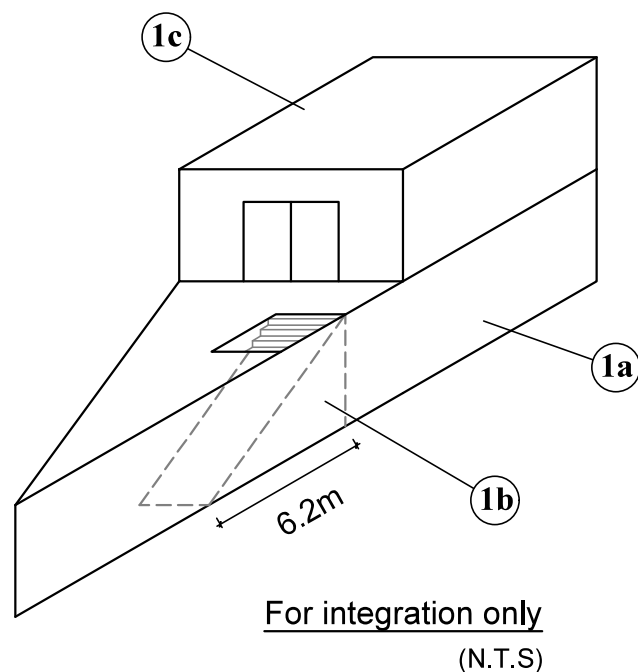
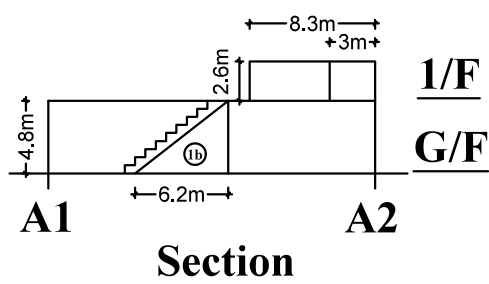
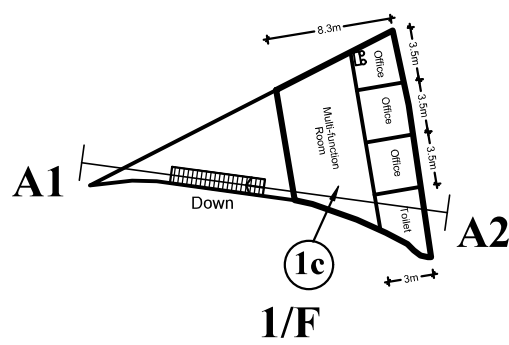
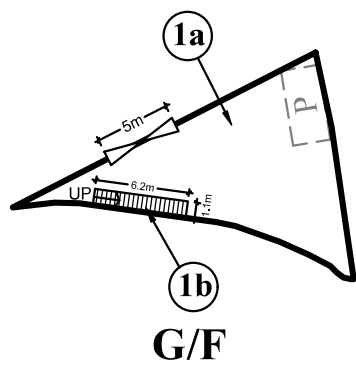
**Lot Index Plan**

**Goldrich Planners &  
Surveyors Ltd.**

**June 2024**

**Lot 3131 RP in D.D. 116**

**Plan 2  
( P 19028 )**



### Legend



Vehicular Access (5m wide)

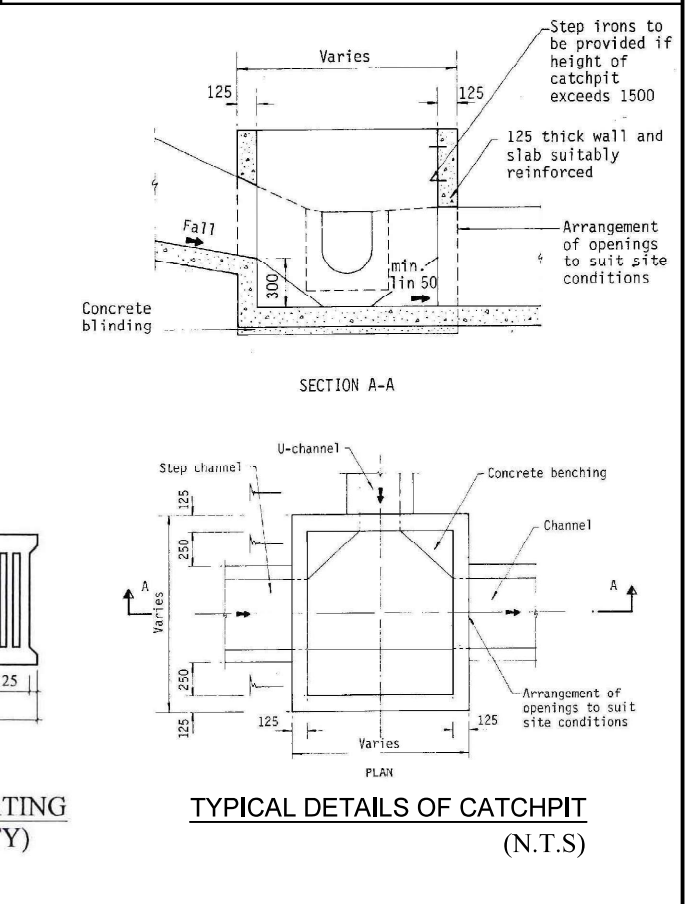
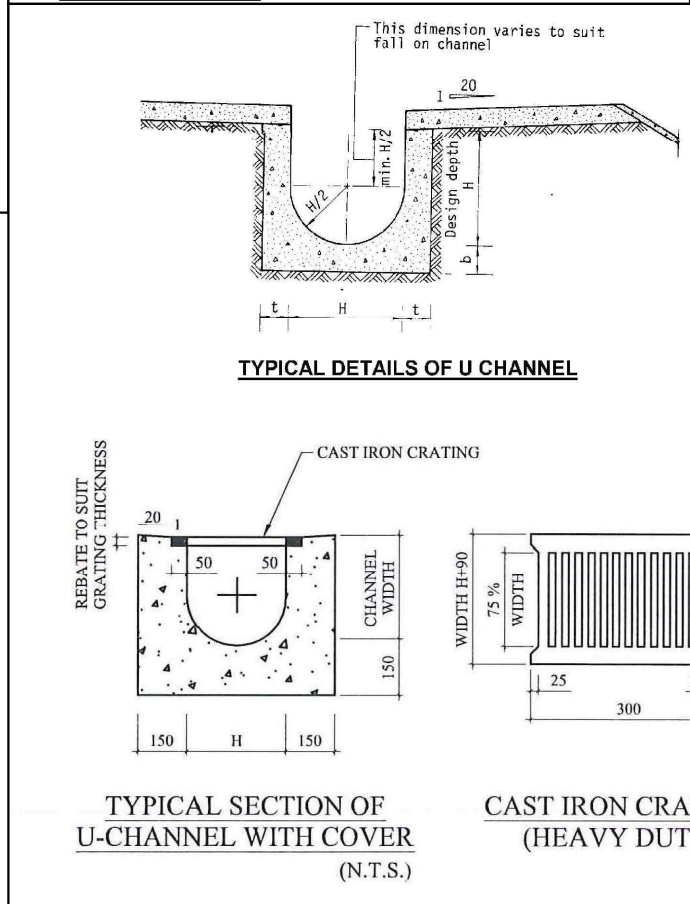
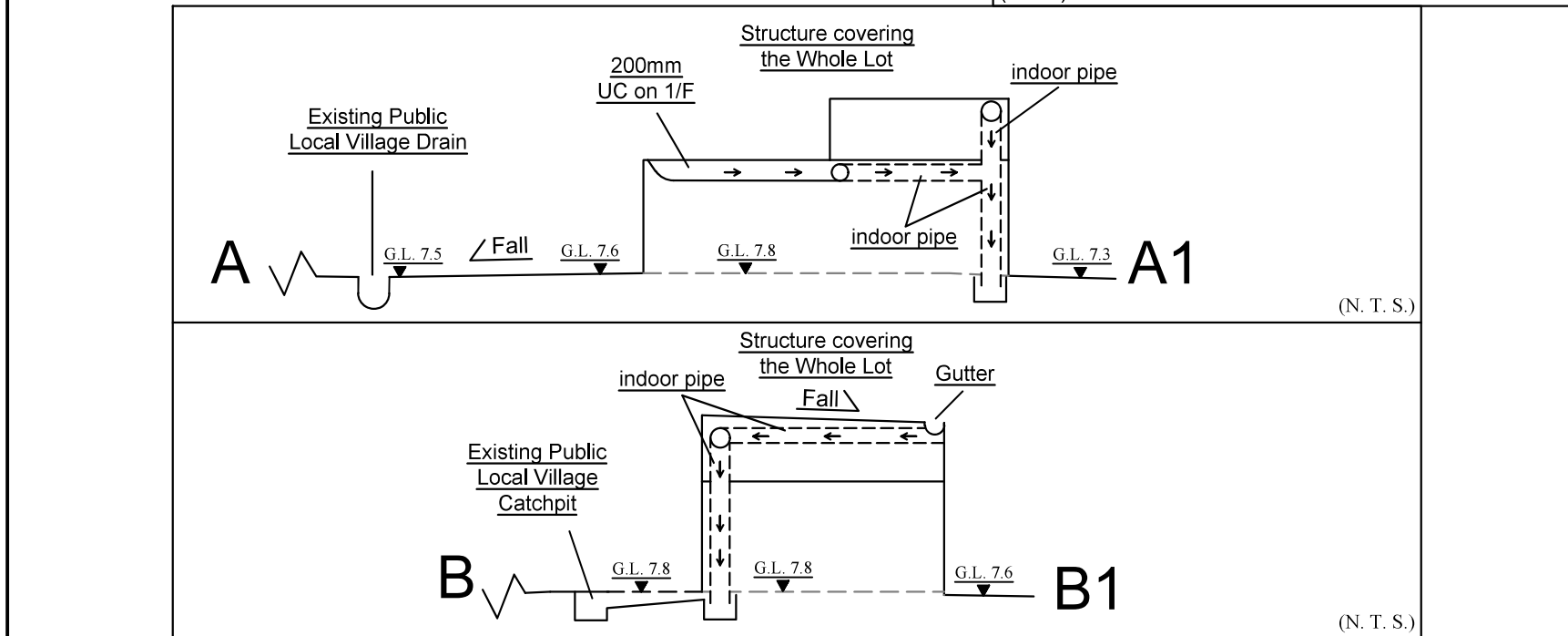
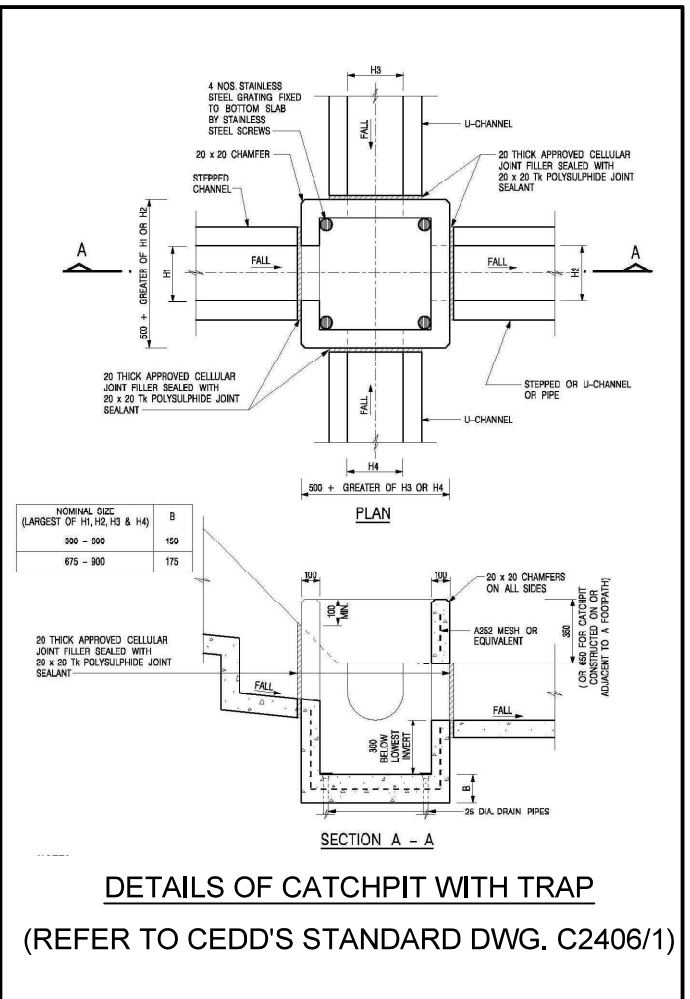
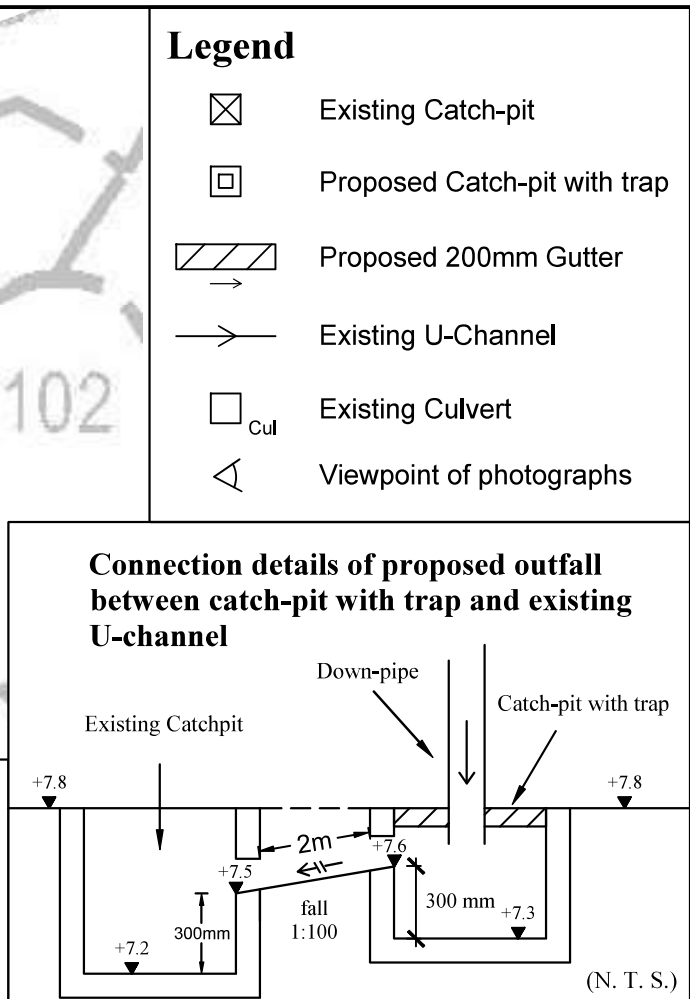
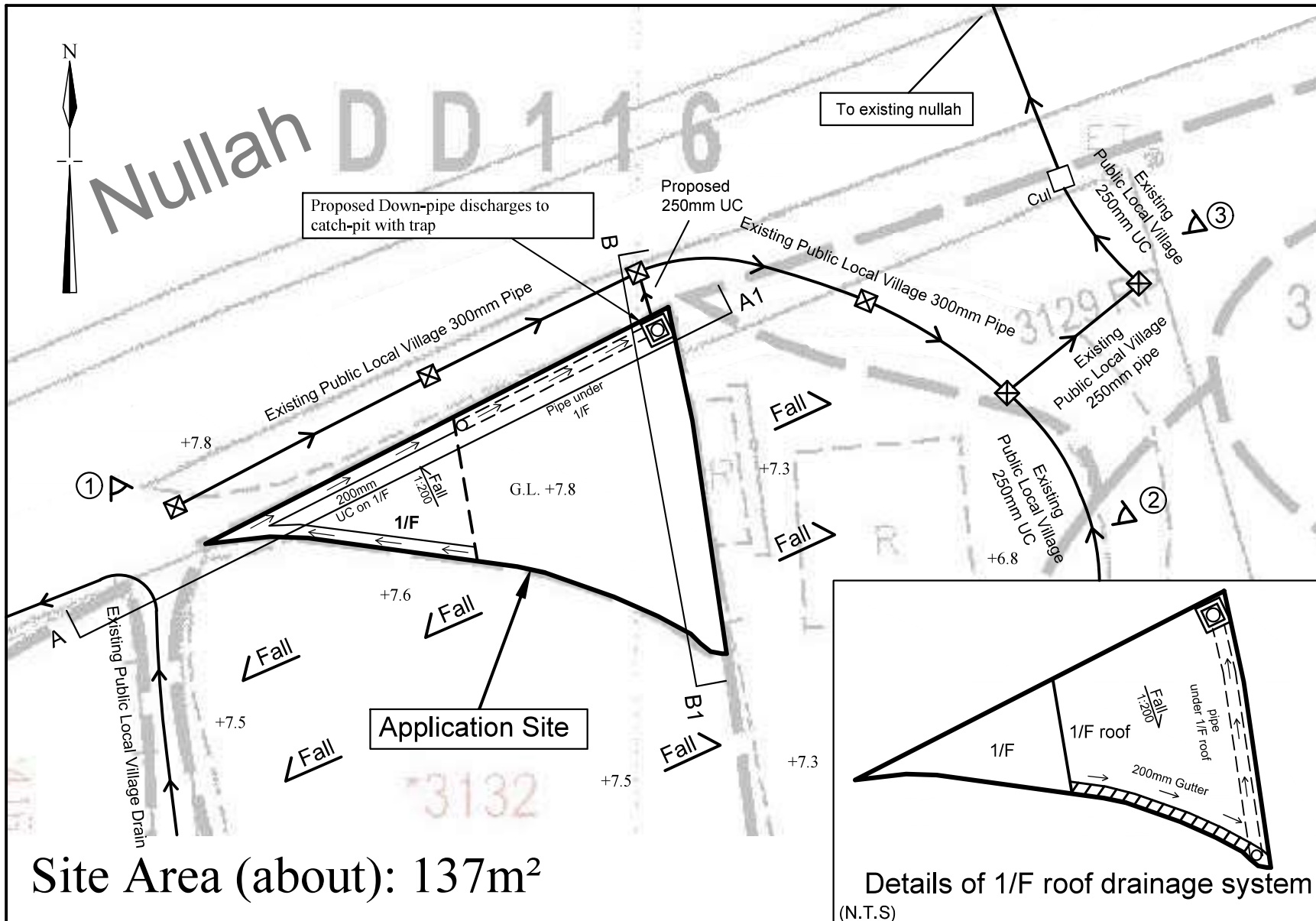


Private Cars Parking Space (5m x 2.5m)

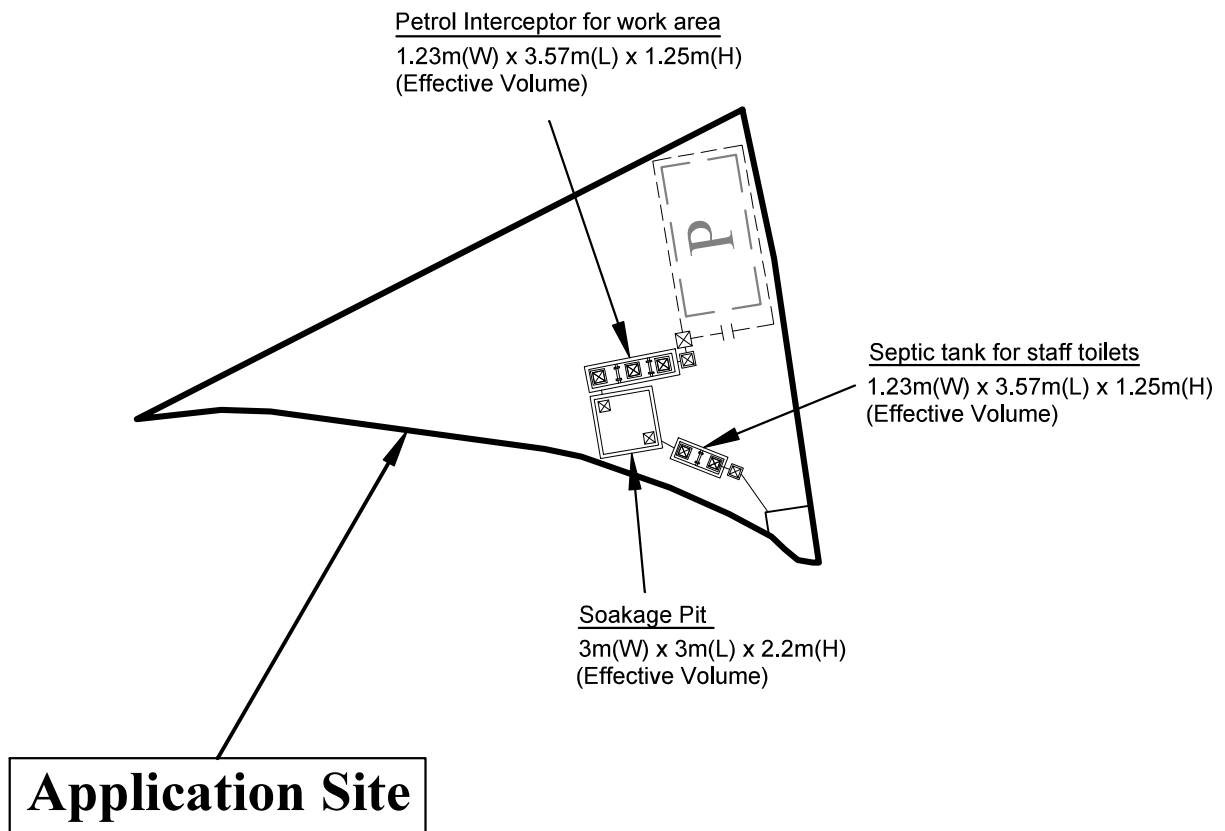
Site Area: 137.2m<sup>2</sup>

1			Use	Covered Area	Floor Area	Height
	G/F	a	Works Area	137.2m <sup>2</sup>	130.4m <sup>2</sup>	4.8m
		b	Toilet		6.8m <sup>2</sup>	4.8m
	1/F	c	Toilet, Multi-function Room and Office		92.8m <sup>2</sup>	2.6m
Total				137.2m <sup>2</sup>	230.0m <sup>2</sup>	

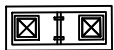
1 : 500	Layout Plan	Goldrich Planners & Surveyors Ltd.
June 2024		
	Lot 3131 RP in D.D. 116	Plan 3 ( P 19028 )







#### LEGEND



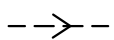
Septic Tank



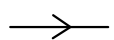
Petrol Interceptor



Proposed Catch-pit



Proposed 150mm U-Channel (Fall 1:100)



Proposed 150mm Pipe

\*Please refer to Plan 3 for full layout plan

Site Area: 137.2m<sup>2</sup>

1 : 250

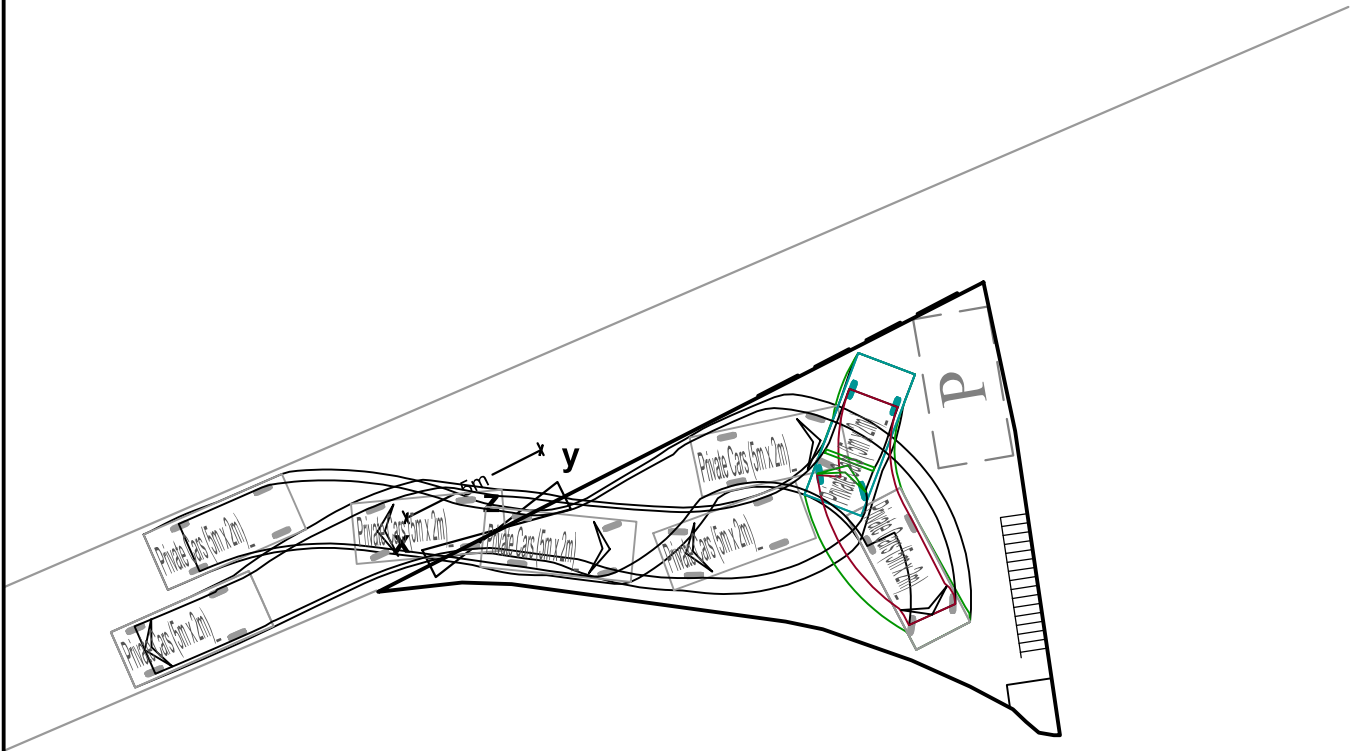
**Sewerage Proposal**

**Goldrich Planners &  
Surveyors Ltd.**

**June 2024**

Lot 3131 RP in D.D. 116

**Plan 5  
( P 19028 )**



**LEGEND**

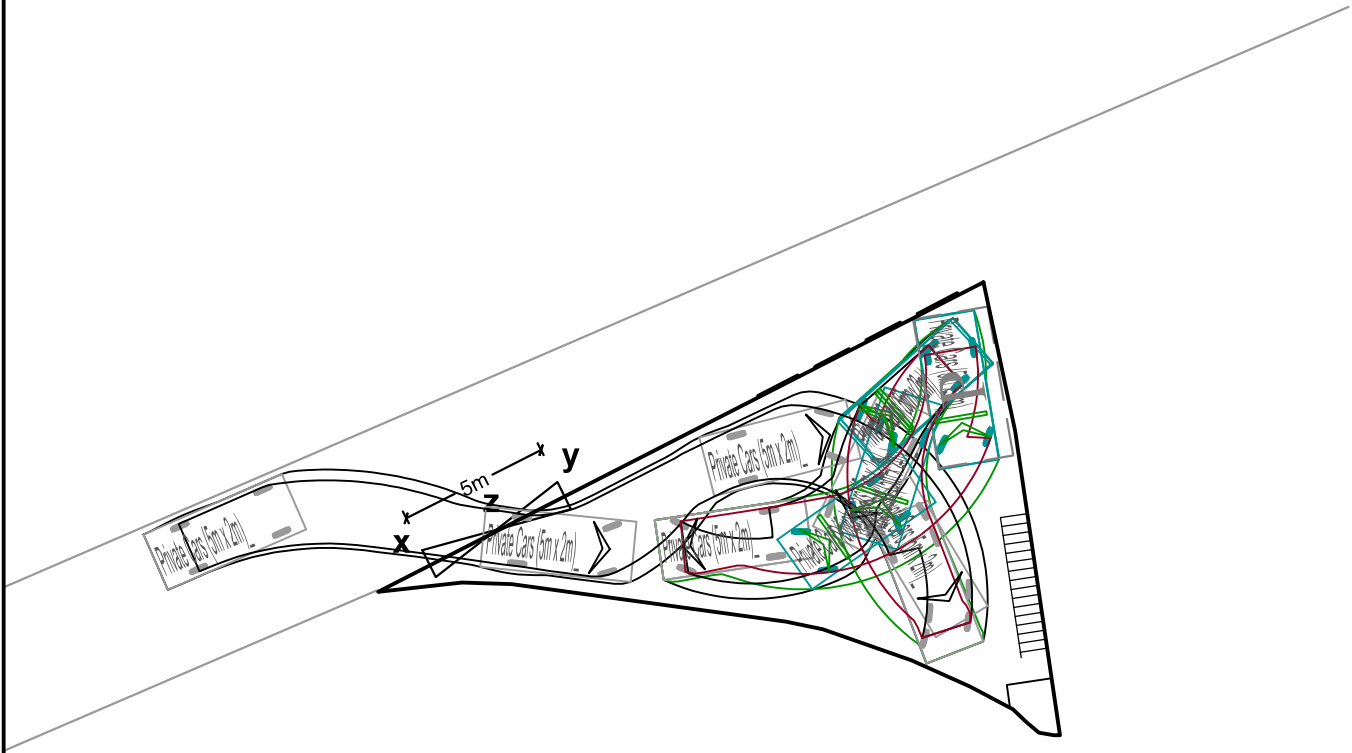
x and y through z      Vehicular Access (5m wide)

P      Private Cars Parking Space (5m x 2.5m)

Site Area: 137.2m<sup>2</sup>

1 : 250	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
June 2024		Plan 6.1 ( P 19028 )

Lot 3131 RP in D.D. 116



**LEGEND**

x and y through z      Vehicular Access (5m wide)

P      Private Cars Parking Space (5m x 2.5m)

Site Area: 137.2m<sup>2</sup>

1 : 250	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
June 2024		Plan 6.2 ( P 19028 )

Lot 3131 RP in D.D. 116





金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/660

Our Ref.: P19028/TL24382

24 July 2024

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**‘Proposed Temporary Shop and Services (Car Beauty Services)’  
for a Period of 5 Years in “Open Space” zone,  
Lot No. 3131 RP in D.D. 116, Yuen Long, New Territories  
(S.16 Planning Application No. A/YL-TT/660)**

We write to submit FI in response to comments from Electrical and Mechanical Services Department conveyed by the Planning Department for the captioned application.

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



Francis LAU  
Encl.

c.c.

DPO/TM&YLW, PlanD

(Attn.: Ms. Eva TAM)

By E-mail only

**Further Information for Planning Application No. A/YL-TT/660****Response-to-Comment****Comments from the Electrical and Mechanical Services Department**

Contact person: Mr. TONG (Tel.: 2808 3874)

	<b>Comments</b>	<b>Responses</b>
1.	Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary shop. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned application for our consideration. Your attention is drawn that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	About 3 to 5 nos. of staff or visitors will be staying at the site during operation hours. The proposed shop will not use town gas for operation. Risk Assessment may not be required.
2.	The applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of temporary shop.	Noted.
3.	The applicant is required to observe the requirements of the Electrical and Mechanical Services Department's Publications - 'Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong' and 'Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition'.	Noted.

- END -



**Previous s.16 Application covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/529	Temporary Shop and Services and Excavation of Land for a Period of 3 Years	26.11.2021 [revoked on 26.8.2023]

**Similar Application within the Subject “Open Space” Zone  
on the Tai Tong Outline Zoning Plan in the Past Five Years**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/546	Temporary Shop and Services for a Period of 5 Years	20.5.2022

**Government Departments' General Comments**

**1. Land Administration**

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

- No adverse comment on the application.
- To note his advisory comments as detailed in **Appendix IV**.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- To note her 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.
- To note his 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.
- To note his advisory comments as detailed in **Appendix IV**.

**4. Drainage**

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

- No in-principle objection to the application from the public drainage point of view; no adverse comment on the submitted drainage proposal.
- Should the application be approved, conditions should be included to request the applicant to implement and maintain the agreed drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- To note his advisory comments as detailed in **Appendix IV**.

## **5. Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations (FSIs) being provided to his satisfaction.
- The FSIs proposal as submitted by the applicant is considered acceptable.
- To note his advisory comments as detailed in **Appendix IV**.

## **6. Building Matters**

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

- No objection to the application.
- To note his advisory comments as detailed in **Appendix IV**.

## **7. Open Space**

Comments of the Director of Leisure and Cultural Services (DLCS):

- No in-principle objection to the application since the application is for five years only.
- There is no plan to develop the Site into public open space in the upcoming five years.

## **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. Electricity/Gas Supplies Concerns**

Comments of the Director of Electrical and Mechanical Services:

No adverse comment on the application as far as the proposed use will not exceed the agreed working personnel as shown in the proposal; and the number of working personnel in the Site shall be minimised as far as reasonably practicable.

## **10. Other Departments**

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

- the Chief Engineer/Construction of Water Supplies Department;
- the Project Manager (West), Civil Engineering and Development Department;



- the Director of Agriculture, Fisheries and Conservation; and
- the 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 note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the application site (the Site) comprises Old Schedule Agricultural Lot 3131 RP 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) the private lot is covered by Short Term Waiver (STW) No. 5589 for the purposes of “Temporary Shop and Services and Ancillary Uses as may be approved by DLO”; and
  - (iii) the STW holder(s) will need to apply to LandsD for modification of the STW where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
  - (i) the local track and footpath leading to the Site are not under Transport Department (TD)’s purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
  - (ii) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the proposed access arrangement should be commented by TD;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (iii) the access road connecting the Site with Tai Shu Ha Road East is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road East;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);

- (ii) the proposed petrol interceptor as well as septic tank and soakaway system (which will be used in case of unavailability of public sewer), the design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
  - (iii) the applicant is obliged to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal;
  - (ii) the existing channel proposed by the applicant to discharge the stormwater from the Site is not maintained by DSD. The applicant shall resolve any conflict/disagreement arisen from discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drain, the District Officer/Yuen Long of Home Affairs Department should be consulted. Moreover, the applicant should ensure that the drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system;
  - (iii) the applicant is required to rectify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
  - (iv) the proposed use would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and
  - (v) the applicant should submit form HBP1 to DSD for application of technical audit for any proposed connection to DSD's drainage facilities;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of fire services installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and
  - (ii) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and



- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) for unauthorized building works (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;
  - (iv) one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (v) 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
  - (vi) detailed checking under the BO will be carried out at building plan submission stage.

致:城市規劃委員會

有關位於元朗大旗嶺村內的更改用途申請 A/YL-TT/660(改為洗車屋之申請)

- 1.村口位置已經有一間洗車屋及一家車房，還有這些店舖外都已經時常泊滿汽車，及車來車往導致我們村民駕駛車出路口已經非常不便，及行人都不便而且在村內這位置再多一家洗車打蠟店一定會導致車輛大擠塞，及還有機會令大樹下東路及西路本來的擠塞，百上加斤。
- 2.洗車屋及車房這些商店再加入村內，真的令我們這些居民生活非常使影響的，因為村內非常多年老及小孩的村民，他們有一些會踏單車的，有些是步行的，而該商店的位置，在村的較後位置，變相該位置亦會變得相當多車流，車流多，自然對村民生活大受影響，因為車會在行人活動的地方行走的確非常危險，因為由大旗嶺新路口，人到該商店彎位非常多，容易影響視線，對行人及其他道路使用者非常有影響，煩請關注，謝謝。（之前已經試過有非本村居民的车駛入而令到村民發生意外要送到醫院治理）因為這些的確關乎我們這群小村民的生活安全，求求你們幫一幫我們，令我們居住的地方不會車來車往，導致意外發生，謝謝

- 3.該鋪內的圖則內只有一個車位，根本容納不到這麼多的車，因為他們準備做商店之前已經故意破壞周邊的樹木傾倒石屎倒出一條他們聲稱的五米道路，好明顯這道路他們一定會佔用來泊車，到時候一定會令到車輛泊到門口阻塞交通，令我們的生活大受影響。
- 4.該位置其實係有好幾條村的村民必須經過的地方，並不是報告內所指的人流這麼稀少。你們亦可以派人來看看我們的人流。
- 5.電力問題，因為本村一到夏天電力就不足，所以並不是他們口中的不影響電力供應，貴局可以調查一下我們調查一下我們試停電幾天的。多一間商店進來定必對我們的電力有影響。
- 6，報告來所指嘅噪音問題，洗車屋定必有噪音的，因為打磨機的聲音係非常煩擾的，不會像在報告內所說的沒有影響村民的生活。
- 7.本來是 O 地來的，根本上沒有建築物的，為何申請之前已經蓋好頂及而家裝太陽能板。以及整好化糞池，好明顯係未批准已動工，煩請貴局正視這問題，謝謝
- 7.該報告最後一點說促進本村居民嘅就業率，我亦從來沒聽過本村的失業率高，這都是欺騙。
- 8.香港可以休憩嘅地方已經越來越少㗎啦，點解這些叫做可以吓吓氣嘅地方？都要俾這些人做商店呢？洗車屋一定有污水流出來的，污染環境。其實該道路每個星期六日都非常多單車人士踏單車因為



空氣非常好。但係這些商人為了自己一己私慾就惡意破壞這些地方。希望當局真的幫助一下我們這一群小村民的訴求，謝謝  
這是我們這一班小村民的訴求，本應係向本村村長求助的，好可惜他好像視而不見一樣，我們這一群小村民只能向貴部門求助，謝謝

一群大旗嶺村的小村民上

03/07/2024