

This document is received on 2024-07-09.
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	50-50-4508 A/TL-TT/661
	Date Received 收到日期	2024-07-09

- 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)

Hang Shun Refrigeration Equipment Company Ltd. (恒信冷凍器材有限公司)

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)

Top Bright Consultants Limited (才鴻顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,455 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 914 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) 172 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	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	Residential (Group D) ("R(D)")
(f) Current use(s) 現時用途	Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
17/6/2024 (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 18/6/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立法法團/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

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

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

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sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.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)

.....

.....

.....

.....

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

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			
.....			
.....			
(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	<input 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))	
	No 否	<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)	
(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 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	<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) <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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input 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>NA</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/ <u>YL-TT</u> / <u>523</u>
(b) Date of approval 獲批給許可的日期	<u>10.9.2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>10.9.2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office for a Period of Three Years
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u></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）。

Please refer to Chapter 6 of the Supplementary Planning Statement

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

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

Lo Ming Kong

Project Manager

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

Top Bright Consultants Limited

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

Date 日期

2/7/2024

(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	Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
Site area 地盤面積	2,455 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 172 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	Residential (Group D) ("R(D)")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office for a Period of Three 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	914 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 - 7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	27 % <input checked="" 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) _____ _____		10 (2.5m x 5m) NA NA NA NA NA
	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) _____ _____		NA NA 2 (3.5m x 7m) NA NA NA

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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area,</u>		
<u>Extract from Tai Tong Outline Zoning Plan No. S/YL-TT/20</u>		
<u>Reports 報告書</u>		
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"/>
<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。

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Shop and Services (Retail Shop for Refrigeration
Equipment/Parts) with Ancillary Office for a Period of Three
Years in “Residential (Group D)” (“R(D)”) Zone at
Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part),
4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining
Government Land, Tai Tong Road, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Hang Shun Refrigeration
Equipment Co. Ltd.

Planning Consultant:



Top Bright Consultants Ltd.

July, 2024

Executive Summary

This application is to seek renewal of a planning permission for temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office (the “Proposed Development”) for a period of three years at Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the “Application Site”).

The Applicant was established in early 1990’s and is the agent/sole agent and distributor of refrigeration equipment, parts and tools produced from USA and Europe. Over the years, the Applicant has built their client base with their retail shops located in Yuen Long Town Centre and the Application Site. The Application Site was approved by the Town Planning Board (“Board”) for a temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office (Application Nos. A/YL-TT/360 and 523) on 23.10.2015 and 10.9.2021, respectively for a period of 3 years. All approval conditions of the last application had been complied with by the Applicant. As the planning permission would be expired on 10.9.2024, the Applicant submits the current application to the Board to seek renewal of planning permission for the continuation of the shop and services use at the Application Site.

The Application Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of ‘Shop and Services’ which is a use listed under Column 2 of the Notes of “R(D)” zone. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The Application Site consists of converted containers and temporary structures for using as a retail shop with ancillary showroom for refrigeration equipment and parts. Ancillary facilities, including open-sided canopy for storage, site office, two loading/unloading bays for light goods vehicles (not exceeding 5.5 tonnes) and ten parking spaces for staff/visitors are also provided at the Application Site. The proposed hours of operation at the Application Site are restricted between 9:00am to 7:00pm from Mondays to Saturdays.

The justifications of this application are: meeting the operational needs of the Applicant and the local demand for refrigeration equipment/parts; in line with the planning intention; compatible with surrounding land uses; better utilization of scarce land resources; site with previous planning approval for the same use; no adverse traffic, environmental and drainage impacts on the surrounding areas.

The Applicant therefore seeks the Board’s permission to use the Application Site for the proposed development for a further period of 3 years.

行政摘要

這宗規劃續期申請是擬議在新界元朗大棠路丈量約份第 116 約地段第 4915 S.A(部份), 4915 S.B(部份), 4916 S.A & S.B(部份), 4917 RP(部份), 4918 RP(部份)及毗連政府土地(“申請地點”), 用作臨時商店及服務行業(冷凍器材及零件零售商店)附設辦公室(“擬議發展”)用途, 為期三年。

申請人成立於九十年代初期, 專門代理/獨家代理及分銷歐洲及美國制冷專用器材、零件及工具。多年來, 申請人已建立其客戶網絡, 並於元朗市中心及申請地點設立零售商店。申請地點分別於 2015 年 10 月 23 日及 2021 年 9 月 10 日獲城市規劃委員會(“城規會”)批准用作臨時商店及服務行業(冷凍器材/零件零售商店)附設辦公室 (申請編號: A/YL-TT/360 及 523), 為期三年。申請人已履行過往申請的所有規劃許可附帶條件。鑑於規劃申請期限將於 2024 年 9 月 10 日屆滿, 申請人遞交是次續期申請, 希望繼續於申請地點經營商店及服務行業。

申請地點座落於大棠分區計劃大綱核准圖編號 S/YL-TT/20 中的“住宅(丁類)”地帶。擬議發展歸屬‘商店及服務行業’的定義, 亦屬“住宅(丁類)”地帶的第二欄用途, 屬向城規會提出申請。

申請地點以改裝貨櫃及臨時構築物作為售賣冷凍器材及零件的零售商店, 附設的設施包括用作貯物的開敞式上蓋、地盤辦公室、兩個輕型貨車(不超過 5.5 噸)上落貨位及十個供職員/訪客使用的停車位。申請地點的營運時間為星期一至六上午九時至下午七時。

這宗規劃申請的理由為: 迎合申請人營運需要及滿足本地對冷凍器材及零件的需求; 符合規劃意向; 與鄰近土地用途協調; 善用罕有的土地資源; 申請地點曾獲批准作同樣用途以及不會對附近的交通、環境及排水構成不良影響。

基主以上原因, 申請人希望城規會再次批准為期三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant:	Hang Shun Refrigeration Equipment Company Ltd.
Applied Use:	Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office for a Period of Three Years
Existing Use:	Same as the applied use
Location	Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
Site Area:	Private Land: about 2,283 square metres Government Land: about 172 square metres Total: about 2,455 square metres
Lease	Block Government Lease demised as agricultural land
Statutory Plan:	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 gazetted on 15.12.2023
Zoning:	"Residential (Group D)" ("R(D)")
Previous Applications:	A/YL-TT/523 approved on 10.9.2021 for 3 years A/YL-TT/360 approved on 23.10.2015 for 3 years

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Hang Shun Refrigeration Equipment Company Ltd. (the "Applicant"), to seek renewal of a planning permission for temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office (the "Proposed Development") for a period of three years at Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the "Application Site").
- 1.02 The Applicant was established in early 1990's and is the agent/sole agent and distributor of refrigeration equipment, parts and tools produced in USA and Europe which accounts for a significant market share in the refrigeration industry. The Applicant has been operating their business for almost 33 years and providing various types of refrigeration equipment, parts, tools and compressors for hotel, restaurant and catering industry in Hong Kong. Over the years, the Applicant has built their client base with their retail shops located at Fung Cheung Road in Yuen Long Town Centre and the Application Site. They also have a sale outlet in Shenzhen, China.
- 1.03 The Application Site, or part of it, is the subject of 2 previous planning applications (Application Nos. A/YL-TT/360 and 523), which were approved by the Town Planning Board (the "Board") for a temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office on 23.10.2015 and 10.9.2021, respectively. All approval conditions of the previous applications had been complied with by the Applicant. As the planning permission would be expired on 10.9.2024, the Applicant submits the current application to the Board to seek renewal of planning permission for the continuation of the shop and services use at the Application Site.
- 1.04 The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Shop and Services' which is a use listed under Column 2 of the Notes of "R(D)" zone. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.
- 1.05 To help facilitate the Board's consideration of the application, this supplementary planning statement will give a brief account of the Application Site and its surroundings, details of the Proposed Development and justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated on the western side of Tai Tong Road within the area of Tai Tong, Yuen Long. It is situated approximately 150m to the south of the Yuen Long Highway and 300m to the south of Yuen Long Town Centre. Figure 1 shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 2,455 square metres (including 172 square metres of Government land) (Please refer to Site Plan at Figure 2). The Application Site is currently using as temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office. The Application Site is paved and fenced off by 2-metre high corrugated metal sheets.

Surrounding Land Uses

- 2.03 The areas surrounding the Application Site are predominantly village type and low rise residential developments. To the immediate west is the former Shung Ching Public School. To its further west is Muk Kiu Tau Tsuen. To its immediate south is a warehouse and to its further south is Shui Tsiu San Tsuen. To the northeast across Tai Tong Road is Shung Ching San Tsuen. To its north is a temporary shop and services (Application No. A/YL-TT/581) approved by the Board for a period of 3 years on 3.2.2023. To the further north is Sham Chung Tsuen. To serve the needs of local residents, there are many shop and services use along Tai Tong Road. A plan showing the Application Site in the context of its local surroundings is at Figure 3.

Access

- 2.04 The Application Site abuts Tai Tong Road which is well served by public transport such as public light buses, buses and taxis. The entrance to the Application Site is located at the eastern side and is about 7 metres wide and has been hard paved.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and adjoining Government land, Tai Tong Road, Yuen Long, New Territories which demised as agricultural land. A plan showing the said lots is at Figure 2.
- 3.02 The subject lots are held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.
- 3.03 The Application Site was covered by Short Term Waivers (STW) No. 4728, 4729, 4730 and 5371 and Short Term Tenancy (STT) No. STT3081 respectively to permit structures erected on the site for the purpose of temporary shop and services (retail shop for refrigeration equipment) with ancillary office.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023, the Application Site falls within "Residential (Group D)" ("R(D)") zone. An extract of the OZP is at Figure 4.
- 4.02 As stated in the Notes of the OZP, the planning intention of the "R(D)" zone is "to improve and upgrade existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Town Planning Board."
- 4.03 In accordance with the Notes attached to the OZP, the proposed use, i.e. shop and services, is a Column 2 use of "R(D)" zone which requires planning permission from the Board. Temporary use of land or building not exceeding a period of 3 years also requires permission from the Board.

Previous Applications

- 4.04 The Application Site, or part of it, is the subject of 2 previous planning applications (Application Nos. A/YL-TT/360 and 523) approved by the Board for a temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office on 23.10.2015 and 10.9.2021, respectively for a period of 3 years. All approval conditions of the last application had been complied with by the Applicant.

Similar Application

- 4.05 A similar application for temporary shop and service use (Application No. A/YL-TT/581) to the immediate north of the Application Site was approved by the Board within the same “R(D)” zone on 3.2.2023.

5. DEVELOPMENT PROPOSAL

Renewal of Planning Permission

- 5.01 The Applicant seeks the Board’s permission to continue using the Application Site for a temporary shop and services (retail shop for refrigeration equipment and parts) with ancillary office for a period of 3 years.

Site Layout and Design

- 5.02 As indicated on the Layout Plan at Figure 5, the Application Site consists of converted containers and temporary structures for using as a retail shop with ancillary showroom for refrigeration equipment and parts. Ancillary facilities, including open-sided canopy for storage, site office, two loading/unloading bays for light goods vehicles (not exceeding 5.5 tonnes) and ten parking spaces for staff/visitors are also provided at the Application Site.
- 5.03 As compared with the last approved application (No. A/YL-TT/523), the development parameters of the current application are identical to the last application. The development parameters of the current application are as follows:

Table 5.1: Development Parameters

Applied Use	Temporary Shop and Services (Retail Shop for Refrigeration Equipment and Parts) with Ancillary Office for a Period of 3 Years
Site Area	2,455 sq.m. (including 172 sq.m. Government land)
No. of Structures	7
Total Floor Area	914 sq.m.
Building Height	2.5-7m (1-2 storeys)
No. of Parking Spaces	
- Private Vehicles	10 (2.5m x 5m)
Loading/Unloading Spaces	
- Light Goods Vehicle	2 (3.5m x 7m)
Operation Hours	9:00am-7:00pm (Mon.-Sat.)

- 5.04 The Application Site is fenced off by corrugated metal sheets of approximately 2 metres high. The existing vehicular entrance, which is located along the site boundary to its east and fronting Tai Tong Road, is about 7 metres wide and has been hard-paved.

Site Operations

- 5.05 The Application Site is a retail shop and showroom where all sales and transactions of the refrigeration equipment/parts will be carried out. The proposed hours of operation at the Application Site are restricted between 9:00am to 7:00pm from Mondays to Saturdays. There will be no operation on Sundays and Public Holidays. No workshop activities will be conducted at the Application Site. Due to the items for sale are mainly special equipment/parts for refrigeration contractors, the traffic flow generated from the business activities will be very low when compare with other retail business (about 15 trips per day). Sufficient parking spaces for staff/visitors and loading and unloading bays will be provided at the Application Site.

Landscape and Tree Preservation Proposal

- 5.06 According to recent site inspection, there are about 26 existing trees within the Application Site (see Figure 6) to improve the existing amenity of the Application Site and to minimize the noise and visual intrusion to the surrounding areas. These existing trees will be preserved by the Applicant for the current application.

Drainage Proposal

- 5.07 The existing drainage facilities within the Application Site have been constructed for compliance with approval condition of the last planning application (No. A/YL-TT/523) and received approval from the Drainage Services Department (DSD). The existing drainage facilities will be well maintained by the Applicant for the current application.

Environmental Considerations

- 5.08 The entire site has been hard paved to avoid fugitive dust impacts from manoeuvring of vehicles. The following measures will also be adopted to minimize any potential impact on surrounding areas:
- (a) Maintaining the 2-metre high fencing around the Application Site to minimize the visual impact of the Proposed Development;
 - (b) Maintaining the landscape planting around the perimeter of the Application Site;
 - (c) Maintaining the drainage facilities around the Application Site;
 - (d) No workshop activities will be carried out within the Application Site; and
 - (e) Restriction on hours of operation to daytime only.

6. JUSTIFICATIONS

Meeting the Operational Needs of the Applicant and the Local Demand for Refrigeration Equipment/Parts

- 6.01 With the gradual economic recovery from COVID-19 and the Applicant becomes the sole agent/agent of over several thousand types of refrigeration equipment/parts, the Applicant accounts for a significant market share in the refrigeration industry and considers that the shop and services use at the Application Site is still required to meet the local demand for refrigeration equipment, parts and tools. Over the years, the Applicant has built their client base in the locality with the convenient location and transportation of the Application Site. The continuation of the current use would assist the Applicant to meet their operational needs and contribute to this specific industry in the market.

In Line with the Planning Intention

- 6.02 The Proposed Development falls within the broad definitions of 'Shop and Services', which is a use listed under Column 2 of the "R(D)" zone on the Tai Tong OZP. The operation of the proposed development is a specialized retail shop which serves the client of the Applicant. Although the Application Site will be used for residential developments in long-term, temporary use of the site for 'Shop and Services' use will provide convenience for the locals and would not contravene the planning intention of "R(D)" zone. In addition, the owners of the Application Site have no immediate plan to redevelop their property for residential purpose. Given the Application Site would be subject to traffic noise from the adjoining Tai Tong Road, allowing amalgamation of sites would be required to provide necessary set back and/or noise mitigation measures. Time is required to negotiate with adjoining landowners to work out a workable development scheme in line with the planning intention of the "R(D)" zone.
- 6.03 The provision of shop and services in the interim period will also bring in economic activities and hence employment opportunities in the area while allowing time for the Applicant to look for an appropriate location for their business expansion to serve the needs of various business sectors.

Compatible with Surrounding Land Uses

- 6.04 The Application Site is located along Tai Tong Road in the centre of Shun Ching San Tsuen (崇正新村), this section of Tai Tong Road has already been developed into various types of retail and services uses such as kindergarten, real estate offices etc. The surrounding areas mainly comprise villages, low-rise residential developments, fallow agricultural land, ex-school site and shop and services use. The Proposed Development comprising 1-2 storey structures only and is small scale, the Proposed Development is considered compatible with the surrounding land uses.

Better Utilization of Scarce Land Resources

- 6.05 The Application Site is a piece of flat land and conveniently located and abuts Tai Tong Road. The Proposed Development would take full advantage of the location and the exceptional physical state of the Application Site i.e. directly abutting Tai Tong Road. By allowing the Proposed Development, land use optimization and concentration of compatible uses in suitable location could be achieved. Besides, the Proposed Development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

Site with Previous Planning Approvals for the Same Use

- 6.06 The Board previously approved the same use on the Application Site on 23.10.2015 and 10.9.2021, respectively (Application Nos. A/YL-TT/360 and 523). The Board's decision to approve the previous applications on the same site indicates that the proposed development is acceptable within the "R(D)" zone. The land use, development parameters and planning circumstance for the current application remain unchanged since the last planning application was approved.

No Adverse Traffic, Environmental and Drainage Impacts on the Surrounding Areas

Traffic Impact

- 6.07 The nature of the business is the sale of refrigeration equipment/parts. Most items of refrigeration equipment/parts are durable specialized products which means the everyday sales rate would be low. Therefore, vehicular trips generated by the Proposed Development would be considered infrequent (i.e. approximately at a maximum of 15 trips per day). In addition, the proposed development would not involve the use of medium/heavy goods vehicles. As a result, the number of vehicles moving in and out of the Application Site each day and the traffic generated by the Proposed Development will be insignificant, and would produce inconsequential traffic to the general surroundings.
- 6.08 In addition, sufficient area within the Application Site is allowed for the parking and manoeuvring of goods vehicles. In this connection, there will be no vehicles waiting or queuing up at Tai Tong Road under any circumstances.

Environmental Impact

- 6.09 The Proposed Development is only a retail shop for sale of refrigeration equipment/parts. With the Application Site already hard paved and of a relatively small scale, it is anticipated that the Application Site would not generate adverse noise, air pollution or visual intrusion. There would also be no industrial or

workshop/repair activities with the Application Site. The environmental nuisance generated by the Proposed Development would thus be insignificant.

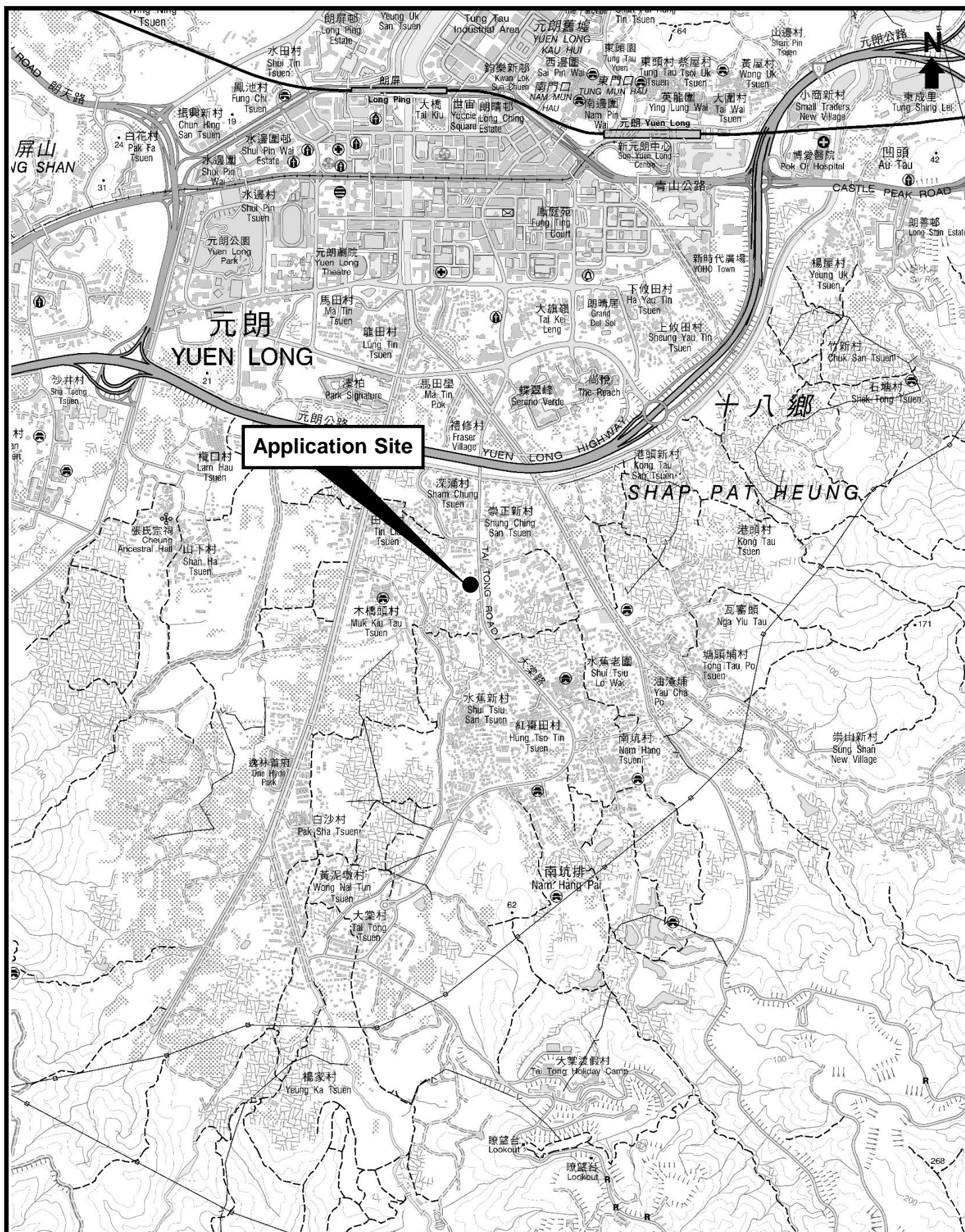
Drainage Impact

- 6.10 The Application Site has been provided with periphery drainage channels to the satisfactory of DSD. Despite of the fact that the Application Site has been paved, there have been no flooding problems or relevant complaints received in the past few years. The Applicant will maintain the drainage facilities on-site, therefore, no adverse drainage impacts are anticipated.

7. CONCLUSION

- 7.01 The Applicant seeks the Board permission to continue using the Application Site for temporary shop and services (retail shop for refrigeration equipment/parts) with ancillary office. Given the Application Site is conveniently located abutting Tai Tong Road, the Applicant intends to continue their business at the Application Site in the interim until a more appropriate premises is identified. In addition, the Proposed Development i.e. shop and services is compatible with the surrounding land uses.
- 7.02 The Proposed Development is in line with the planning intention of “R(D)” zone under which ‘Shop and Services’ is a Column 2 use. As the owners of the Application Site have no immediate plan to redevelop their property for residential purpose and that the proposed use is temporary in nature, the proposed development would not frustrate the planning intention of the “R(D)” zone.
- 7.03 The Proposed Development is relatively small scale and the products to be sale are durable goods. Given the good track record of the Applicant for compliance with approval conditions of the last application, the Applicant will maintain the fencing, drainage facilities, landscape planting and fire services installations on site and adopt good site management practice. It will not generate any adverse traffic, environmental or drainage impacts on the surrounding areas.
- 7.04 Based on the reasons outlined above, the Applicant respectfully requests the Board to approve this application for a further period of 3 years.

Top Bright Consultants Ltd.
July 2024



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 6

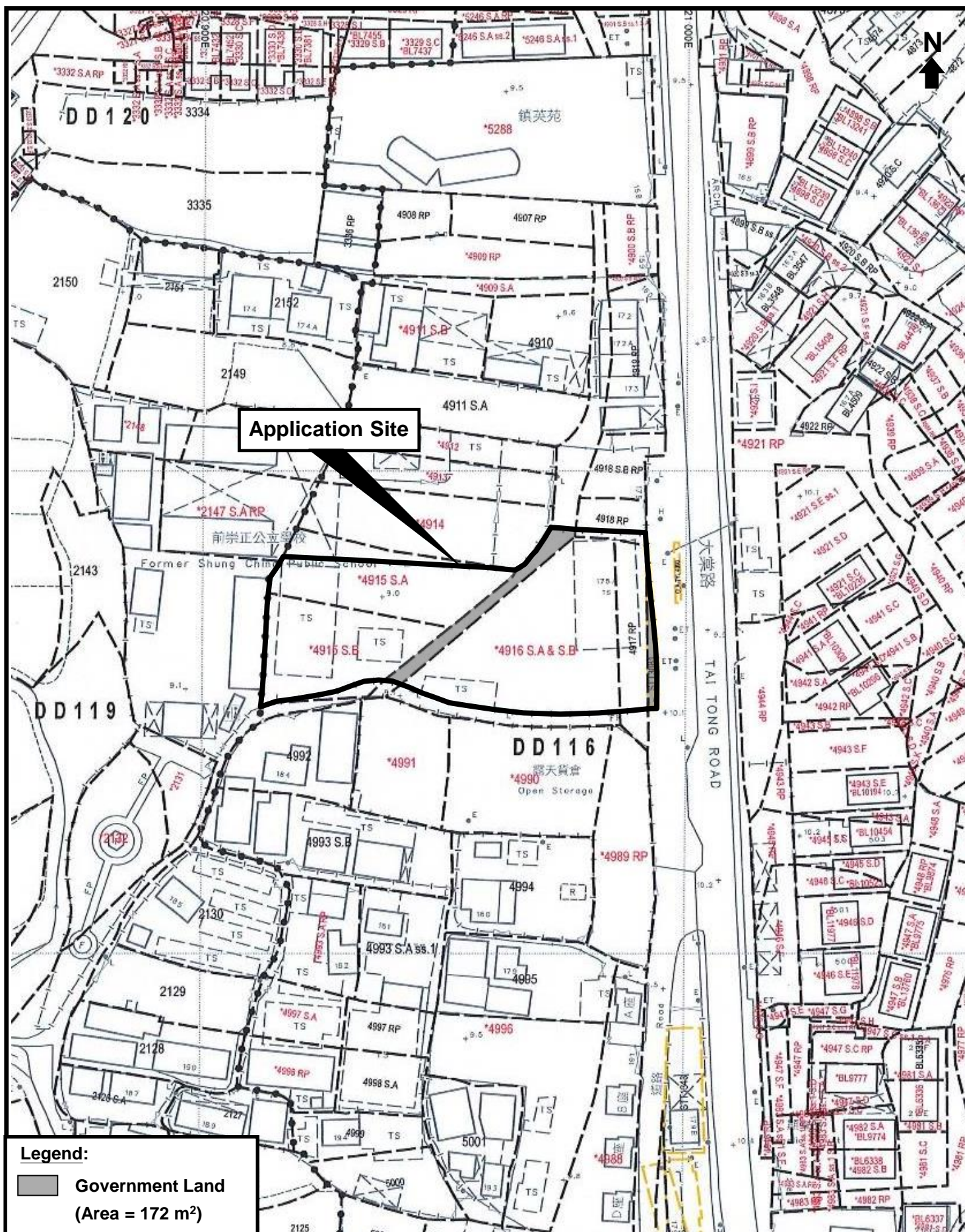
Location Plan

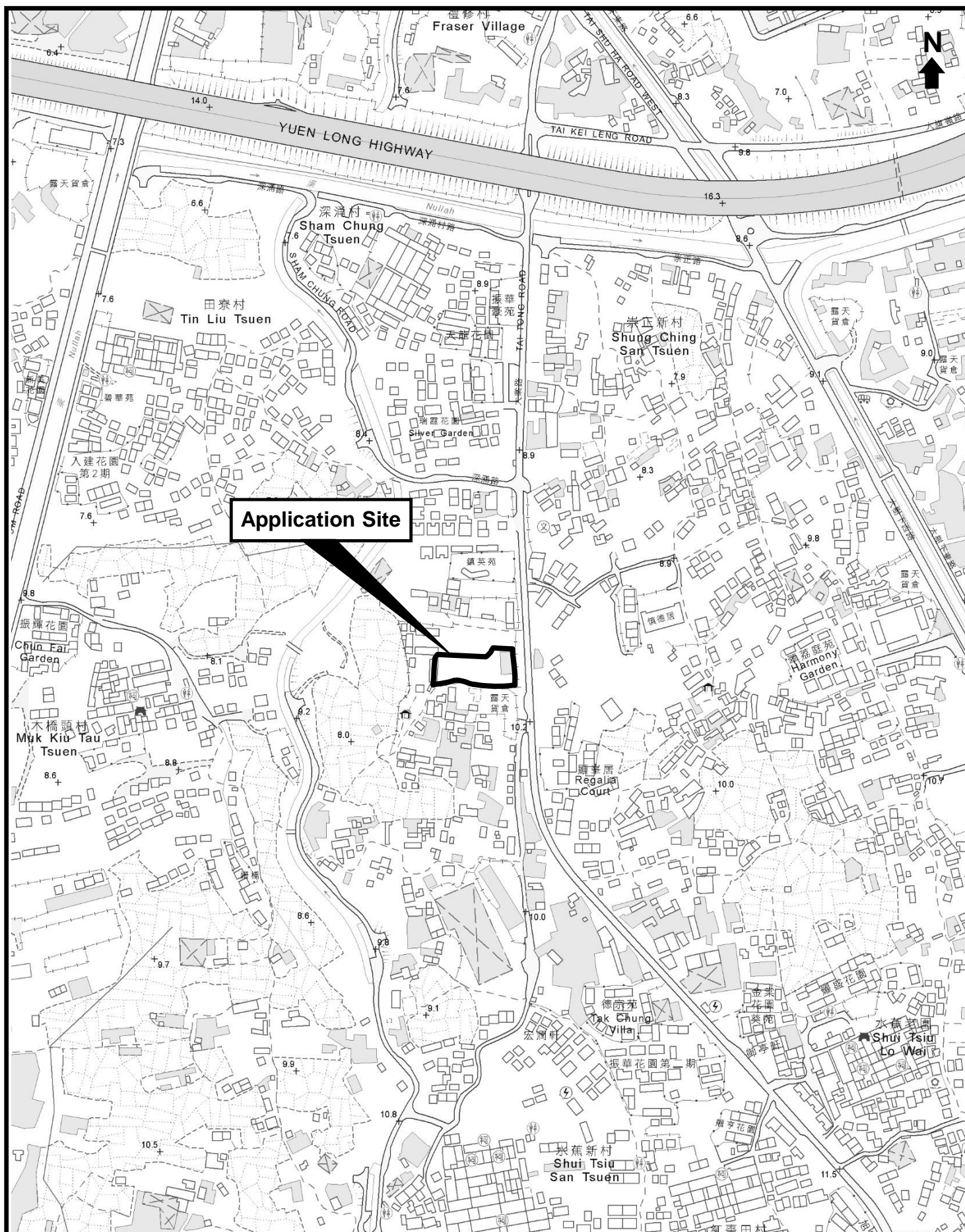
Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 17.5.2024





Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
6-NW-D

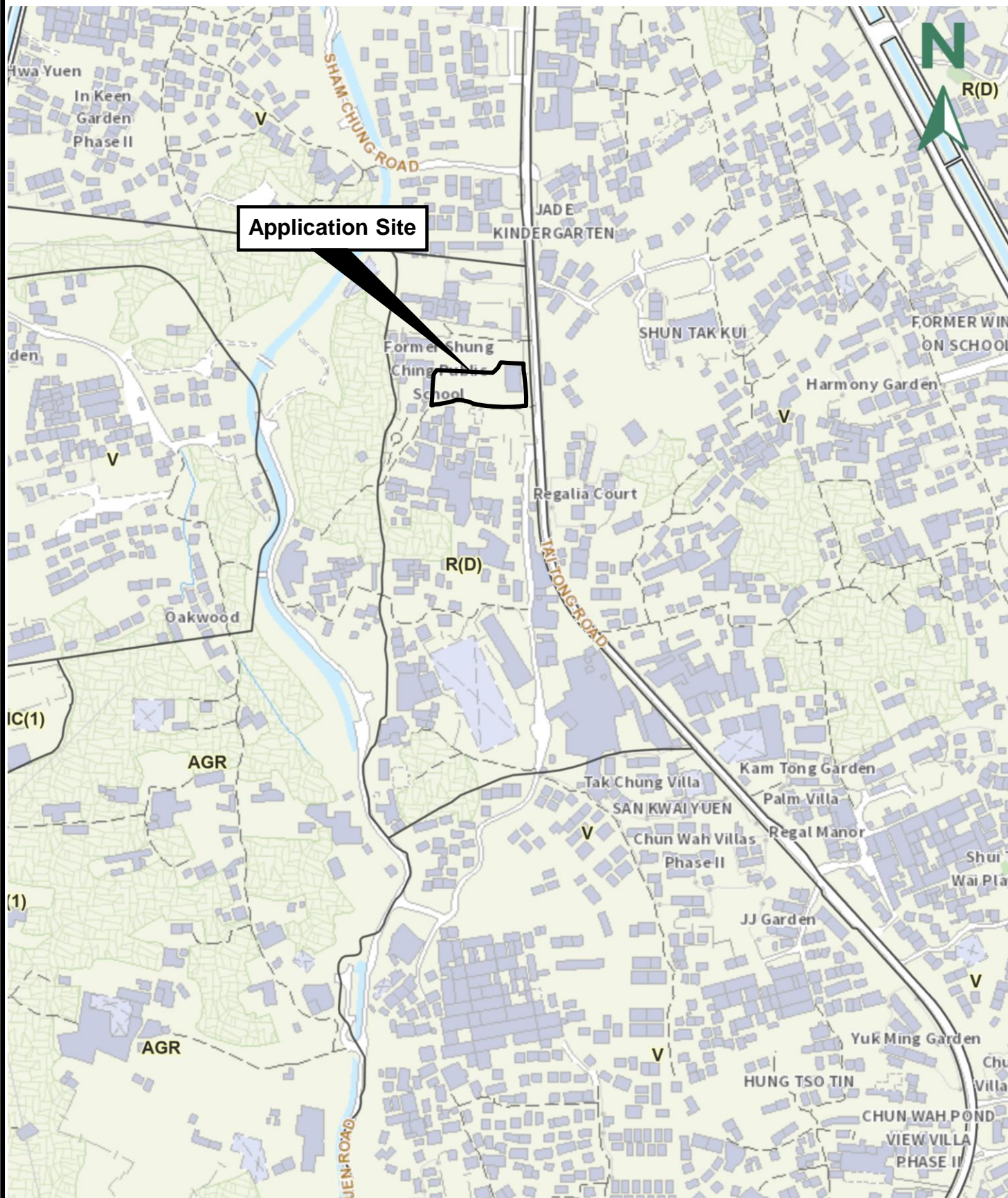
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 17.5.2024

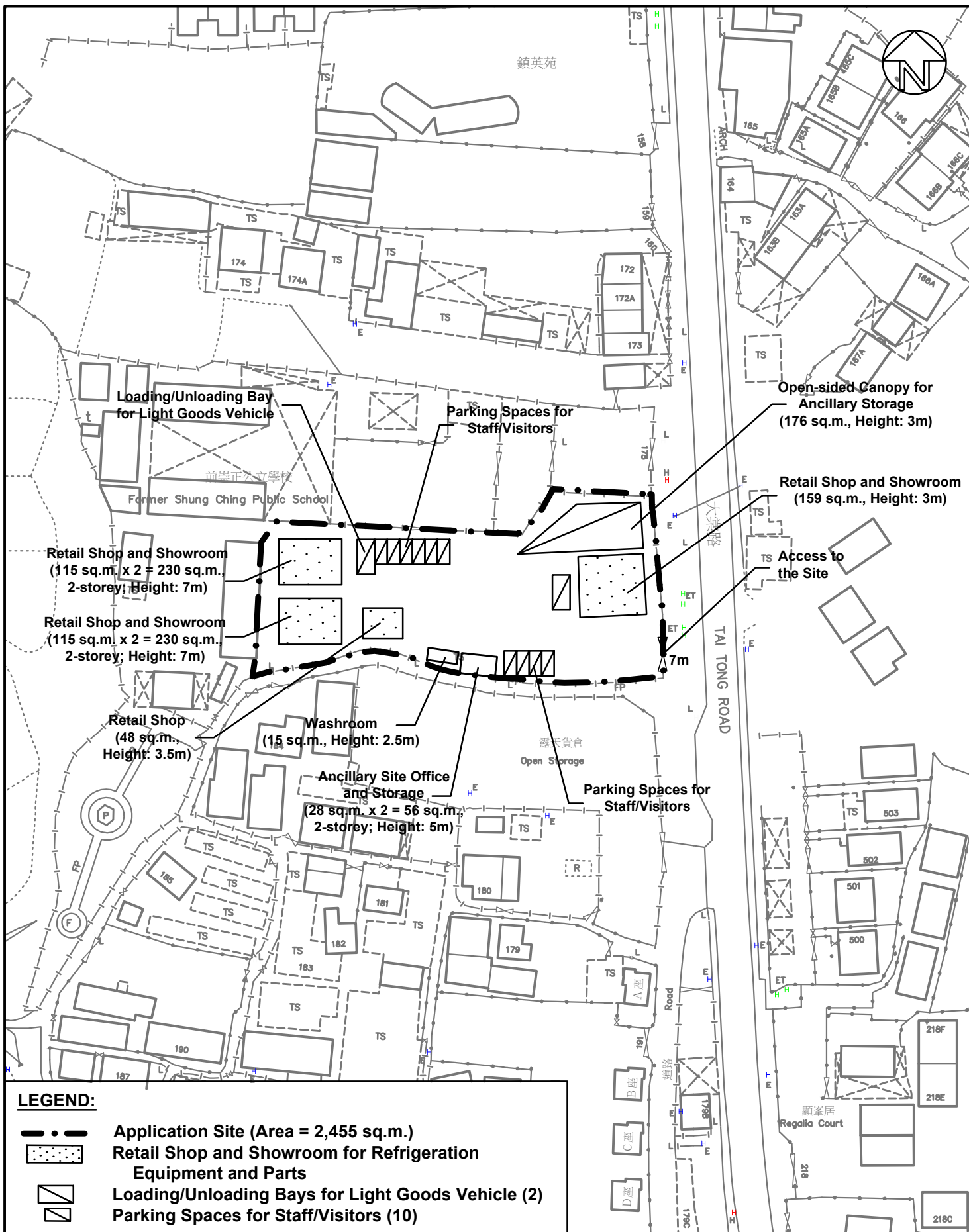


Extract from Tai Tong Outline Zoning Plan No.
S/YL-TT/20 gazetted on 15.12.2023

FIGURE 4

For Identification Purpose

Date: 17.5.2024



Top Bright Consultants Ltd.

Drawing No. :TB/24/844/05

Layout Plan

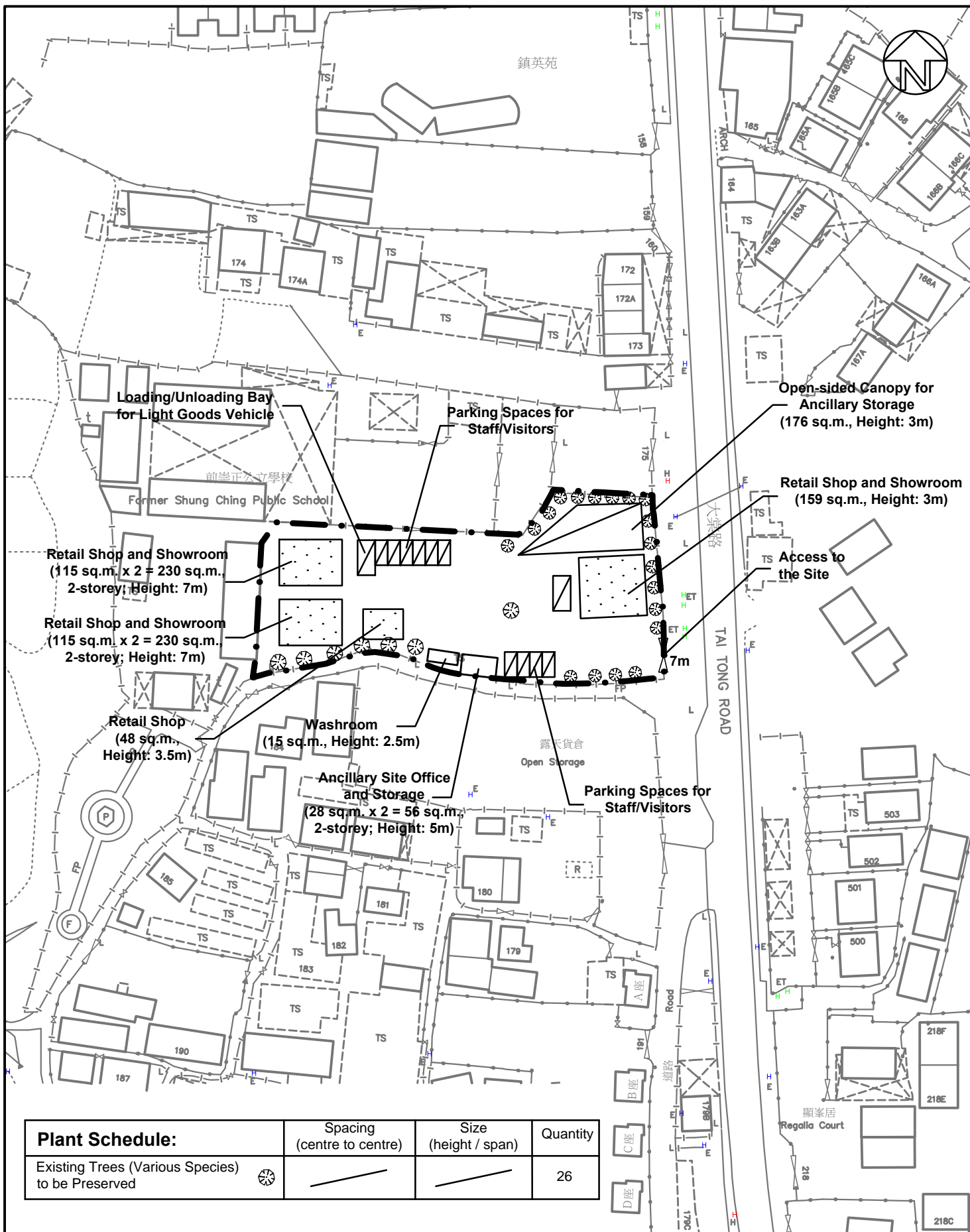
Various Lots and Adjoining
Government Land in DD116,
Tai Tong Road, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 17.5.2024

Scale: 1 : 1 000 (A4)



Top Bright Consultants Ltd.

Drawing No. :TB/24/844/06

Landscape and Tree Preservation Proposal

Various Lots and Adjoining Government Land in DD116, Tai Tong Road, Yuen Long, N.T.

FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 17.5.2024

Scale: 1 : 1 000 (A4)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 24/844/L02
Your Ref.: A/YL-TT/661

July 15, 2024

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

By Email

Dear Sir/Madam,


Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office for a Period of Three Years in “Residential (Group D)” (“R(D)”) Zone at Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (Application No. A/YL-TT/661)

Referring to the captioned application, we submit the attached Drainage and FSIs proposal of the last planning application (No. A/YL-TT/523) approved by the relevant government departments together with the existing drainage facilities record and valid F.S. 251 certificate for your reference (see Appendix A-D).

Compared with the last approved application, the site layout, Gross Floor Area (GFA), no. of structures as well as the proposed use for the current application remain unchanged. Should this application be approved, the Applicant commits to comply with all the planning conditions to ensure that the proposed Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office will be operated in a safe and appropriate manner.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.

c.c. Hang Shun Refrigeration Equipment Co. Ltd (the Applicant)

[REDACTED]

Drainage Submission (Revised) in support of

Planning Application No. A/YL-TT/523

Temporary Shop and Services with Ancillary Office for a Period of
3 Years at Lots 4915 S.A (Part), 4915 S.B (Part), 4916 S.A & S.B
(Part), 4917 RP (Part) and 4918 RP (Part) in D.D. 116 and
Adjoining Government Land (GL), Tai Tong Road, Yuen Long,
New Territories

(HT21105)

February 2022



Planning Consultant: Top Bright Consultants Limited

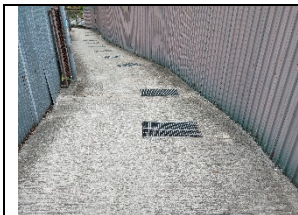
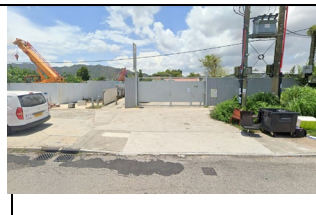
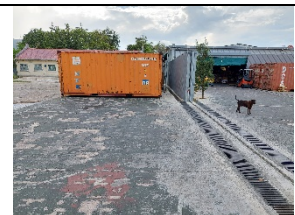
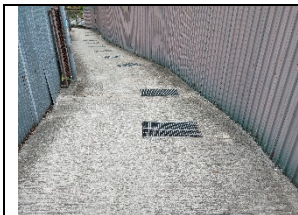
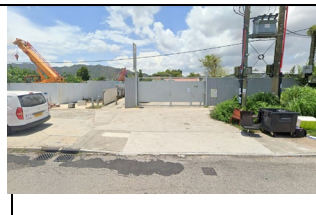
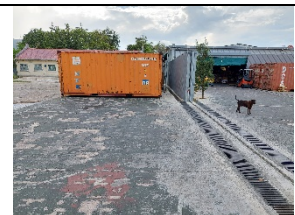
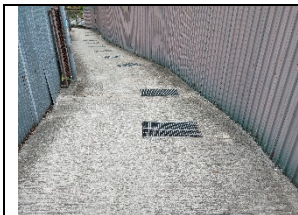
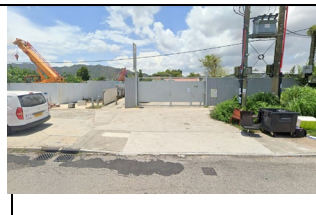
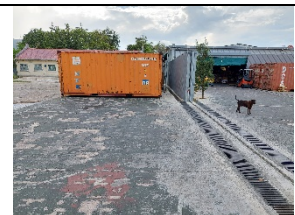
Drainage Consultant:

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED



CE/MN, DSD's Comments issued under PlanD's Letter dated 24 December 2021	Responses
(i) The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted.	DO/YL has confirmed no objection to the proposed drainage connection. A copy of the email of DO/YL dated 7/2/22 is enclosed in the revised Drainage Submission.
(ii) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.	The sizes of the channels of the subject site are in accordance with the "Technical Note to prepare a Drainage Submission (relating to application for temporary change of land use such as temporary storage areas, car parks, workshops, small factories, etc. under S.16 of the Town Planning Ordinance)" issued by DSD in November 2001, and DO/YL has agreed the subject site to discharge its surface runoff into their channel at the downstream of the subject site.
(iii) The location and details (i.e. cross section) of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan. Please be reminded that overland flow from adjacent area should not be obstructed.	The subject site is bounded by hoarding at three sides, i.e. the eastern, southern and northern boundary, as indicated in the attached Sketch A . A photo showing typical details of the hoarding is attached below:

CE/MN, DSD's Comments issued under PlanD's Letter dated 24 December 2021	Responses
	<div data-bbox="1272 276 1872 730"></div> <p data-bbox="1106 778 2047 946">There is no hoarding along the western boundary of the subject site, but there is an existing building on the adjacent lot abutting upon the boundary (please refer to the photo in the below). Surface runoff across the western boundary into the subject site can be ignored.</p> <div data-bbox="1285 986 1863 1420"></div>

CE/MN, DSD’s Comments issued under PlanD’s Letter dated 24 December 2021	Responses						
	<p>At present, outside all the three sides of the subject site bounded by the hoarding are surface channels/gullies to receive surface runoff and therefore surface runoff from the adjacent areas would not flow across the boundary into the subject site. Current conditions are shown in the photos below:</p> <table><tr><td></td><td></td><td></td></tr><tr><td>Outside the southern boundary (gullies/water inlets exist)</td><td>Outside the eastern boundary (gullies exist)</td><td>Outside the northern boundary (surface channel exists)</td></tr></table>				Outside the southern boundary (gullies/water inlets exist)	Outside the eastern boundary (gullies exist)	Outside the northern boundary (surface channel exists)
							
Outside the southern boundary (gullies/water inlets exist)	Outside the eastern boundary (gullies exist)	Outside the northern boundary (surface channel exists)					
(iv) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	<p>Noted. In addition to the existing channels at the subject area, appropriate peripheral channels will be constructed within the subject site. No overland flow would be obstructed. The collected surface runoff of the subject application site will be properly discharged to the existing DO/YL’s channel. No existing natural streams, village drains, ditches and the adjacent areas, etc. would be adversely affected.</p>						

CE/MN, DSD's Comments issued under PlanD's Letter dated 24 December 2021	Responses
(v) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.
3. Please request the application to provide responses to the above comments and submit a revised drainage proposal incorporating the required information for comment.	Noted and followed.

1. Background

- 1.1 In support of Planning Application No. A/YL-TT/523 for a temporary shop and services with ancillary office for a period of 3 years in “Residential (Group D)” (“R(D)”) Zone in Tai Tong Road, Yuen Long, New Territories, Messrs. Ho Tin & Associates Consulting Engineers Limited was appointed to prepare a drainage submission.
- 1.2 Drainage Services Department’s (DSD’s) comments on the previous Drainage Submission submitted in October 2021 were received under Planning Department’s letter dated 24 December 2021. A summary of responses to the DSD’s comments is enclosed in and the relevant responses have been incorporated into this revised submission.

2. Approach to Prepare this Submission

- 2.1 This Drainage Submission is prepared in line with the “Technical Note to prepare a Drainage Submission (relating to application for temporary change of land use such as temporary storage areas, car parks, workshops, small factories, etc. under S.16 of the Town Planning Ordinance)” issued by Drainage Services Department in November 2001.

3. The Subject Site and Development

- 3.1 The subject site comprises of Lots 4915 S.A (Part), 4915 S.B (Part), 4916 S.A & S.B (Part), 4917 RP (Part) and 4918 RP (Part) in D.D. 116 and Adjoining Government Land (GL), Tai Tong Road, Yuen Long, New Territories. It is located on the west side of Tai Tong Road with a total site area of about 2,455m². A Site Location Plan is shown in **Drawing No. HT21105/DD/01**.
- 3.2 The subject site comprises three former sites for an extension of school building (previous Planning Application No. A/YL-TT/126), a temporary recyclable collection centre (previous Planning Application No. A/YL-TT/238) and a temporary shop and services with ancillary office (previous Planning Application No. A/YL-TT/360).

4. Existing Drainage Conditions of the Site

- 4.1 The subject site is now completely paved with concrete and fenced off and is currently partly occupied by the applied use. Its surrounding areas are all served by drainage, no overland flow across the boundary into the subject site is anticipated.
- 4.2 The subject site is now served by 300 surface U-channels including significant portion to be peripheral, with gradient not flatter than 1 in 200 of which some portions were approved under the previous Planning Application No. A/YL-TT/360. The channels discharge via a terminal catchpit with desilting facility into an existing 750 U-channel which runs outside the southern boundary of the subject site and toward the southwest direction into a watercourse. Existing drainage layout of the subject site is shown in **Drawing No. HT21105/DD/02**.
- 4.3 Current conditions of the subject site and its existing drainage system are shown in the following photos (photo taking locations are shown on **Drawing No. HT21105/DD/03**):



Plate 1 – Existing peripheral 300UC within the southern subject site boundary



Plate 2 – Existing 300UC in front of an existing structure within the subject site boundary



Plate 3 – Existing 300UC running across the subject site

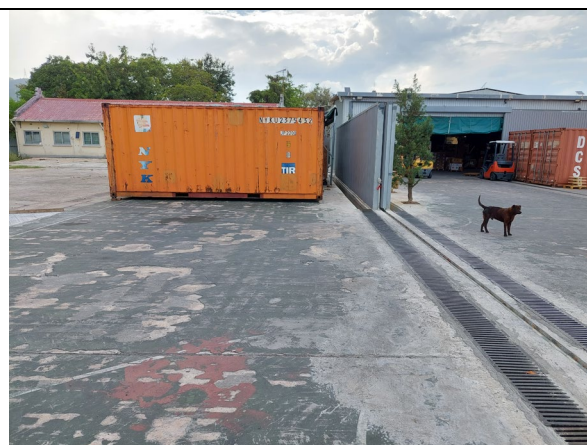


Plate 4 – Existing peripheral 300UC within the northern subject site boundary beside a peripheral channel of the adjacent site



Plate 5 – Existing peripheral 300UC within the southern subject site boundary



Plate 6 – Existing peripheral 300UC within the western subject site boundary



Plate 7 – Existing terminal catchpit with desilting facility at the southwest corner of the subject site

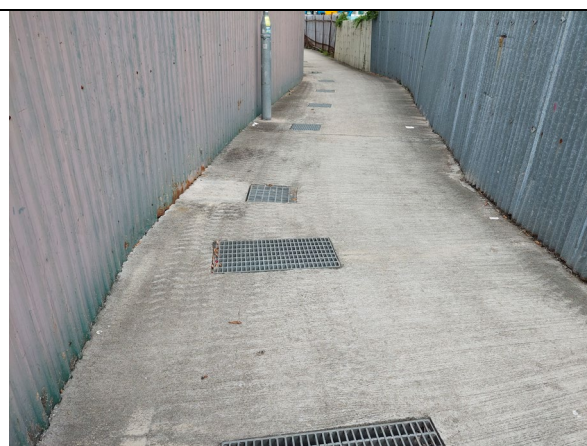






Plate 8 – Existing 750mm U channel receiving discharges from the subject site and running outside the southern subject site boundary

	
<p>Plate 9 – Existing 750mm U channel receiving discharges from the subject site and running southwestward</p>	<p>Plate 10 – Existing 750mm U channel receiving discharges from the subject site and running southwestward</p>
	
<p>Plate 11 – Existing 750mm U channel receiving discharges from the subject site and running southwestward toward an existing watercourse</p>	<p>Plate 12 – Outfall of the existing 750mm U channel which receives discharges from the subject site at an existing watercourse</p>

4.4 The subject site is bounded by hoarding at three sides, i.e. the eastern, southern and northern boundary. A photo showing typical details of the hoarding is attached below:



4.5 There is no hoarding along the western boundary of the subject site, but there is an existing building on the adjacent lot abutting upon the boundary. Surface runoff across the western boundary into the subject site can be ignored. At present, outside all the three sides of the subject site bounded by the hoarding are surface channels/gullies to receive surface runoff and therefore surface runoff from the adjacent areas would not flow across the boundary into the subject site. Current conditions of the boundary of the subject site are shown in the photos below:

	
<p>View to the western boundary of the subject site</p>	<p>Outside the southern boundary (gullies/water inlets exist)</p>
	
<p>Outside the eastern boundary (gullies exist) abutting upon Tai Tong Road</p>	<p>Outside the northern boundary (surface channel exists)</p>

4.6 Conditions of the existing channels are acceptable. Surface runoff of the subject site has been and is still properly intercepted by the existing channels and conveyed to the existing terminal catchpit near the southwest corner of the subject site for further discharging to an existing 750mm U-channel at the outside.

- 4.7 The existing 750mm U-channel into which the subject site would discharge its surface runoff is maintained by District Office/Yuen Long (DO/YL). DO/YL has confirmed no objection to the drainage connection from the subject site to the concerned existing 750mm U-channel. A copy of the email of DO/YL dated 7/2/22 is enclosed in this Submission for record.

5. Proposed Drainage Works

- 5.1 The subject site is currently paved and properly served by 300mm U-channels, of which significant portion is peripheral, with gradient not flatter than 1 in 200. Its existing levels and conditions would be unchanged and the existing channels would be undisturbed. There would have no change in the drainage conditions of the subject area. It is therefore considered that the subject development would not impose any additional adverse drainage effect upon its vicinity and downstream areas.
- 5.2 The subject site is a simple small site with a total site area of about 2,455m². With respect to the “Technical Note to prepare a Drainage Submission” (the “TN”) published by Drainage Services Department, channels at 1 in 200 gradient will be appropriate for the subject development.
- 5.3 An assessment table below reflects adequacy of the existing drainage of the subject development:

Drainage between (refer to Drawing No. HT21105/DD/02)		Sub-Catchment Area (m ²)	Cumulative Catchment Area (m ²)	Channel Size at 1:200 required under the DSD's "Technical Note" (mm U-channel at 1 in 200)	Size of Existing Channel (mm) / gradient	Remark (Adequate/ Not adequate)
Upstream point	Downstream point					
Start	CP1	200	200	225	300 / 1 in 200	Adequate
CP1	CP5b*	373	573	300	300 / 1 in 200	Adequate
Start	CP4	350	350	225	300 / 1 in 200	Adequate
CP4	CP5	280	630	300	300 / 1 in 200	Adequate
CP5	CP5a	49	679	300	300 / 1 in 200	Adequate

Drainage between (refer to Drawing No. HT21105/DD/02)		Sub-Catchment Area (m ²)	Cumulative Catchment Area (m ²)	Channel Size at 1:200 required under the DSD's "Technical Note" (mm U-channel at 1 in 200)	Size of Existing Channel (mm) / gradient	Remark (Adequate/ Not adequate)
Upstream point	Downstream point					
CP5a	CP5b**	154	833	300	300 / 1 in 200	Adequate
CP5b***	CP3	112	1518	375	300 / 1 in 140	Adequate
CP3	Terminal Manhole	263	1781	375	300 / 1 in 140	Adequate
Start	CP6	400	400	225	300 / 1 in 200	Adequate
CP6	Terminal manhole	274	674	300	300 / 1 in 200	Adequate
Terminal manhole	Existing 750UC	0	2,455	450	300 / 1 in 120	Adequate

- 5.4 Capacity of the required and existing channels are assessed by Manning Equation (i.e. Design Mean Velocity = $R^{1/6}/n(RS_f)^{1/2}$, where $n = 0.013$ for good concrete surface) in the following:

U-channel size (mm)	Gradient (1 in)	A (m ²)	P (m)	R (m)	Velocity (m/s)	Flow Capacity (m ³ /s)
375 [#]	200	0.2474108	1.6140486	0.1532858	1.56	0.39
300 ^{##}	140	0.2367715	1.814096	0.1305176	1.67	0.40
450 [#]	200	0.3704144	1.9997155	0.1852336	1.77	0.65
300 ^{##}	120	0.3517715	2.5807627	0.1363052	1.86	0.65

Remark: [#] size required under the DSD's "Technical Note"

^{##} actual size provided

- 5.5 With respect to the assessment done in the above paragraph 5.3 and capacity comparison conducted in the above paragraph 5.4, it indicates that the existing channels are capable and adequate to carry the surface runoff.

6. Conclusion and Recommendations

- 6.1 The subject development will be for temporary use for a period of three years. At present, it is served by 300mm U-channels of which significant portion is peripheral, with gradient not flatter than 1 in 200. Surface runoff collected from the subject site is discharged into an existing 750mm U-channel outside the southwest corner of the subject site. The 750mm U-channel discharges into an existing watercourse to the southwest. The existing 750mm U-channel is maintained by DO/YL who has confirmed no objection to the proposed drainage connection of the subject site.
- 6.2 There is no hoarding along the western boundary of the subject site, but there is an existing building on the adjacent lot abutting upon the boundary. Surface runoff across the western boundary into the subject site can be ignored. The subject site is bounded by hoarding at three sides, i.e. the eastern, southern and northern boundary. At present, outside all the three sides of the subject application site bounded by the hoarding are surface channels/gullies to receive surface runoff and therefore surface runoff from the adjacent areas would not flow across the boundary into the subject application site.
- 6.3 In addition to the existing channels at the subject area, appropriate peripheral channels will be constructed within the subject site. No overland flow would be obstructed. The collected surface runoff of the subject site will be properly discharged to the existing DO/YL's channel. No existing natural streams, village drains, ditches and the adjacent areas, etc. would be adversely affected.
- 6.4 The subject development would not alter the existing drainage conditions and pattern of the area, and the existing channels of the subject site would properly collect and convey surface runoff of the subject site to the downstream. Therefore, in conclusion, the subject development would not cause any adverse drainage impact upon the area.

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

31 December 2021
Our Ref.: HT21105/01/01/004

Home Affairs Department
Yuen Long District Office
Works Section (YLDO)
Yuen Long District Office Building
269 Castle Peak Road, Yuen Long
New Territories

Urgent by fax [REDACTED] and post

Dear sirs/madams,

Planning Application No. A/YL-TT/523
Drainage Submission in support of Planning Application of Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lots 4915 S.A (Part), 4915 S.B (Part), 4916 S.A & S.B (Part), 4917 RP (Part) and 4918 RP (Part) in D.D. 116 and Adjoining Government Land (GL), Tai Tong Road, Yuen Long, N.T.

We are the engineering consultants for the captioned project engaged by the client to submit a Drainage Submission to Planning Department for satisfying the planning approval condition.

Subsequent to our submission, we received DSD's comments via PlanD that drainage of the subject development would be discharged into a local village drains such that DO/YL should be consulted and consent should be sought. A copy of the relevant PlanD's letter ref. 21/711/L04 dated 24/12/21 is enclosed herewith for your information.

Because of the above-mentioned departmental comments, we would like to submit herewith a copy of our Drainage Submission for your approval and your consent of the discharge into the concerned local village drains is also sought hereby.

As there is a short time limit for complying the planning approval condition, your earliest reply will be very much appreciated. Should you require any further information or have any queries, please feel free to contact the undersigned on direct line [REDACTED] or via direct email address: [REDACTED]. Thank you very much for your kind assistance.
Regards,

Yours faithfully,
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED


K. C. LEE
Managing Director (Acting)

Encl.

[REDACTED]

[REDACTED]



ISO 9001 : 2015
Certificate No.: CC 746

寄件者: prudence_kc_ho@had.gov.hk
寄件日期: Monday, February 7, 2022 6:39 PM
收件者: HO TIN & ASSOCIATES - Mr. K.C.Lee
副本: kam_cheong_wong@had.gov.hk
主旨: Re: FW: Adjoining Government Land (GL), Tai Tong Road, Yuen Long, N.T.

Dear Lee,

I refer to your preceding email and our telephone conversation this afternoon. Please be informed that the concerned channels as shown on Plate 8 to Plate 11 are maintained by Yuen Long District Office. This office has no comment to the proposed connection provided that the proposed works would not cause any adverse drainage impacts to the surrounding areas from maintenance point of view.

Regards,
Prudence HO
for District Officer (Yuen Long)

From: "HO TIN & ASSOCIATES - Mr. K.C.Lee" [REDACTED]
To: <prudence_kc_ho@had.gov.hk>
Date: 26/01/2022 10:39
Subject: FW: Adjoining Government Land (GL), Tai Tong Road, Yuen Long, N.T.

Dear Ms. Ho,

As spoken minutes ago, attached please find a copy of our latest submission to your department. Grateful if you would advise us whom of your department should we approach for further liaison.

Thank you very much for your kind assistance. Should you have any questions, please feel free to contact the undersigned on direct phone line [REDACTED]

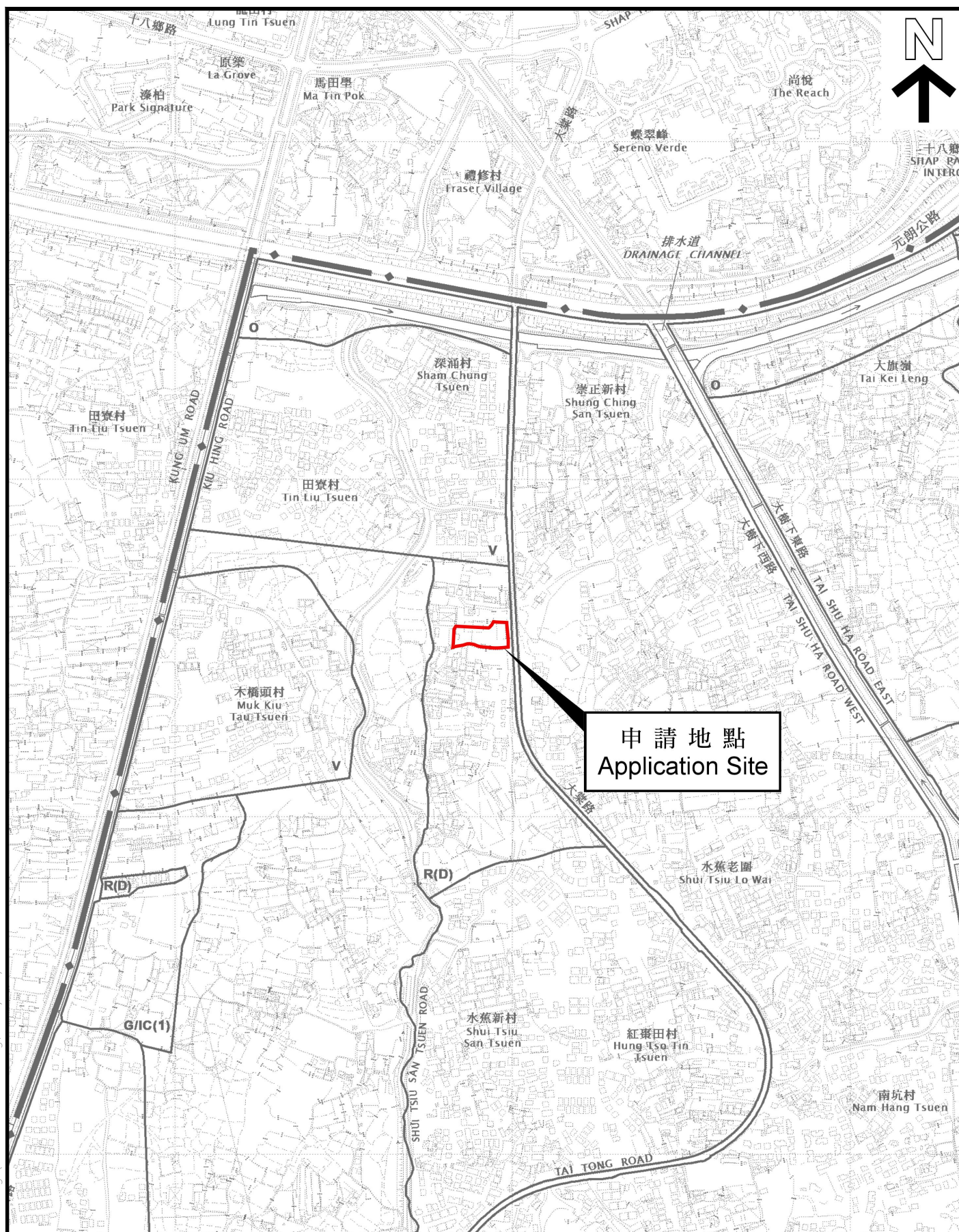
Regards,

K. C. LEE

[REDACTED]

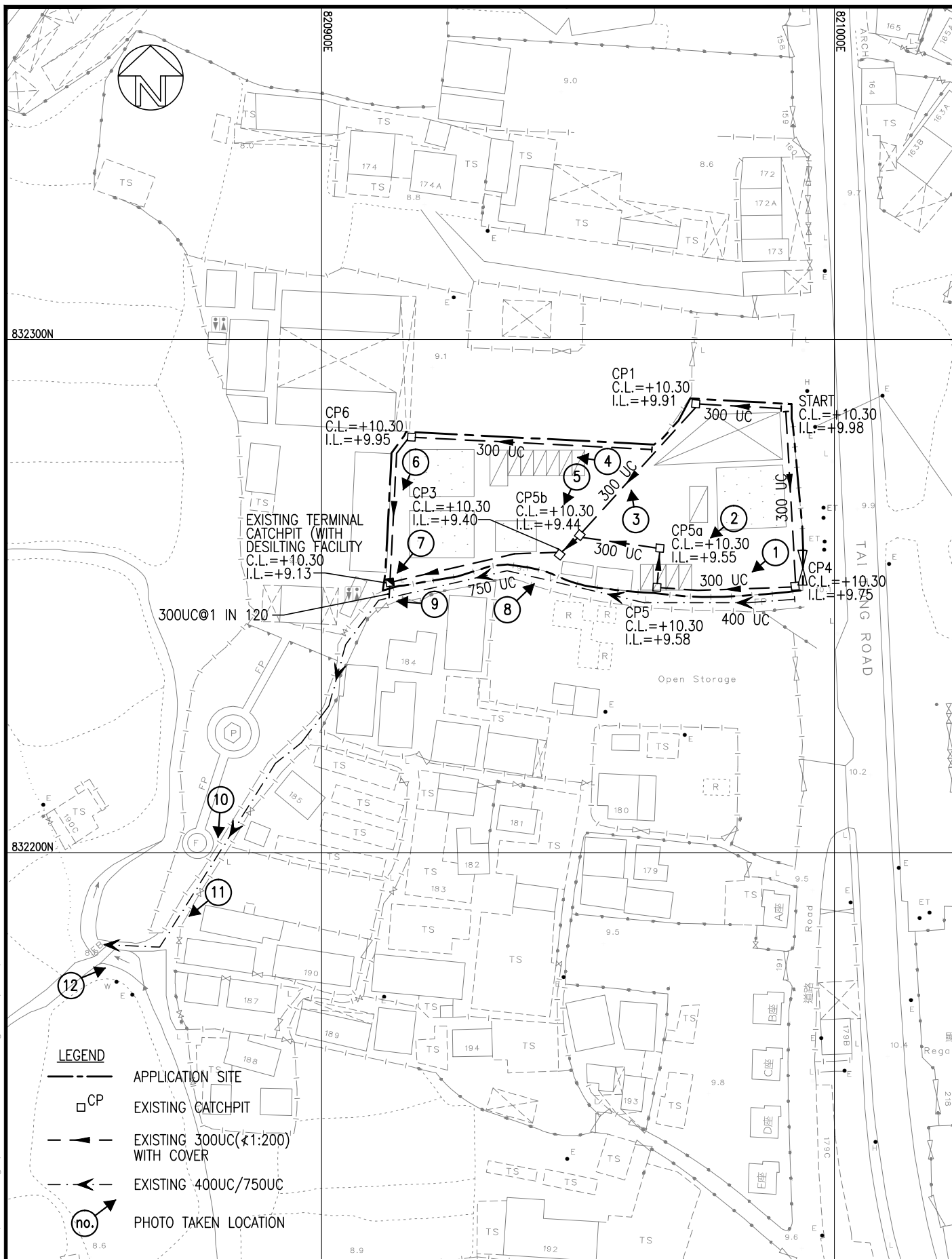
The information contained in this e-mail is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorized use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. Ho Tin & Associates Consulting Engineers Limited does not accept responsibility for the content of any e-mail transmitted by its staff for any reason other than bona fide business purposes. Any information that is not transmitted via secure tamper-proof technology should not be relied upon, unless advised or agreed otherwise in writing by an authorized representative of Ho Tin & Associates Consulting Engineers Limited.

H:\21105_TaiTongRoad\Drawing\21105DD01.dwg, 11/10/2021 14:17:21



PROJECT TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN DD16, TAI TONG ROAD, YUEN LONG, N.T.		何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
TITLE SITE LOCATION PLAN		SCALE 1 : 7500	DRAWING No. HT21105/DD/01

H:\21105_TaiTongRoad\Drawing\21105DD03.dwg, 11/10/2021 14:40:19



PROJECT
TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN
DD16, TAI TONG ROAD, YUEN LONG, N.T.

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE
LOCATIONS OF PHOTO TAKEN

SCALE
1 : 1000

DRAWING No.
HT21105/DD/03

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 Fax [REDACTED] & Post
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 21/711/L06
本署檔號 Our Reference () in TPB/A/YL-TT/523
電話號碼 Tel. No.: 2158 6296
傳真機號碼 Fax No.: 2489 9711

7 March 2022

Top Bright Consultants Ltd.
Room 103, 300 Kung Um Road,
Yuen Long, New Territories
(Attn.: Mr. Adam CHOW)

Dear Mr. CHOW,

Compliance with Approval Condition (g)
Planning Application No. A/YL-TT/523

I refer to your submission dated 14.2.2022 for compliance with the captioned approval condition on the submission of a drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory 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. Bill C H CHAN (Tel: 2781 4107) of the Drainage Services Department.

Yours sincerely,

(K. K. NG)

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

c.c.
CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

Internal
CTP/TPB(2)
KKN/CT/ct

APPENDIX

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

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) 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.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) 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.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

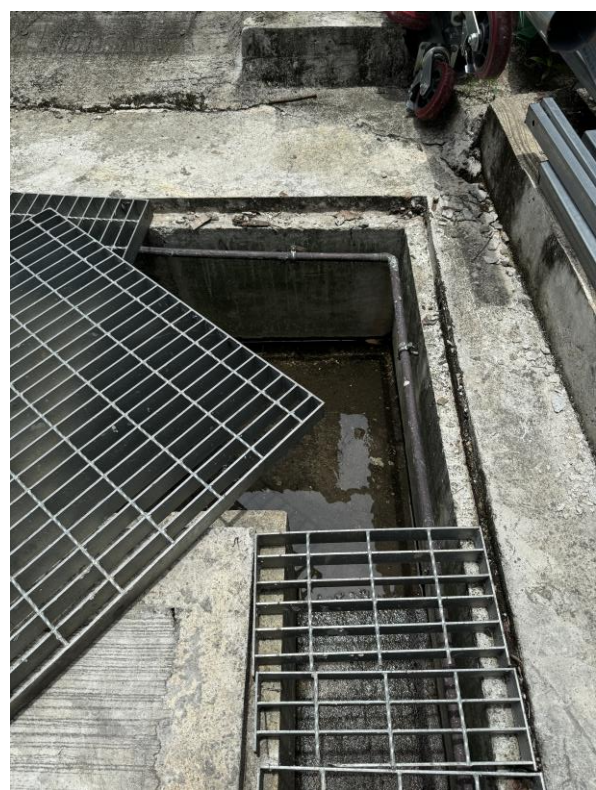


Photo 12



Photo 13

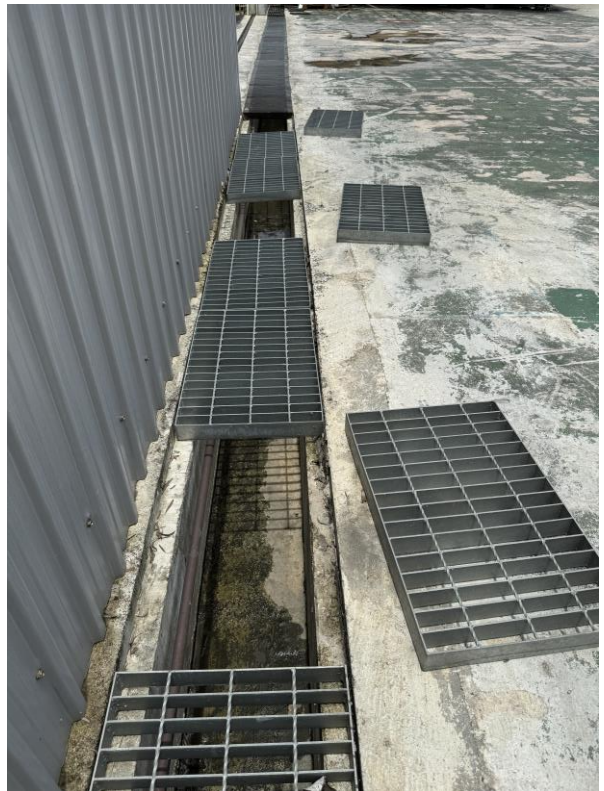


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

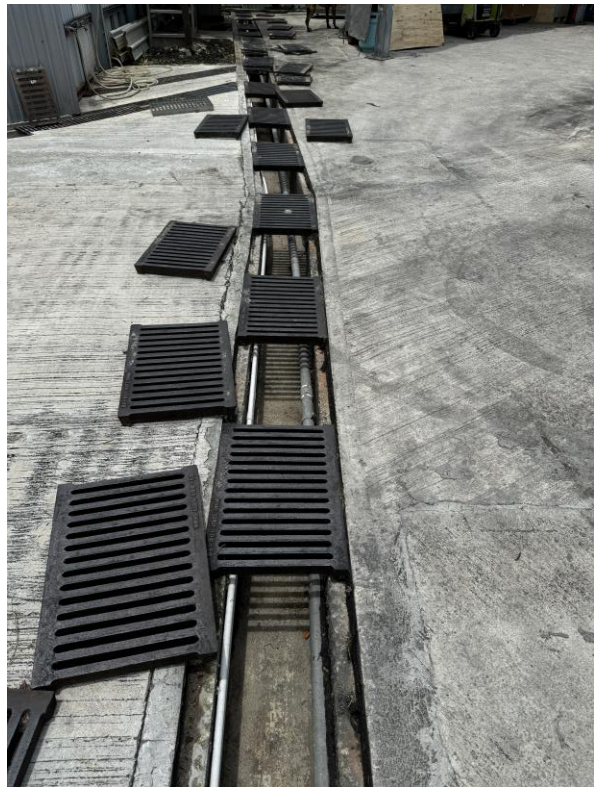
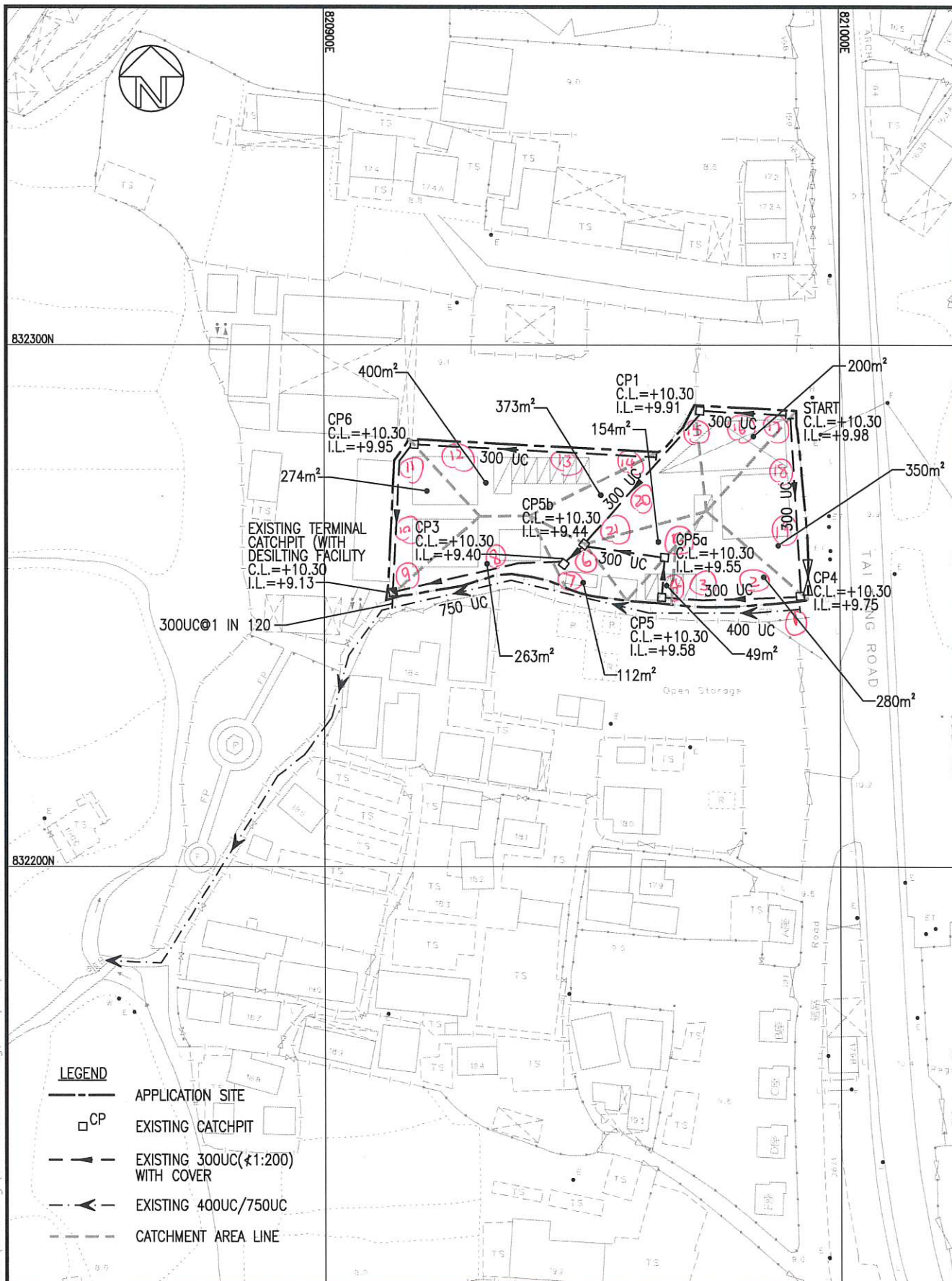


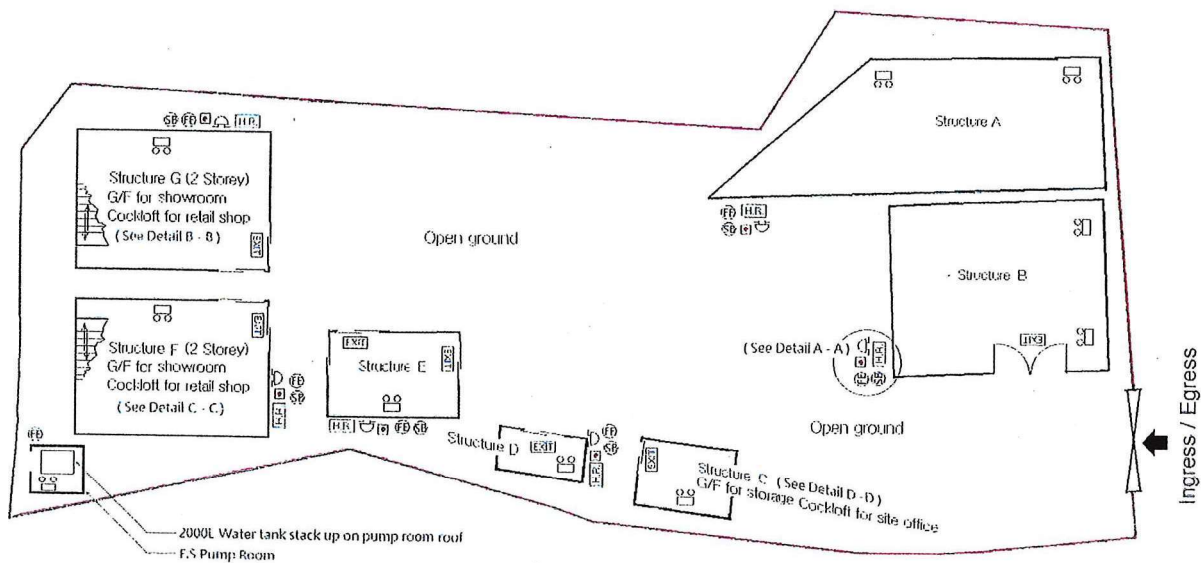
Photo 20



Photo 21

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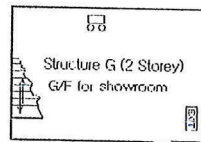


Layout Plan Diagram

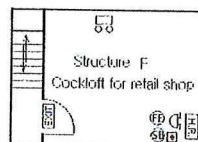
Structure Detail with Cockloft

(The fire reel house attached to the structure can be extend to every corner of the structure and cockloft)

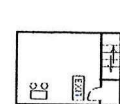
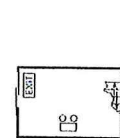
(Detail B - B)



(Detail C - C)

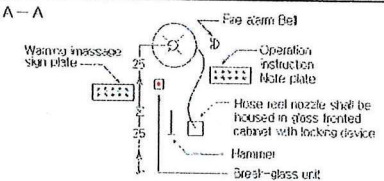


(Detail D - D)



Structure No.	Area (m ²) (Not exceeding)	Height (m)	No. of Storey
A. Open-sided Canopy for Ancillary Storage	176	3	1
B. Retail Shop and Showroom	159	3	1
C. Ancillary Site Office and Storage	28	5	2 (1 for Storage, 2 for Site office)
D. Washroom	15	2.5	1
F. Retail Shop	48	3.5	1
F. Retail Shop and Showroom	115	7	2 (1 for Showroom, 2 for Retail)
G. Retail Shop and Showroom	115	7	2 (1 for Showroom, 2 for Retail)

Detail A - A



F.S Notes :

- Sufficient Emergency lighting shall be provided in accordance with BS 5266 Part 1 and BS EN 1833.
- Sufficient directional and Exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
- Fire Alarm system shall be provided to the entire building in accordance with BS 5859: Part 1: 2002 + A2: 2008 and FSD Circular Letter No: 1/2009. One actuation point and one audio warning advice to be located at each Hose reel point. This actuation point should include facilities for the start and / visual warning device initiation.
- Hose reel system supplied by 2m³ FS Water tank shall be provided. There shall be sufficient Hose reel to ensure that every part of each building / Structure can be reached by a length of not more than 30m of Hose reels tubing.
- Portable hand-operate approved appliance shall be provided as required by occupancy.
- Two fixed Fire Pump (Duty & Standby) to be provided in the Pump Room.
- No Emergency Generator to be provided for serving the emergency power.
- Duplicated power supplies for all Fire Services installations comprising a cable connected from electricity mains directly before the main switch.

Legends :

□ Manual Fire Alarm Call Point
 □ Fire Alarm Bell
 □ Emergency Light
 EXIT Exit Sign
 □ Hose Reel Pump
 ☼ 5 kg Co2 Gase Type Fire Extinguisher
 ☼ Sand Bucket

Planning No. A/YL-TT/523

Application Address: Lots 4195 S.A, 4195 S.B(Part), 4196 S.A & S.B(Part), 4197 RP(Part), 4198 RP(Part) in DD 116 Tai Tong Road, N.T.

Drawing Title: Fire Service installation Layout Plan

Drawing No: LOP- 2609m/FS

Scale: 1: 500

Date: 17 Nov 2022

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 Fax [REDACTED] & Post
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 21/711/L05
本署檔號 Our Reference () in TPB/A/YL-TT/523
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

23 November 2021

Top Bright Consultants Ltd.
Room 103
300 Kung Um Road
Yuen Long, New Territories
[REDACTED]

Dear Sir,

Compliance with Approval Condition (j) **Planning Application No. A/YL-TT/523**

I refer to your submission dated 11.11.2021 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) 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 advisory 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. Please find detailed advisory departmental comments at **APPENDIX**.

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,

(K. K. NG)

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)

KKN/AL/al

APPENDIX

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

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.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9513849

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

恆信冷凍器材有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 4195S.A.4195S.B.(Part),

4196S.A.&S.B.(Part),4917RP(Part),

And 4918RP(Part),in D.D.116

Street/Road/Estate Name:

街道/屋苑名稱

Tai Tong Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial工業☐ Commercial商業☐ Domestic住宅☐ Composite綜合☐ Licensed premises持牌處所☐ Institutional社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting	G/F	Conforms with FSD requirements	10-07-2024	09-07-2025
12	Exit Sign	G/F	Conforms with FSD requirements	10-07-2024	09-07-2025
13	Fire Alarm System(MFA)	G/F	Conforms with FSD requirements	10-07-2024	09-07-2025
16	Fire Hydrant/Hose Reel System	G/F	Conforms with FSD requirements	10-07-2024	09-07-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗,證明性能良好,符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格,損壞事項列於第三部。

**如證書涉及年檢事項,應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期For FSD
use only:

Inspected

Key-in

Verified

East Power Engineering Ltd

東力工程有限公司

11-07-2024

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9081638

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

恆信冷凍器材有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 4195S.A.4195S.B (Part), Street/Road/Estate Name:

4196S.A.&S.B.(Part), 4917RP(Part), 街道/屋苑名稱

And 4918RP(Part), in D.D.116

Tai Tong Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	8 x 5Kg CO2 F.E.	G/F	Conforms with FSD requirements	10-07-2024	09-07-2025
25	8 x Sand Buckets	G/F	Conforms with FSD requirements	10-07-2024	09-07-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:

受權人簽署

Name:

姓名

FSP/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

East Power Engineering Ltd

東力工程有限公司

11-07-2024



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 24/844/L03

Your Ref.: A/YL-TT/661

August 9, 2024

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

By Email

Dear Sir/Madam,

Temporary Shop and Services (Retail Shop for Refrigeration Equipment/Parts) with Ancillary Office for a Period of Three Years in “Residential (Group D)” (“R(D)”) Zone at Lots 4915 S.A(Part), 4915 S.B(Part), 4916 S.A & S.B(Part), 4917 RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
(Application No. A/YL-TT/661)

Referring to the captioned application, we would like to submit the attached hourly trip generation and trip attraction of the proposed development for your consideration.

As compared with the last approved application (No. A/YL-TT/523), the proposed use applied for the current application remain unchanged. The application site is solely for the selling of refrigeration parts and accessories (such as compressors, condensing units, fan motors, defrost timers, thermostats, etc.) and no wholesale activities would be involved. The daily operation of the application site for loading and unloading would only involve light goods vehicles (not exceeding 5.5 tonnes), two loading/unloading bays for light goods vehicles and ten parking spaces for staff/visitors are provided at the application site.

Since the nature of the retail business is the sale of refrigeration equipment/parts, the customers are mainly engineers/ designers/ contractors for installation, restoration and maintenance of refrigeration system, the trip rate generated by visitors to the application site are relatively low. The hourly trip generation and trip attraction of the proposed development are as follows:

Time	No. of Trips (In) (Visitors)	No. of Trips (Out) (Visitors)	No. of Trips (Staff)	No. of Trips (Loading/Unloading)
09:00-10:00	0	0	1	0
10:00-11:00 (AM Peak)	1	1	0	0
11:00-12:00 (AM Peak)	2	2	0	0
12:00-13:00 (AM Peak)	3	3	0	0
13:00-14:00	0	0	1	0
14:00-15:00 (PM Peak)	2	2	0	1
15:00-16:00 (PM Peak)	2	2	0	0
16:00-17:00	1	1	0	0
17:00-18:00	1	1	0	0
18:00-19:00	1	1	1	0
Total:	13	13	2	1

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.

c.c. Hang Shun Refrigeration Equipment Co. Ltd (the Applicant)

**Relevant Extracts of Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB-PG No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/ Development	Date of Consideration (RNTPC)
1	A/YL-TT/126	Extension of School Building	15.3.2002 [Lapsed on 15.3.2005]
2	A/YL-TT/360	Proposed Temporary Shop and Services (Retail Shop for Refrigeration Equipment) with Ancillary Office for a Period of 3 Years	23.10.2015
3	A/YL-TT/523	Temporary Shop and Services with Ancillary Office for a Period of 3 Years	10.9.2021

Rejected Application

	Application No.	Proposed Use(s)/ Development	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-TT/238	Temporary Recyclable Collection Centre (Including Plastic Goods, Paper and Metal) for a Period of 3 Years	13.3.2009	(1), (2), (3), (4)

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding areas.
- (3) Failure to demonstrate that the development would not generate adverse impacts on the surrounding areas.
- (4) Setting an undesirable precedent.

**Similar Application within the Subject “Residential (Group D)” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/581	Temporary Shop and Services for a Period of 3 Years	3.2.2023

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

(a) Comments of the Commissioner for Transport:

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

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

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

3. Environment

Comments of the Director of Environmental Protection:

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

4. Drainage

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

- No in-principle objection to the application.
- Should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, an approval condition should be included to request the applicant to maintain the drainage facilities implemented under the previous application No. A/YL-TT/523 and to submit records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board.

5. Fire Safety

Comment of the Director of Fire Services:

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

6. Building Matters

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

- No adverse comment on the application.
- As there is no record of approval granted by the Building Authority for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the applied use.
- Advisory comments as detailed in **Appendix V**.

7. District Officer's Comments

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

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

8. Other Departments

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

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

Recommended Advisory Clauses

- (a) 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 4915 S.A, 4915 S.B, 4916 S.A and S.B, 4917 RP and 4918 RP in D.D. 116 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lots 4916 S.A. and S.B, 4917 RP and 4918 RP in D.D. 116 are covered by Short Term Waiver (STW) Nos. 4728, 4729 and 4730 respectively for the purpose of “Temporary Shop and Services (Retail Shop for Refrigeration Equipment) with Ancillary Office”. Lots 4915 S.A and 4915 S.B are covered by STW No. 5371 for the purpose of “Temporary Shop and Services with Ancillary Office”;
 - (iii) the Government Land in the Site is covered by Short Term Tenancies Nos. 3081 and STTYL0147 for the purposes of “Temporary Shop and Services (Retail Shop for Refrigeration Equipment) with Ancillary Office” and “Temporary Shop and Services with Ancillary Office” respectively; and
 - (iv) the STW and STT holder(s) will need to apply to LandsD for modification of the STW and STT conditions where appropriate. 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 the application(s) 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 use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comment 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;
- (c) 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 the Transport Department;
 - (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 Tong Road is not and would not be maintained by HyD. HyD would not be responsible for maintaining any access connecting the Site with Tai Tong Road;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the relevant mitigation measures and requirements shown in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise the potential environmental nuisance on the

surrounding areas; and

- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect the removal in accordance with the BD's 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;
 - (iii) before any new building works (including containers/open sheds as temporary buildings and land filling, etc) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) 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;
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (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.