

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 7 AUG 2024.
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	A/TU-TT/671
	Date Received 收到日期	7 AUG 2024

- 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)

Yau Tin Pot Cuisine Limited 悠田盆菜有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 476 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 228 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) N/A sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
04/07/2024 - 18/07/2024 (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 25/07/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別																
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月															
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 248sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 228sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 1 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 228sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 228sq.m <input checked="" type="checkbox"/> 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)																
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>WAREHOUSE (EXCL. D.G.G), SITE OFFICE, WASHROOM</td> <td>228 m² (ABOUT)</td> <td>228 m² (ABOUT)</td> <td>4.5 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>228 m² (ABOUT)</td> <td>228 m² (ABOUT)</td> <td></td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	WAREHOUSE (EXCL. D.G.G), SITE OFFICE, WASHROOM	228 m ² (ABOUT)	228 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)	TOTAL		228 m ² (ABOUT)	228 m ² (ABOUT)	
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TOTAL		228 m ² (ABOUT)	228 m ² (ABOUT)													
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 1 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A 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 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明)																

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays			
(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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tai Shu Ha Road West via a local access <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 476 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

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

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

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 the supplementary 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

Matthew NG

Planning and Development 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

MRTPI, MPJA, CMILT

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

31/07/2024

(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。

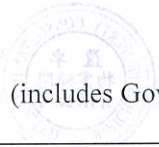
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 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	Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	<div>  <div> 476 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Tai Tong Outline Zoning Plan No.: S/YL-TT/20
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	228 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	48 % <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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		N/A N/A 1 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Plan showing public housing development at Shap Pat Heung; Plan showing alternative sites for relocation; Aerial photos of the Site; Plan showing area of filling of land; and Swept path analysis.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<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。

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,**

**LOT 1439 (PART) IN D.D. 118
TAI TONG, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Yau Tin Pot Cuisine Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. The Site occupies an area of 476 m² (about). One single-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office and washroom with total GFA of 228 m² (about). The remaining area is reserved for vehicle parking and circulation space.
- The Site is accessible from Tai Shu Ha Road West via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by land resumption for the public housing development near Shap Pat Heung, Yuen Long;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Application Site Area	476 m ² (about)
Covered Area	228 m ² (about)
Uncovered Area	248 m ² (about)
Plot Ratio	0.48 (about)
Site Coverage	48% (about)
Number of Structure	1
Total GFA	228 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	228 m ² (about)
Building Height	4.5 m (about)
No. of Storey	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗大棠丈量約份第 118 約地段第 1439 號(部分)的規劃申請，於上述地點作「**擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期 3 年)及相關填土工程**」(擬議發展)。
- 申請地點所在的地區在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「農業」地帶。申請地盤面積為 476 平方米(約)。申請地點將設有 1 座單層構築物作貨倉(危險品倉庫除外)、場地辦公室及洗手間用途，構築物的總樓面面積合共為 228 平方米(約)，申請地點的其餘地方將預留作流轉空間。
- 申請地點可從大樹下西路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到「元朗十八鄉公營房屋發展計劃」收地影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	476 平方米(約)
上蓋總面積：	228 平方米(約)
露天地方面積：	248 平方米(約)
地積比率：	0.48 (約)
上蓋覆蓋率：	48% (約)
樓宇數目：	1 座
總樓面面積	228 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	228 平方米(約)
構築物高度：	4.5 米(約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Yau Tin Pot Cuisine Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development). The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 11** and **Appendices I to II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureau/departments and members of the Board.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the public housing development at Shap Pat Heung, Yuen Long

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in Shap Pat Heung (*i.e. Lot 5189 (Part) in D.D. 116, Shap Pat Heung, Yuen Long, New Territories*) due to land resumption and to pave way for the public housing development at Shap Pat Heung, Yuen Long (**Appendix I** and **Plan 4**). The applicant's business premises is expected to be vacated by early-2025.
- 2.2 The applicant is a pot cuisine (poon choi) provider which has been serving the community for decades in the New Territories. The applicant has been using the affected premises for storage of miscellaneous goods, e.g. tables and chairs, electrical appliance, kitchenry, cutlery, etc., to support the daily operation of the applicant's business.
- 2.3 The affected premises currently falls within an area zoned "Residential (Group A)1" ("R(A)1") on the Approved Tai Tong OZP No.: S/YL-TT/20 (**Plan 5**). According to the implementation programme, the applicant's affected premises falls within the land resumption limit for the public housing at Shap Pat Heung, Yuen Long (**Plan 6**). Therefore, the applicant desperately needs to identify a suitable site to relocate its business operation.

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership or accessibility (**Appendix II** and **Plan 7**). After a lengthy site searching process, the Site was identified for relocation as it is relatively flat, in close proximity to the original premises and easily accessible.

Applied Use Is the Same as the Affected Business in Shap Pat Heung

- 2.5 The proposed development involves the operation of a warehouse for storage of miscellaneous goods with ancillary facilities to support the daily operation of the applicant's business. The applied use is the same as the affected premises in Shap Pat Heung. Details of the original premises are shown at **Table 1** below.

Table 1: Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	1,128 m ²	476 m ²	-652 m ² , -58%
Covered Area	416 m ²	228 m ²	-188 m ² , -45%
GFA	416 m ²	228 m ²	-188 m ² , -45%

- 2.6 The Site is designated for storage of miscellaneous goods and vehicle parking and circulation area, in order to support the daily operation of the applicant's pot cuisine business. Circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.7 Although the Site falls within area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20, the Site is currently vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.

- 2.8 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.9 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused/vacant land and some temporary structures for various brownfield uses. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 70 m west of Tai Shu Ha Road West; 3.5 km south of Yuen Long MTR Station; 6 km southeast of Tin Shui Wai MTR Station; and 3 km south of the original premises in Shap Pat Heung.

Accessibility

- 3.2 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant and generally flat (**Plans 1, 3 and 8**).

Surrounding Area

- 3.4 The Site is mainly surrounded by unused/vacant land, open storage yards and temporary structures for warehouse and workshop (**Plans 1, 3 and 8**).
- 3.5 To its immediate north is the site of an approved planning application for workshop (No. A/YL-TT/583) use. To its further north are unused/vacant land and sites of approved planning application for warehouse (No. A/YL-TT/583) and open storage (No. A/YL-TT/642) uses.
- 3.6 To its immediate east is unused land covered with vegetation.
- 3.7 To its immediate south are some vacant land and graves. To its further south are the site of an approved animal boarding establishment (No. A/YL-TT/589), unused land covered with vegetation, graves and burial urns.
- 3.8 To its immediate west is the site of an approved planning application (No. A/YL-TT/648) for the same applied use and Tai Shu Ha Road West, across which are some vacant land, plant nursery and the site of an approved dog kennel (No. A/YL-TT/551).

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Filling of Land Restriction

- 4.3 According to the Remarks of the "AGR" zone, any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai Tong OZP No.: S/YL-TT/12 without the permission from the Board under S.16 of the Ordinance.

Previous Application

- 4.4 The Site is not subject of any previous application.

Similar Application

- 4.5 There are 4 similar applications (Nos. A/YL-TT/575, 608, 642 and 648) for 'warehouse' use within the same "AGR" zone approved by the Board between 2022 and 2024.

Land Status of the Site

- 4.6 The Site consists of Lot 1439 (Part) in D.D. 118, with private land area of 476 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**). Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 476 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	476 m ² (about)
Covered Area	228 m ² (about)
Uncovered Area	248 m ² (about)
Plot Ratio	0.48 (about)
Site Coverage	48% (about)
Number of Structure	1
Total GFA	228 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	228 m ² (about)
Building Height	4.5 m (about)
No. of Storey	1

- 5.2 One single-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office and washroom uses with total GFA of 248 m² (about), the remaining open area is reserved for vehicle parking and circulation space (**Plan 9**). Details of the structure are shown at **Table 3** below.

Table 3: Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouse (excluding D.G.G.), site office and washroom	228 m ²	228 m ²	4.5 m (about) (1-storey)
Total		228 m² (about)	228 m² (about)	-

Hard-paving at the Site

- 5.3 The Site is proposed to be entirely hard-paved with concrete of about 0.2 m in depth for site formation of structure, vehicle parking and circulation space (**Plan 10**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface. Hence, hard-paving is considered required and has been kept minimal to meet the operation need of the proposed development.

Operation Mode

- 5.4 The Site is designated for storage of miscellaneous goods, e.g. tables and chairs, electrical appliance, kitchenry, cutlery, etc., for the applicant's pot cuisine business, which is the same as the applicant's original premises. Operation hours are Monday to Saturday from 09:00 to 19:00. There is no operation on Sundays and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 2 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site. The proposed development is solely for warehouse purpose, no cooking or food processing procedures will take place at the Site.

Minimal Traffic Impact

- 5.6 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 6 m (about) wide ingress/egress is provided at the southwestern part of the Site (**Plan 9**). A total of 2 parking and loading/unloading (L/UL) spaces are proposed at the Site for the daily operation of the proposed development. Details of parking and L/UL space provision are shown at **Table 4** below:

Table 4 – Parking and L/UL Provision

Type of Space	No. of Space
Parking space for Private Car - 2.5 m (W) x 5 m (L)	1
L/UL space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 5.7 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development are provided at **Table 5** below.

Table 5: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	Private Car		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	1	1	1	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	1	1	4
Traffic trip per hour (average)	1	1	1	1	4

- 5.8 As the numbers of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no

gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for vehicle circulation purpose, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.14 There is a 3 m setback from the existing nullah located to the east of the Site. The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety Aspect

- 5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site. Upon receiving STW approval from the LandsD for erection of the proposed structure, the applicant will proceed to implement the accepted FSIs proposal at the Site.

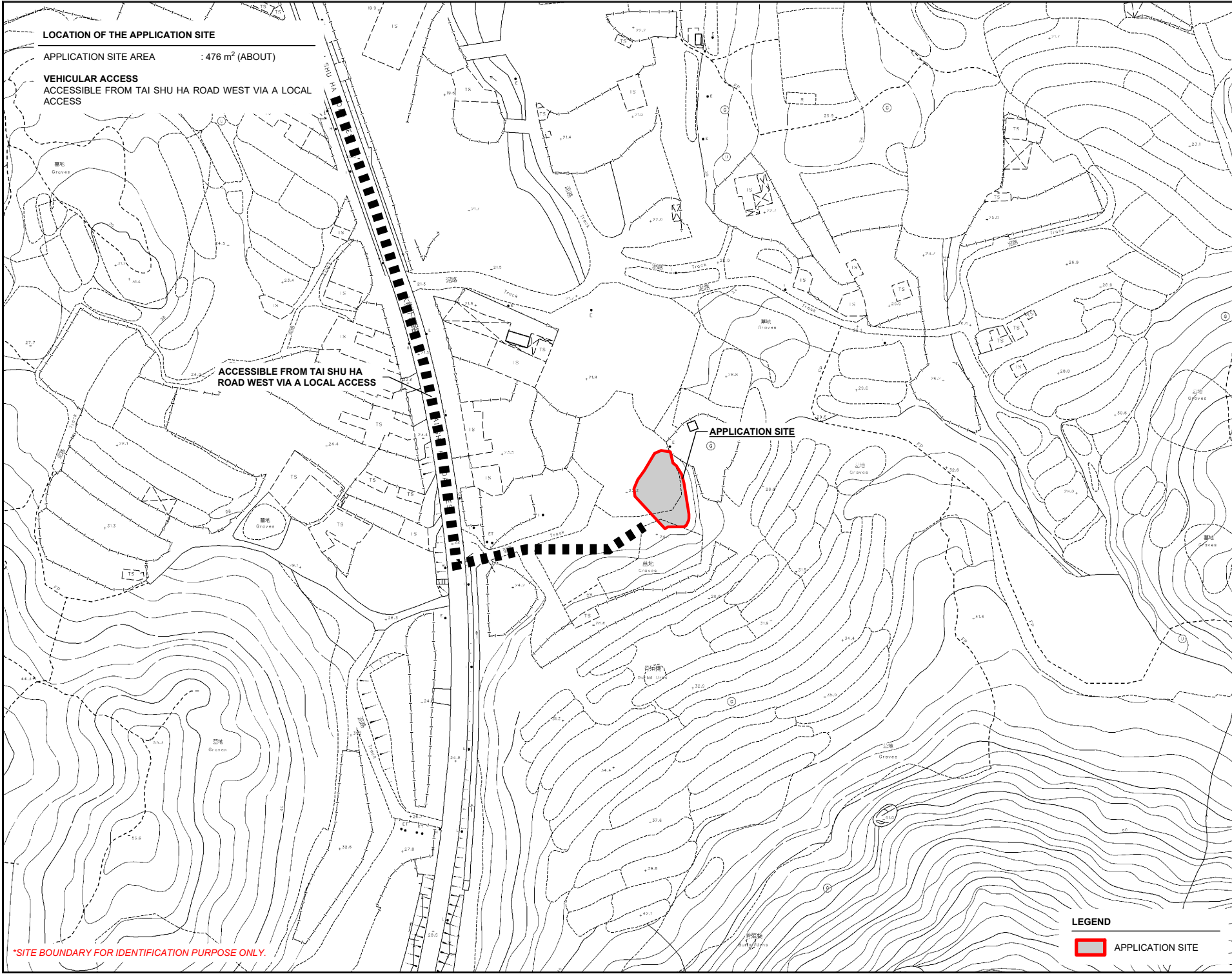
6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Shap Pat Heung, which will be affected by the public housing development at Shap Pat Heung, Yuen Long (**Plans 4 to 6**). Whilst the applicant attempted to relocate the premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 7**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programme of the public housing development.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Similar applications for the same applied use have been approved by the Board within the same "AGR" zone. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "AGR" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit. Given that similar applications for the same applied use have been approved by the Board within the same "AGR" zone, therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited
July 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Affected Premises – Location
Plan 5	Affected Premises – Zoning
Plan 6	Plan showing the Public Housing Development at Shap Pat Heung
Plan 7	Plan showing the Locations of Alternative Sites for Relocation
Plan 8	Aerial Photo of the Site
Plan 9	Layout Plan
Plan 10	Plan showing Area of Filling of Land
Plan 11	Swept Path Analysis



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 476 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

NORTH

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

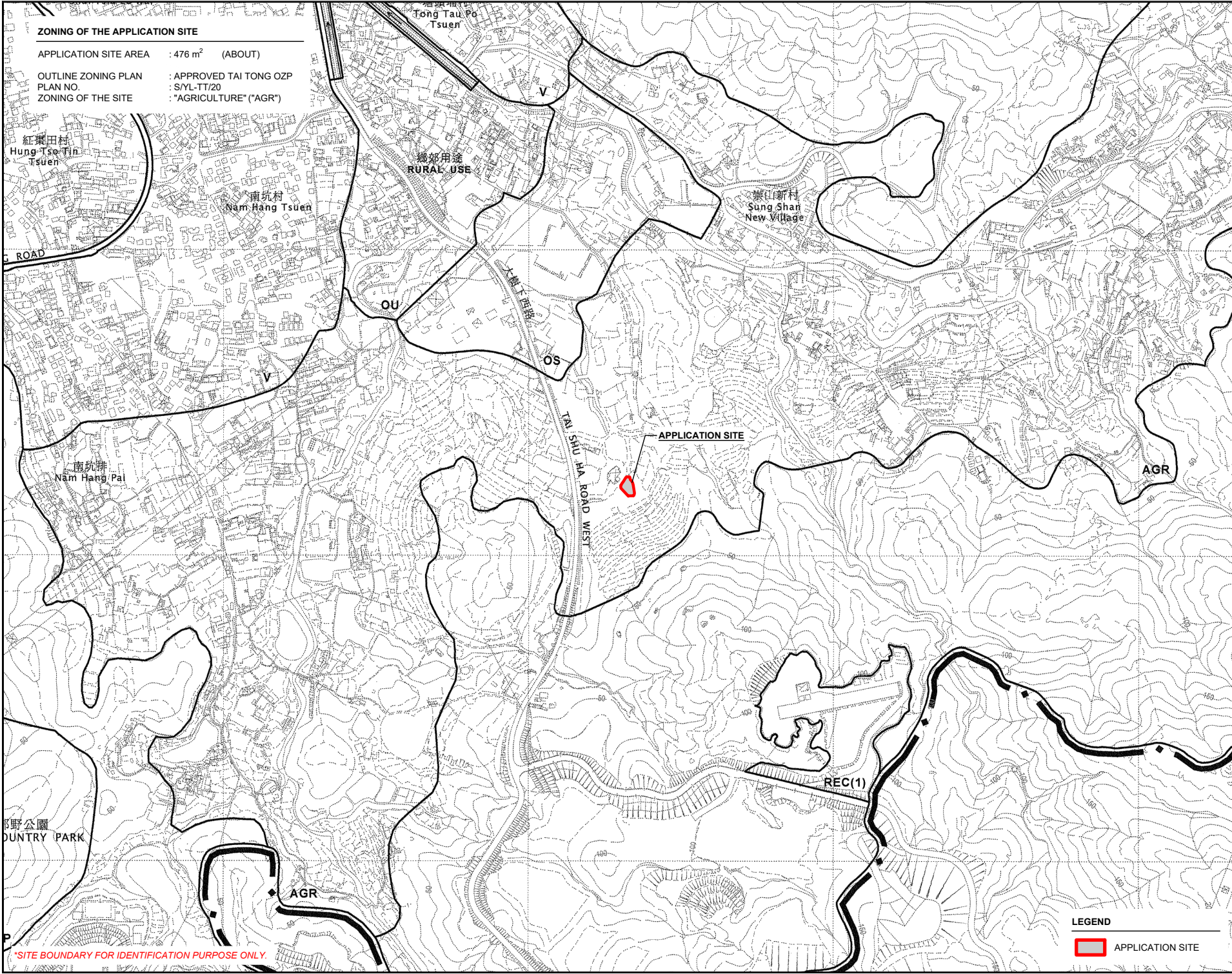
LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	3.7.2024
REVISED BY	DATE
APPROVED BY	DATE

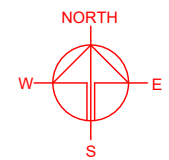
DWG. TITLE	LOCATION PLAN
DWG NO.	VER.
PLAN 1	001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 476 m² (ABOUT)


OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
PLAN NO. : S/YL-TT/20
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

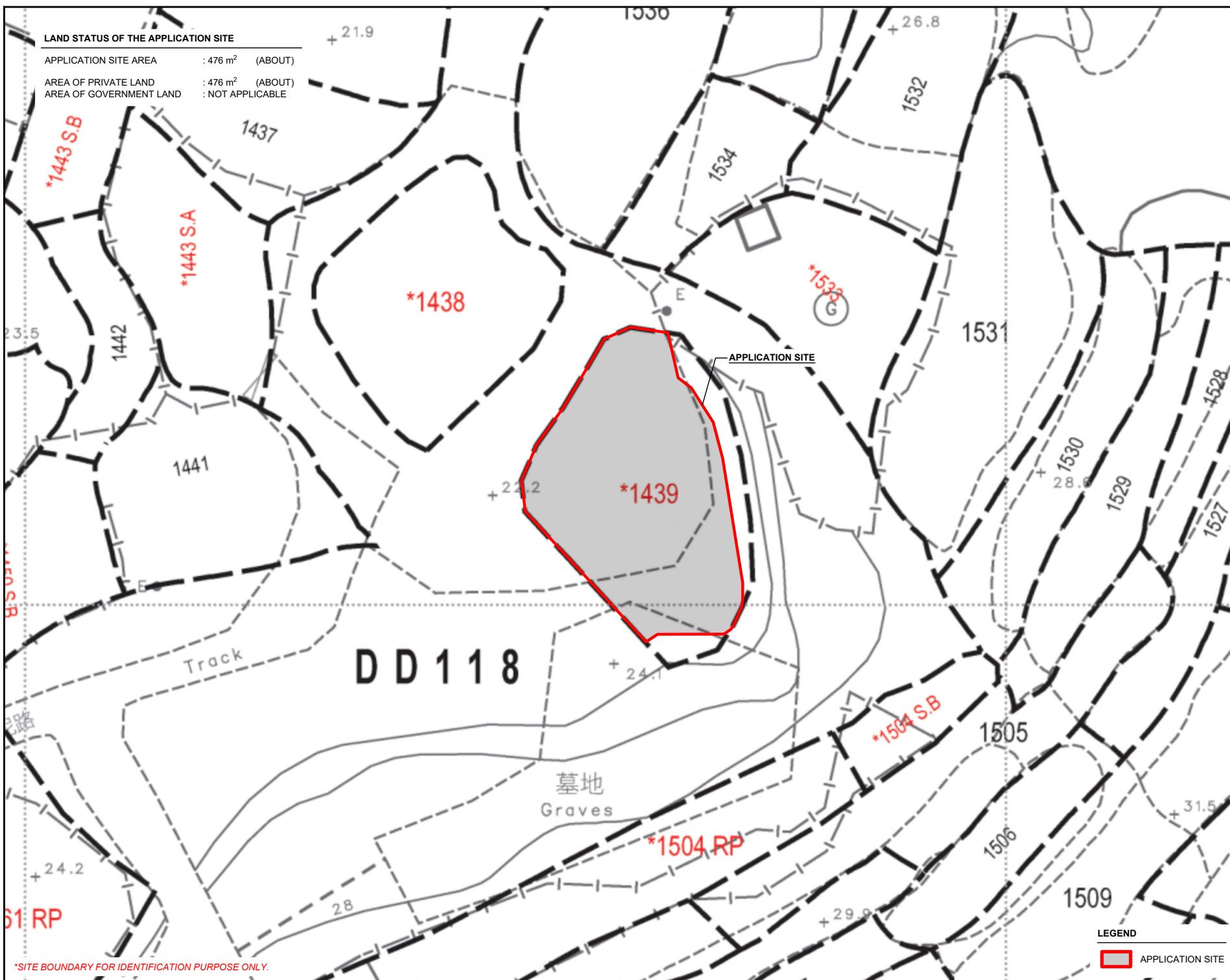
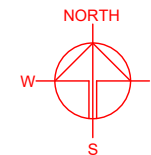
LEGEND

 APPLICATION SITE

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 8000 @ A4	
DRAWN BY	DATE
MN	3.7.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 476 m² (ABOUT)
 AREA OF PRIVATE LAND : 476 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE WITH DANGEROUS GOODS GODOWN AND ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
 TEMPORARY (EXCLUDING FACILITIES)

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

3.7.2024

REVISED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

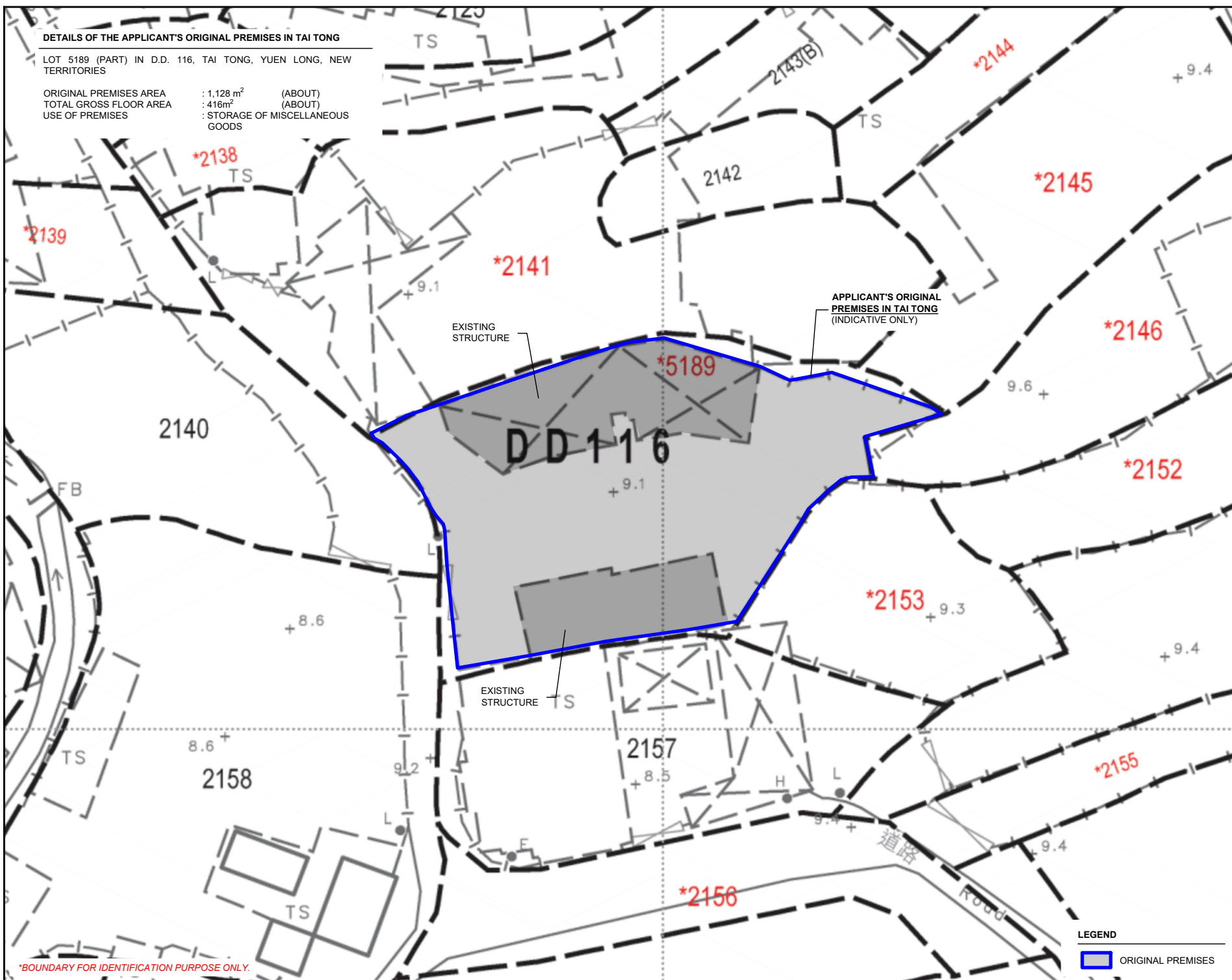
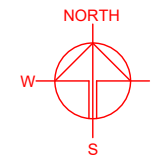
VER.

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DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN TAI TONG

LOT 5189 (PART) IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES AREA : 1,128 m² (ABOUT)
TOTAL GROSS FLOOR AREA : 416m² (ABOUT)
USE OF PREMISES : STORAGE OF MISCELLANEOUS GOODS



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

3.7.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

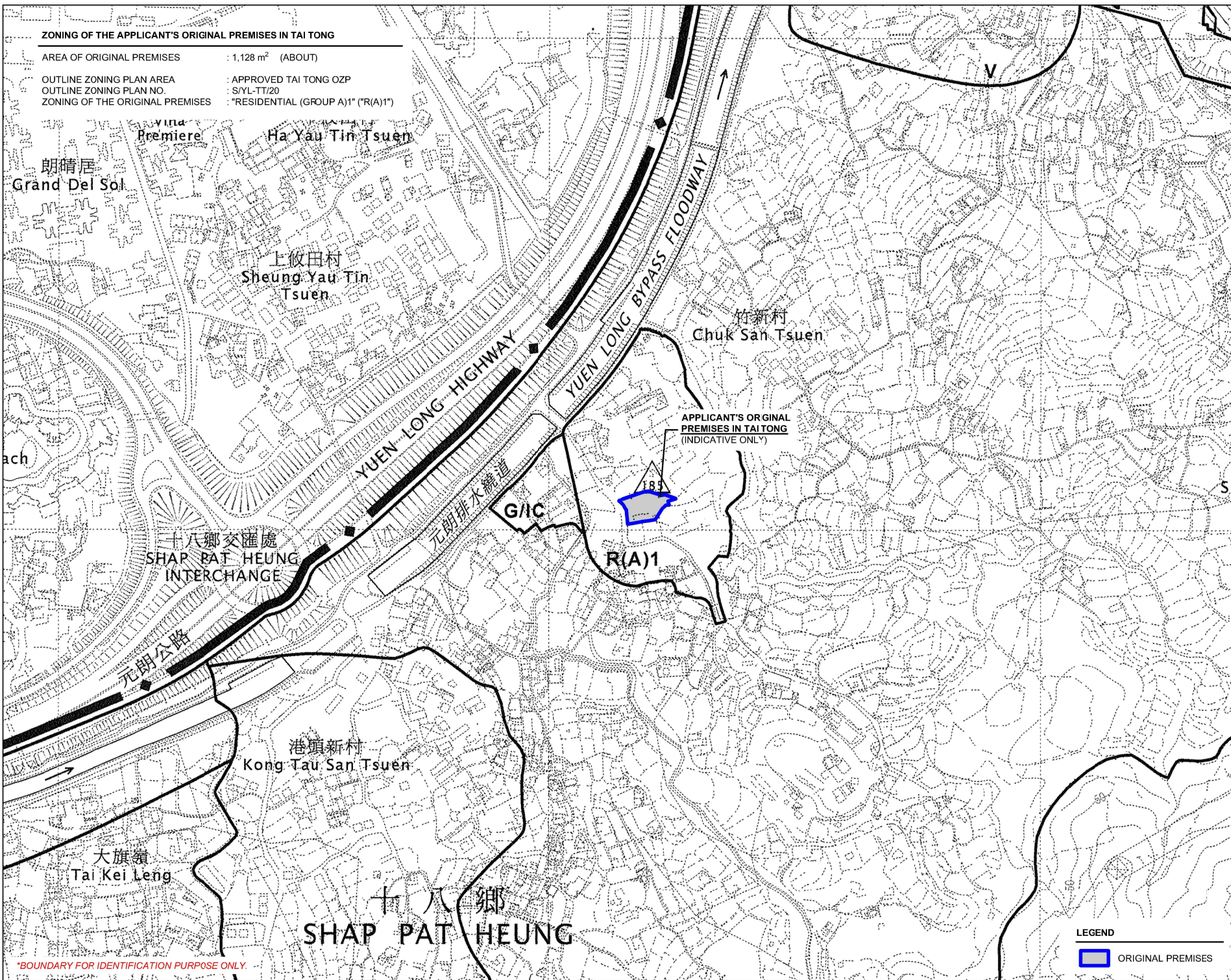
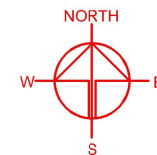
PLAN 4

VER.

001

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN TAI TONG

AREA OF ORIGINAL PREMISES : 1,128 m² (ABOUT)
OUTLINE ZONING PLAN AREA : APPROVED TAI TONG OZP
OUTLINE ZONING PLAN NO. : S/YL-TT/20
ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A)1" ("R(A)1")



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

3.7.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (ZONING PLAN)

DWG NO.

PLAN 5

VER.

001

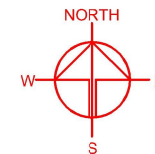
LEGEND

ORIGINAL PREMISES

AFFECTED BY PUBLIC HOUSING DEVELOPMENT AT SHAP PAT HEUNG, YUEN LONG

AREA OF ORIGINAL PREMISES : 1,128 m² (ABOUT)

CONTRACT NO : CE 10/2020 (CE)
BASE MAP NO. : 406041/S&T/GEN/003B
SOURCE : CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



上攸田村

擬進行道路改善工程

元朗公路
元朗排水繞道

竹新村

擬建公營房屋用地
及巴士總站

APPLICANT'S ORIGINAL
PREMISES IN TAI TONG
(INDICATIVE ONLY)

擬建學校用地

十八鄉交匯處

擬建新連接路

圖例：

- 公營房屋用地
- 學校用地
- 擬建的公共道路 / 擬進行道路改善工程
(*會接駁到現有道路或接駁到於另一工程項目所擬建的公共道路 / 擬改善的公共道路)
- 擬建的污水管道

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

3.7.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

PUBLIC HOUSING DEVELOPMENT

DWG. NO.

PLAN 6

VER.

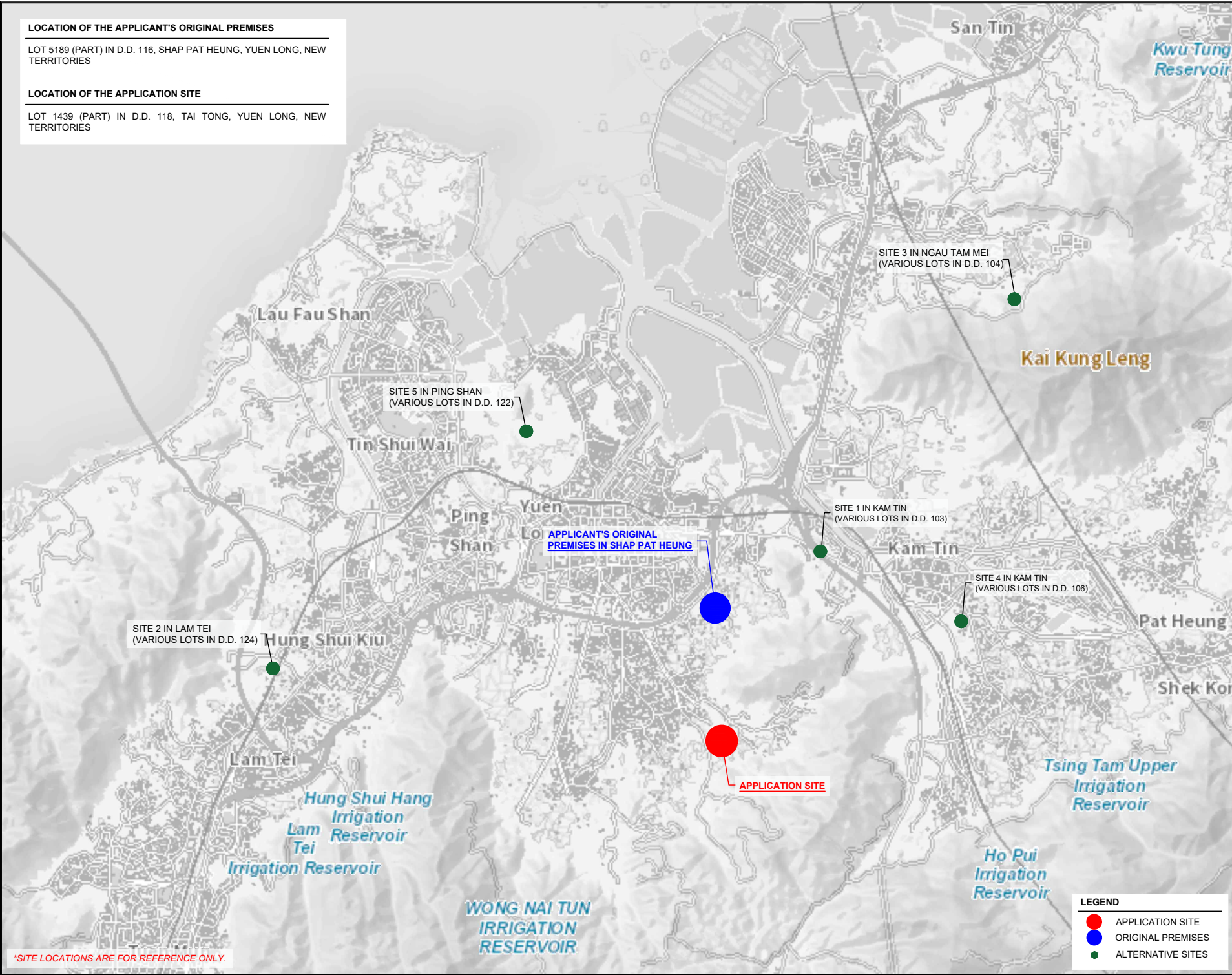
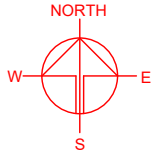
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LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

LOT 5189 (PART) IN D.D. 116, SHAP PAT HEUNG, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 3.7.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE ALTERNATIVE SITES

DWG NO. PLAN 7 VER. 001

LEGEND

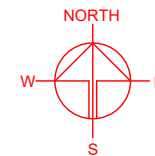
- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 476 m² (ABOUT)

SOURCE OF AERIAL PHOTO : GOOGLE / AIRBUS

DATE OF PHOTOGRAPH : 11/2/2024



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

3.7.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 8

VER.

001

LEGEND



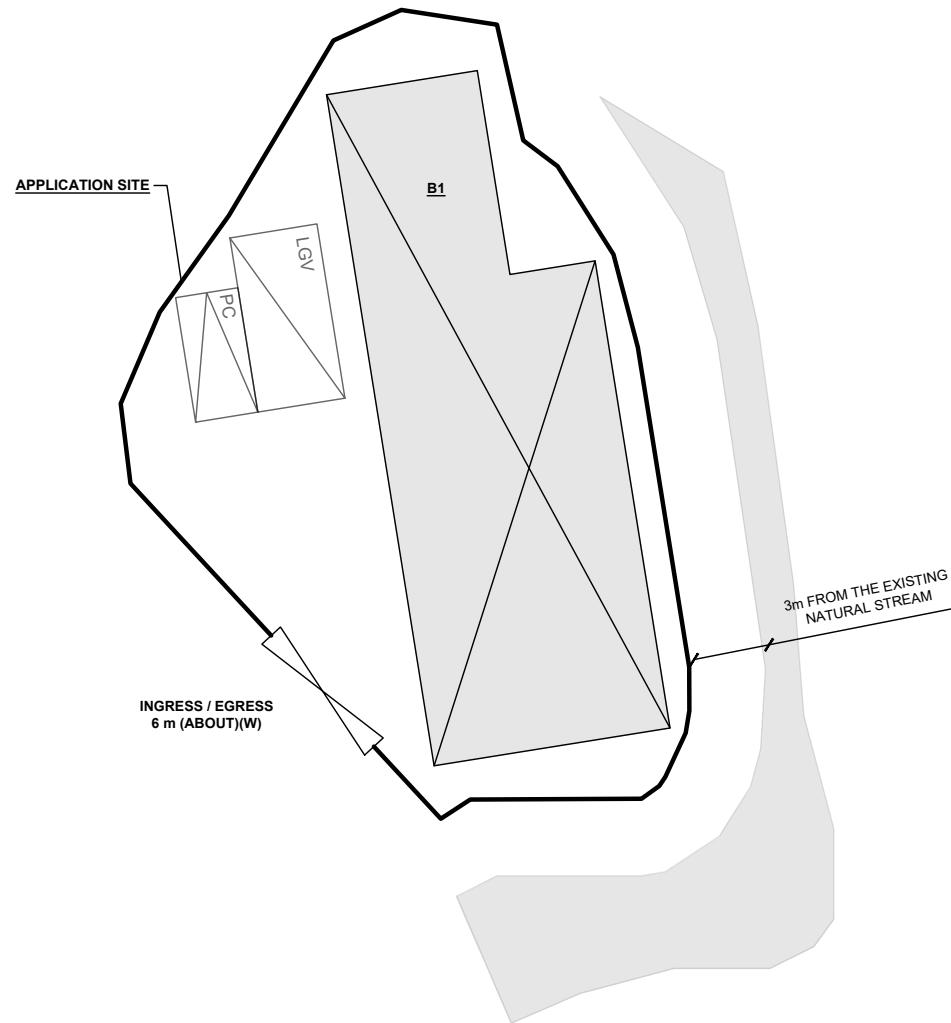
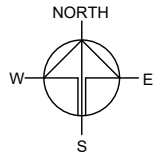
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 476 m ²	(ABOUT)
COVERED AREA	: 228 m ²	(ABOUT)
UNCOVERED AREA	: 248 m ²	(ABOUT)
PLOT RATIO	: 0.48	(ABOUT)
SITE COVERAGE	: 48 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 228 m ²	(ABOUT)
TOTAL GFA	: 228 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G), SITE OFFICE, WASHROOM	228 m ² (ABOUT)	228 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		228 m ² (ABOUT)	228 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSIONS OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

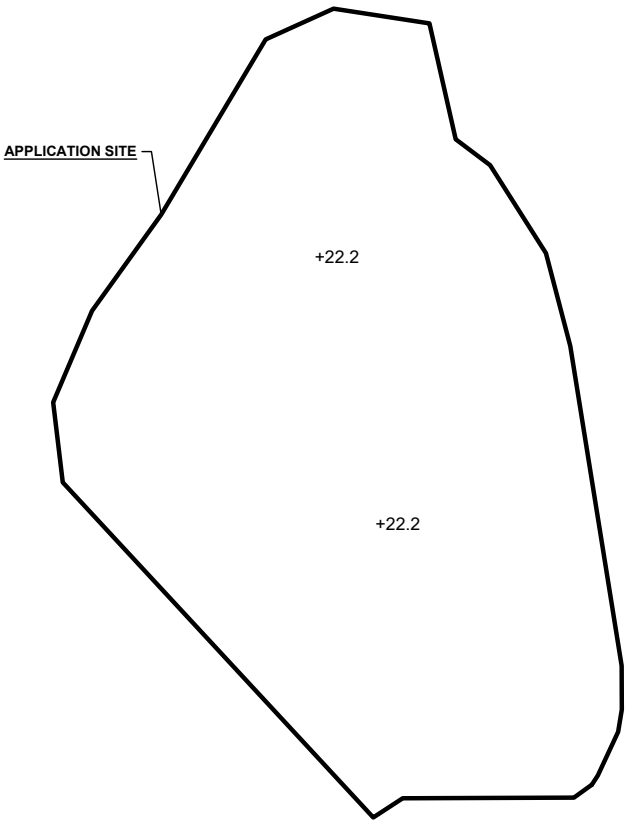
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REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN



DWG NO. PLAN 9	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 476 m² (ABOUT)
EXISTING SITE LEVELS : +22.2 mPD (ABOUT)



LEGEND

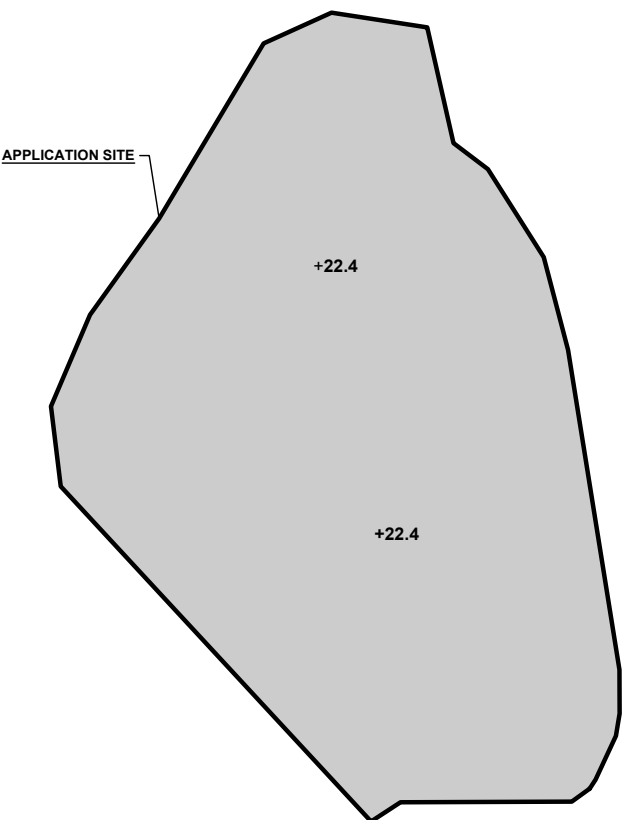
 APPLICATION SITE
 +22.2 EXISTING SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.




PROPOSED FILLING OF LAND AT THE APPLICATION SITE

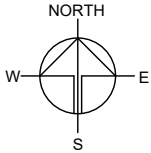
APPLICATION SITE AREA : 476 m² (ABOUT)

MATERIAL OF FILLING : CONCRETE
PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +22.4 mPD (ABOUT)
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
PARKING, LOADING/UNLOADING
SPACES AND CIRCULATION AREA



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 +22.4 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 18.7.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

FILLING OF LAND

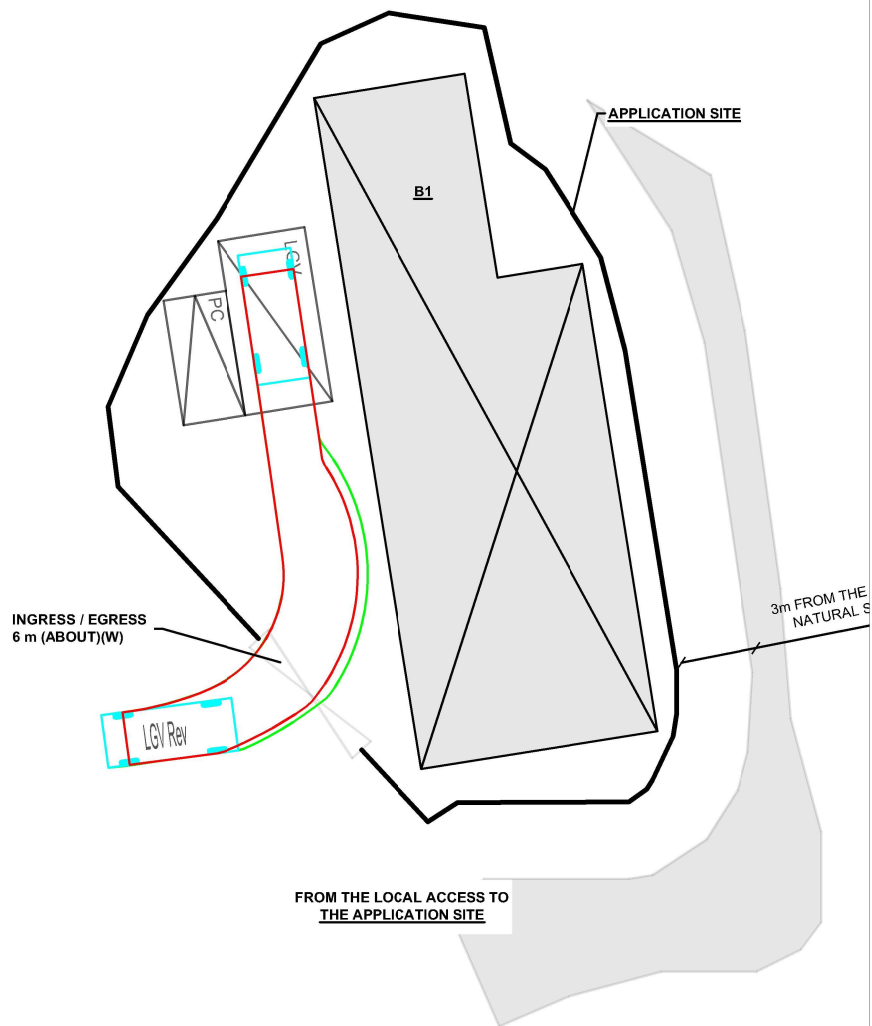
DWG NO.
PLAN 10

VER.
001

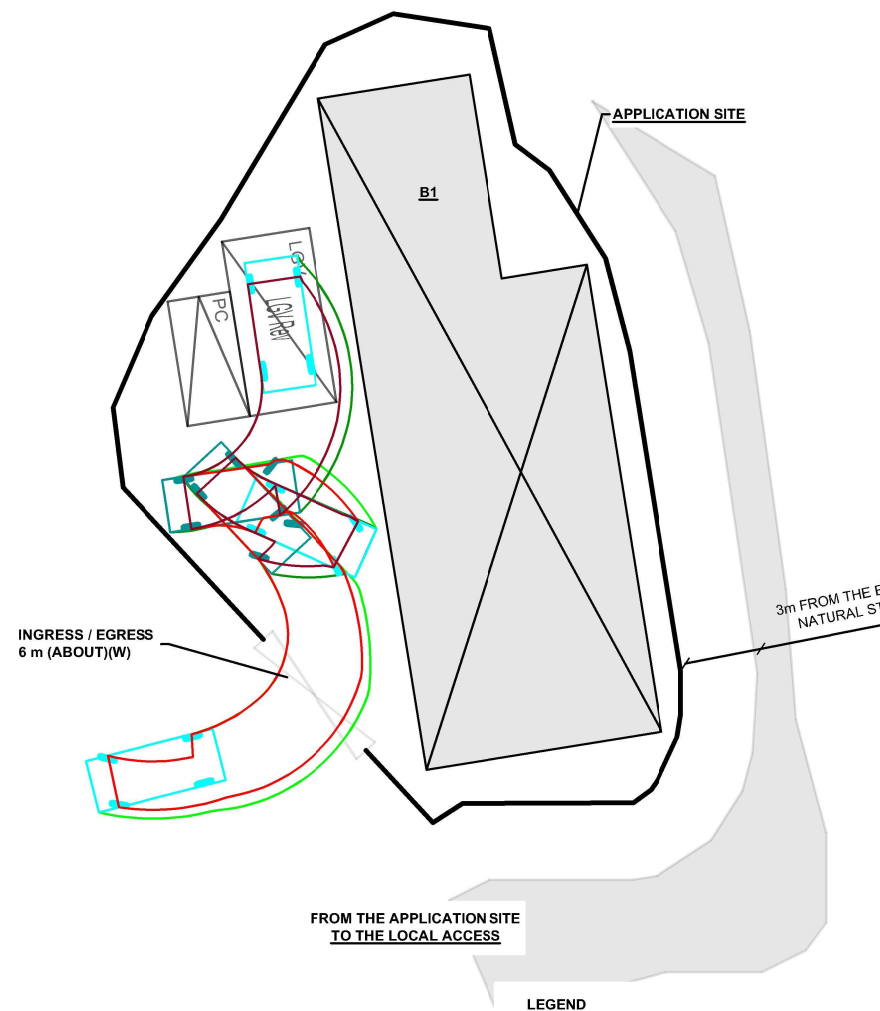
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

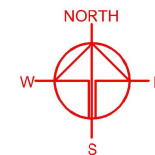


*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1439 (PART) IN D.D. 118, TAI
TONG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

MN

DATE

18.7.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 11

VER.

001

APPENDICES

Appendix I	Details of the Affected Business Premises
Appendix II	Details of Alternative Sites for Relocation

Appendix I

Details of the Affected Business Premises

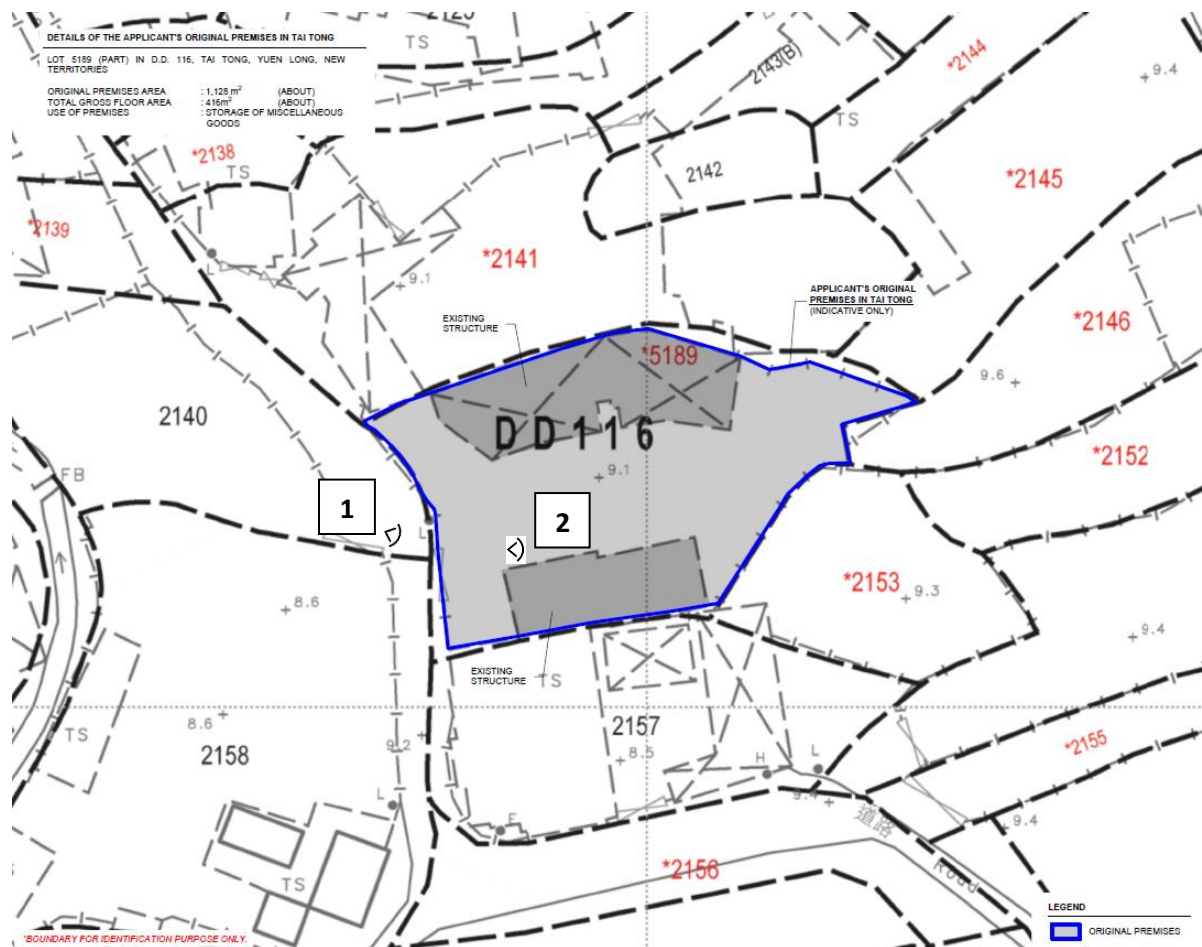
Appendix I – Details of the Affected Business Premises

Company Name: **Yau Tin Pot Cuisine Limited** 悠田盆菜有限公司

Details of Business Premises

Location: Lot 5189 (Part) in D.D. 116, Shap Pat Heung, Yuen Long, New Territories

Use of Premises: Warehouse for storage of miscellaneous goods for pot cuisines business



1



2



Letter from the Lands Department dated 15.9.2023

電話 Tel: 3690 8806

圖文傳真 Fax: 3547 1578

電郵地址 Email: leylp4_2@landsd.gov.hk

本署檔號 Our Ref.: (3) in LD YLPT/YRN/21/25/2019Y

來函檔號 Your Ref.:

覆函請註明本署檔號

Please quote our reference in your reply



地政總署
土地徵用組
元朗工程項目小組
YUEN LONG PROJECTS TEAM
ACQUISITION SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門海榮路 22 號屯門中央廣場 18 樓 1801-1807 室
Units 1801-1807, 18/F., Tuen Mun Central Square,
22 Hoi Wing Road, Tuen Mun, New Territories.

網址 Website : www.landso.gov.hk

新界元朗安樂路 1-11A 號
明珠樓 A 座地下 2-3 號
悠田盆菜有限公司
(經辦人:黃先生 / 陳先生)

掛號郵遞

黃先生 / 陳先生:

工務計劃項目第 B874CL 號
元朗十八鄉公營房屋發展之工地平整和基礎設施工程
丈量約份第 116 約地段第 5189 號
露天／戶外業務(悠田盆菜)

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2023年10月6日或之前向本署提供下列文件的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日 (即2023年1月6日) 前2年的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電 [REDACTED] 與本信代行人聯絡。

地政總署
總產業測量師(土地徵用)

(鄧子豪  代行)

經理/ 地政總署清拆(二)辦事處
(經辦人：黃漢良先生)

2023 年 9 月 15 日

Appendix II

Details of Alternative Sites for Relocation

Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Shap Pat Heung

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 124, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 106, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories	Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
Site Area	540 m ² (about)	2,753 m ² (about)	530 m ² (about)	2,230 m ² (about)	2,815 m ² (about)	476 m ² (about)
Accessibility	Accessible from Kam Tin Road via a local access	Accessible from Tin Ha Road via a local access	Accessible from Ngau Tam Mei Road via a local access	Accessible from Kam Sheung Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Tai Shu Ha Road West via a local access
Distance from Original Premises	5.8 km (about)	9 km (about)	9 km (about)	6.9 km (about)	6.1 km (about)	2.9 km (about)
Outline Zoning Plan	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Hung Shui Kiu OZP No. S/HSK/2	Draft Ngau Tam Mei OZP No. S/YL-NTM/13	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ping Shan OZP No. S/YL-PS/20	Approved Tai Tong OZP No. S/YL-TT/20
Zoning	“Agriculture”	“Village Type Development”	“Green Belt”	“Agriculture”	“Conservation Area”	“Agriculture”
Existing Condition	Vacant and covered with vegetation	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Vacant and covered with vegetation	Woodland and partly vacant	Vacant and generally flat
Surrounding Area	Surrounded by open storage, some GIC uses, woodland and residential structures	Surrounded by warehouse, open storage, workshop, logistic centre and residential use	Surrounded by greenhouse and agricultural use	Surrounded by open storage, some GIC uses, woodland and residential use	Surrounded by woodland and graves	Surrounded by temporary structures for brownfield operations and some residential structures
Suitability for Relocation	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - 144% larger than the original premises - tenancy for portion of the site is not feasible - not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - active agricultural activities in the vicinity - tree felling is required - within the “Green Belt” zone - not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - 98% larger than the original premises - tenancy for portion of the site is not feasible - tree felling is required - not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - 150% larger than the original premises - tenancy for portion of the site is not feasible - not compatible with the surrounding area - within the “Conservation Area” zone 	<u>Comparatively Suitable</u> for relocation: <ul style="list-style-type: none"> - flat and vacant - easily accessible - no agricultural activity - in close proximity to the original premises

寄件者: Christian Chim
寄件日期: 2024年09月27日星期五 11:04
收件者: Bosco Tak Ko YUNG/PLAND
副本: Eva Ka Yan TAM/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: S.16 Planning Application No. A/YL-TT/671 - Consent Letter for the Right of Access
附件: A_YL-TT_671 - Consent Letter for the Right of Access (20240925).pdf

Dear Bosco,

I refer to the captioned application.

As spoken, please find the enclosed consent letter for the right of access signed by the applicant of adjoining application No. A/YL-TT/648.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

授權書

(地段臨時使用路權)

申請人/租客: 悠田盆菜有限公司 Yau Tin Pot Cuisine Limited

本人/我們/本公司 明智物業管理有限公司 Ming Chi Property Management Limited 為規劃申請 (A/YL-TT/648) 的申請人，地點為丈量約份第 118 約地段第 1438 號、第 1441 號 (部分)、第 1442 號、第 1443 號 A 分段、第 1443 號 B 分段及第 1450 號 B 分段及毗連政府土地。

本人/我們/本公司 同意上述申請人(即租客)，在其規劃申請 (A/YL-TT/671) 獲批准後的有效期內，使用 本人/我們/本公司 規劃申請 (A/YL-TT/648) 的範圍內作車輛及行人通道用途。



明智物業管理有限公司
Ming Chi Property Management Limited

2024 年 9 月 25 日

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

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/575	Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years	9.12.2022
2	A/YL-TT/608	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2023
3	A/YL-TT/648	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	7.6.2024

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 IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment from traffic engineering perspective.
- Advisory comments as detailed in **Appendix IV**.

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

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

3. Environment

Comments of the Director of Environmental Protection:

- No adverse comment on the application.
- No substantiated environmental complaint concerning the application site (the Site) was received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

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

- No in-principle objection to the proposed use from drainage point of view.
- Conditions should be stipulated in the approval letter requiring the applicant for the submission of a drainage proposal and the implementation and maintenance of the drainage proposal to the satisfaction of the Director of Drainage Services and of the Town Planning Board.

5. Fire Safety

Comments of the Director of Fire Services:

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

6. Building Matters

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

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

7. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

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

8. District Officer's Comments

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

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

9. Landscape

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

The Site is covered with bare soil surface and wild grass. Similar approved temporary warehouse under planning application No. A/YL-TT/648 in close proximity to the Site in the same "Agriculture" zone is observed. The proposed use is considered not incompatible to the landscape character of the surrounding area. She therefore has no comment on the application from the landscape planning perspective.

10. Other Departments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 1439 in D.D. 118 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the lot. The application(s) for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that the application(s) will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the local track and footpath leading to the Site are not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) the access road connecting the Site with Tai Shu Ha Road West is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances on the surrounding area;
 - (ii) the applicant shall arrange licensed collectors to collect the sewage and waste from the Site for disposal; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (f) to note the comments of the Director of Fire Services that:
- (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) one structure is proposed in the application. Before any new building works (including containers/open shed as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TT/671


意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本村同意上述申請，理由是該土地荒廢已經幾拾年，
完全沒有運作。如果批准可以善用土地亦可以製造，本村
及周邊村落更多人士的工作機會，不用村民跨區工作便
利本村村民，上述申請亦不會影響周邊環境。所以
本村絕對同意上述申請。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature


張月明

日期 Date

23-8-2024

From:
Sent: 2024-09-05 星期四 02:00:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/671 DD 118 Tai Tong Shu Ha Road West

A/YL-TT/671

Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long

Site area: About 476sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. This is part of 640 that was subsequently carved up in order to facilitate approval under the STREAMLINE / ASK NO QUESTIONS / RUBBER STAMP process that completely bins any compliance with the board's own guidelines.

648 was approved and this application will certainly follow the same trajectory.

Where is the justification? This is not a Col 2 use and neither are the lots designated Cat 2 under

TPB PG-No. 13G (Revised April 2023)

TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

Neither is there any justification in the statement that HK needs more warehouses when there is currently a crisis as demand for goods is steadily decreasing and the property market reports indicated a rising number of vacant units in industrial buildings.

That at a time of climate change there is collusion between the administration, operators and TPB to cover all Agriculture land in cement when suitable premises are left vacant is shocking.

Previous objections upheld.

Mary Mulvihill

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

Date: Friday, 10 May 2024 2:56 AM HKT

Subject: A/YL-TT/648 DD 118 Tai Tong Shu Ha Road West

A/YL-TT/648

Lots 1438, 1441 (Part), 1442, 1443 S.A, 1443 S.B and 1450 S.B in D.D. 118 and Adjoining Government Land, Tai Tong

Site area: About 2,647sq.m Includes Government Land of about 779sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

640 withdrawn and back with a smaller footprint and reduction in the amount of government land.

Previous objection both applicable and upheld.

Mary Mulvihill

From:

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

Date: Sunday, 31 March 2024 5:44 AM HKT

Subject: A/YL-TT/640 DD 118 Tai Tong Shu Ha Road West

A/YL-TT/640

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area: About 3,923sq.m Includes Government Land of about 1,579sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Here we have the classic example of how the planning system REALLY OPERATES WITH GOVERNMENT DEPTS ACTIVELY ENGAGED IN ENCOURAGING THE EXTENSION OF BROWNFIELD OPERATIONS WHILE AT THE SAME TIME ADVISING THE COMMUNITY THAT IT HAS EMBARKED ON A PROGRAMME TO REDUCE AND EVENTUALLY ELIMATE THIS LAND USE.

GET APPROVAL FOR ABE, FILL IN THE LAND AND WAY TO GO FOR BROWNFIELD.

"Despite the fact that no previous application for 'warehouse' was approved by the Board, portion of the Site is the subject of 3 previous applications for 'vehicle repair workshop', 'open storage' and 'animal boarding establishment' uses, which were approved by the Board between 2022 to 2023, within which the latest planning application (**No. A/YL-TT/584**) was approved by the board on a temporary basis for 3 years in 2023. Since the current application **is of similar scale, operation mode and nature**, approval of the current application is considered in line with the Board's previous decisions"

584 was approved for ABE as was 574 revoked Nov 2023 for failure to fulfil both Fire and Drainage conditions. Both applications were for some hundreds of mts so the scale is anything but similar.

That the application includes a considerable swathe of government land is indicative of the collusion between government depts and operators to extend not contract brownfield use.

That members will no doubt ASK NO QUESTIONS and approve dodgy applications under the streamline process underlines the fact that they too are part of the conspiracy.

Now that we have a supine media, the community is not aware of the scope of the actual as to fictitious land policy.

Mary Mulvihill

From:

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

Date: Tuesday, 24 January 2023 3:17 AM HKT

Subject: A/YL-TT/584 DD 118 Tai Tong Shu Ha Road West

A/YL-TT/584

Lot 1438 in D.D. 118 and Adjoining Government Land, Tai Shu Ha Road West, Yuen Long

Site area: About 590.2sq.m Includes Government Land of about 135.5sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections, the intention is to fill in the entire site as can be seen from the plan.

Approval would be contrary to the rejection of Application 425

599th RNTPC MEETING ON 16.03.2018

After deliberation, the Committee decided to reject the application. The reasons were :

“(a) the development is not in line with the planning intention of “Agriculture” (“AGR”) zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission to justify a departure from the planning intention;

(b) the applicant fails to demonstrate that the proposed development would not create adverse landscape impacts on the surrounding areas;

This district has already lost significant farm land to rezoning. What is left should be protected from exploitation. There is absolutely no justification for yet another ABE.

Mary Mulvihill

From:

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

Date: Sunday, 18 February 2018 3:01 AM CST

Subject: A/YL-TT/425 DD 118 Tai Tong Shrine

A/YL-TT/425

Lot 1438 in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 460m² Includes Government Land of about 10m²

Zoning : "Agriculture"

Applied Development : Religious Institution (Shrine)

Dear TPB Members,

Kung Hei Fat Choi.

This application appears to be to legitimize an existing unapproved land use as it mentions 7 structures.

Object to complete lack of information on type of religious institution and the purpose of the shrine.

There have been a number of articles in the media recently exposing corruption related to unsupervised religious facilities. Applications for such facilities should be transparent.

No mention of parking that would obviously be required for visitors?The proposed development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification to merit a departure from the planning intention.

Mary Mulvihill