

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

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TYST/1063 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

STP/YLW1
ATP/YLW2
TPG1
S/O/YLW1
S/SO/YLW2

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

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

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

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

Applicant who would like to publish the 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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

Please insert a 「✓」 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	A146-7457/1063
	Date Received 收到日期	16 NOV 2020

- 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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
LEE Kin Hoi (梁建開)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
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 2734 (Part) in D.D. 124, Tan Kwai Tsuen, 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 830 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 84 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil 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	Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
(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	Vacant site with structure (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」[#]遞送要求同意書^{*}

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
28/10/2020 (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 28/10/2020 (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
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/發展的規劃許可(期),請填答(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years (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	746	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	84	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	84	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	84	sq.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) Structure 1: Shop and services (Real estate agency) (Not exceeding 3m, 1 storey), Structure 2: Toilet (Not exceeding 3m, 1 storey)		
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	2 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including 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)) Vehicular access leading from Tan Kwai Tsuen Road																															
	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, 請另頁表示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 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 checked="" 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可(續)	
(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought: 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

1. The proposed development is a store. It is a real estate agency to stimulate the rent and sale of adjoining land and flats.
2. The application site subjects to three planning permissions since 2015. The applied use of the current application is about the same as the approved use of the previous planning permission since 2015.
3. The proposed development would benefit the residents in the vicinity by catering their demand for real estate service.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment.
6. Similar shop and services nearby such as A/YL-TYST/890 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant has provided surface U-channel and trees at the application site according to the accepted landscape and drainage proposal for the last planning permission No. A/YL-TYST/887.
8. The application site is vacant at the moment to solicit the approval of the Town Planning Board.
9. The planning circumstance pertaining to the application site is similar to the approval of the last planning permission at the application site.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.

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 an application to the Board 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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

30/10/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, New Territories
Site area 地盤面積	830 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan. 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
Zoning 地帶	'Residential (Group D)' ('R(D)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	84 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	10.12 % <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 2 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lav-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
at
Lot 2734 (Part) in D.D.124, Tan Kwai Tsuen, Yuen Long, N.T.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site is situated at Tan Kwai Tsuen. (Figure 1) It possesses an area of approximately 830m².
- 1.1.2 The application site will be hard paved. It is intended for shop and service (real estate agency) use.
- 1.1.3 The application site is adjacent to a number of temporary structures for residential purpose to the north, east and southwest. The surrounding area is rural in nature. A public drain is found to the south of the site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The application site will be hard paved and occupied an area of approximately 830m². It has a very gentle gradient sloping from north to south from about +14.8mPD to +14.4mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Annex 1.3 hereunder, 375mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 It is observed that the land to the north and northeast commands a higher level than the application site. In general, the flow of surface runoff is seen a northeast to southwest direction.
- 1.1.7 Some houses to the northeast of the site blocks the flow of surface runoff towards the application site.
- 1.1.8 As such, an external catchment as shown in Figure 5 has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.9 According to recent site inspection, a public drain is found to the south of the application site. (Figure 5)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.2.2 The intercepted stormwater will then be discharged to the proposed 375mm surface U-channel outside the site periphery and connects to the existing public drain.
- 1.2.3 The calculations in **Annex 1.3** shows that the proposed 375mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel outside the application site, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 The applicant will seek the consent from private land owner and the District Lands Office/Yuen Long for the proposed surface U-channel outside the application site. The applicant will also provide iron grating for the proposed surface U-channel.
- 1.2.6 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) 100mm openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the entire catchment is approximately 3,600m² including the application site; &
- The catchment is rural in nature and almost unpaved and therefore the value of run-off co-efficient (k) is taken as 0.7.

$$\text{Difference in Land Datum} = 19.8\text{m} - 14.4\text{m} = 5.4\text{m}$$

$$L = 160\text{m}$$

$$\therefore \text{Average fall} = 1\text{m in } 29.63\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [160 / (3.38^{0.2} \times 3,600^{0.1})]$$

$$t_c = 8 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 245 mm/hr

$$\text{By Rational Method, } Q = 0.7 \times 245 \times 3,600 / 3,600$$

$$\therefore Q = 171.5 \text{ l/s} = 10,290 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel in 1:120 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the proposed 375mm surface U-channel outside the application site and connects to the public drain.

Annex 2 Estimated Traffic Generation

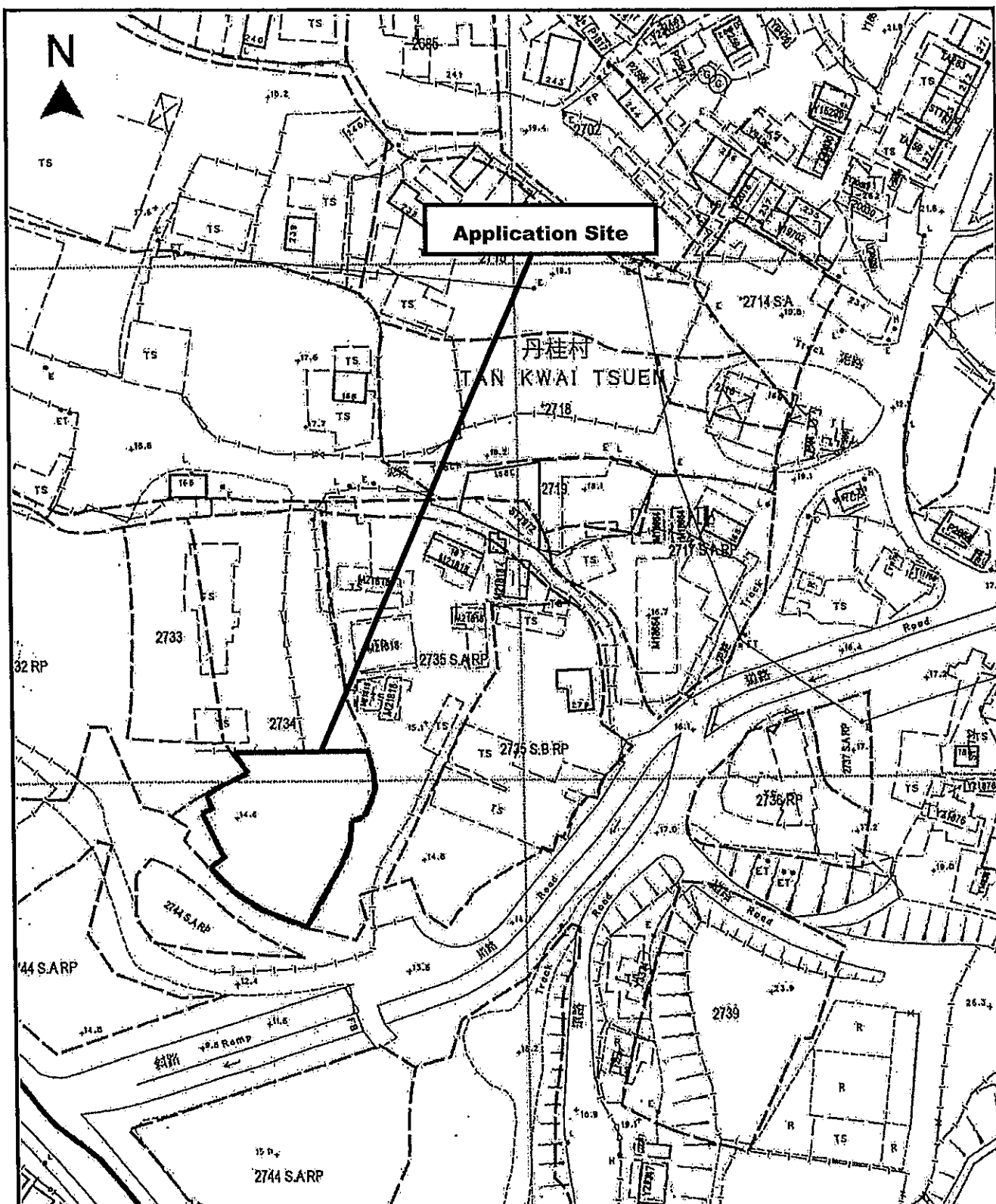
- 2.1 The application site is served by a local track leading from Tan Kwai Tsuen Road. With reference to the proposed layout plan, two parking space of 5m x 2.5m are proposed for the parking of private car to serve the need of staff and client. Adequate manoeuvring space is proposed within the application site for the manoeuvring of vehicle. No vehicle queueing outside the application site will be the result.
- 2.2 The application site is intended for real estate agency. As shown in the table below, it is estimated that the traffic generation would be insignificant to the surrounding network. More, the proposed development opens at 9:00a.m. which has already passed the peak hours in the morning. It is also estimated that most of the business will be concentrated in weekends and public holidays so that the traffic generation at the peak hours of weekday is minimal.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.3	0.3	2	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. daily including Sundays and public holidays.

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

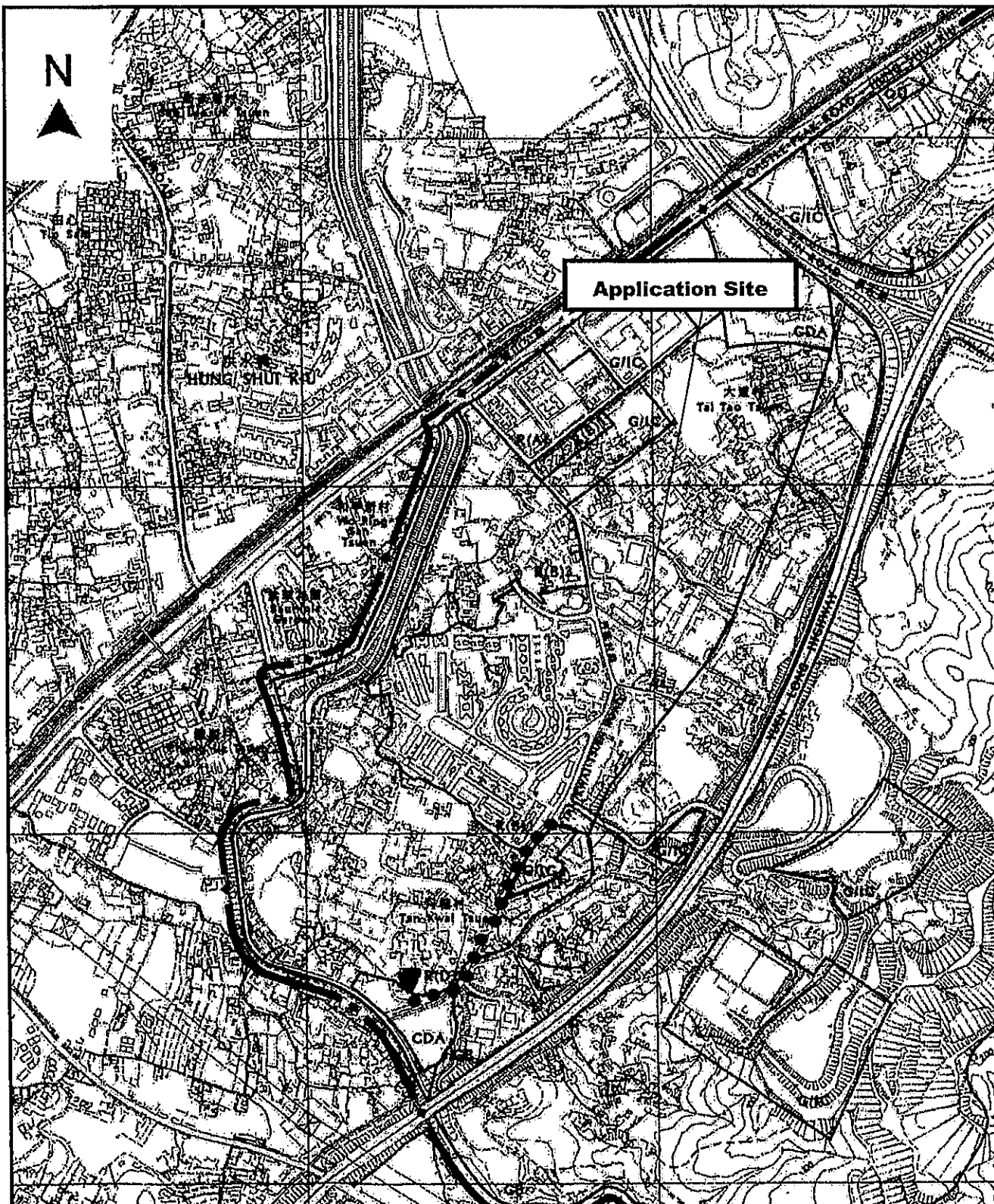
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from Tan Kwai Tsuen Road

Scale 比例:

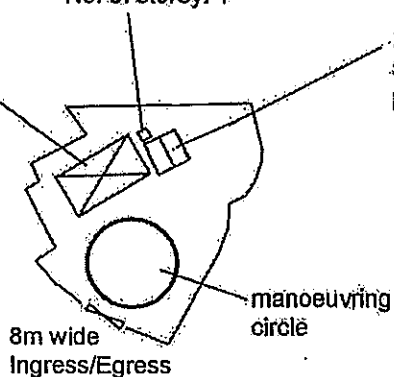
1:7500



Structure 1
Real estate agency
GFA: Not exceeding 80m²
Height: Not exceeding 3m
No. of storey: 1

Structure 2
Toilet
GFA: Not exceeding 4m²
Height: Not exceeding 3m
No. of storey: 1

2 parking spaces of
5m x 2.5m for
private car



Project 項目名稱:

Proposed Temporary Shop and
Services (Real Estate Agency) for a
Period of 3 Years at Lot 2734 (Part) in
D.D. 124, Tan Kwai Tsuen, Yuen
Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

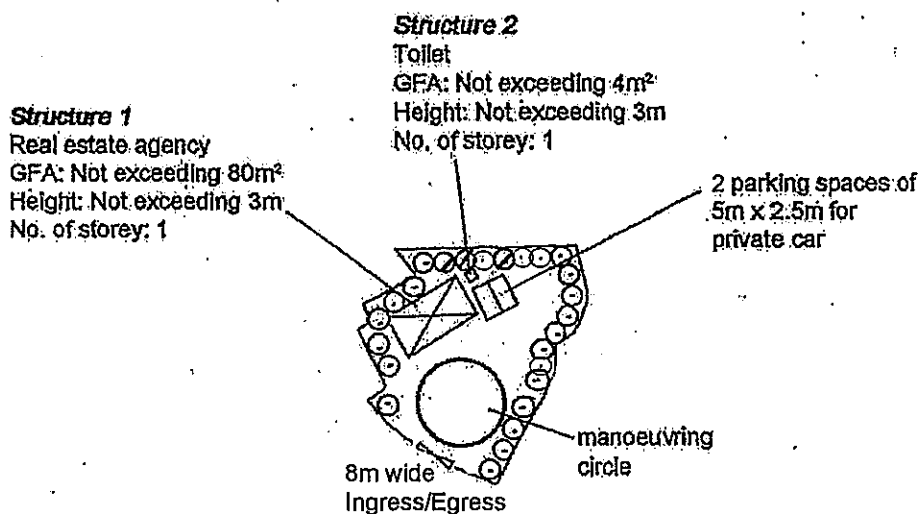
Remarks 備註:

Scale 比例:

1:1000



Tree	Approximate Height	Spacing	Quantity
① Existing <i>Bauhinia blakeana</i> to be preserved	2.75m	4m	3
② Existing <i>Ficus microcarpa</i> to be preserved	3m to 4m	3m to 4m	



Project 项目名称:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-planted Landscape & Tree Preservation Plan

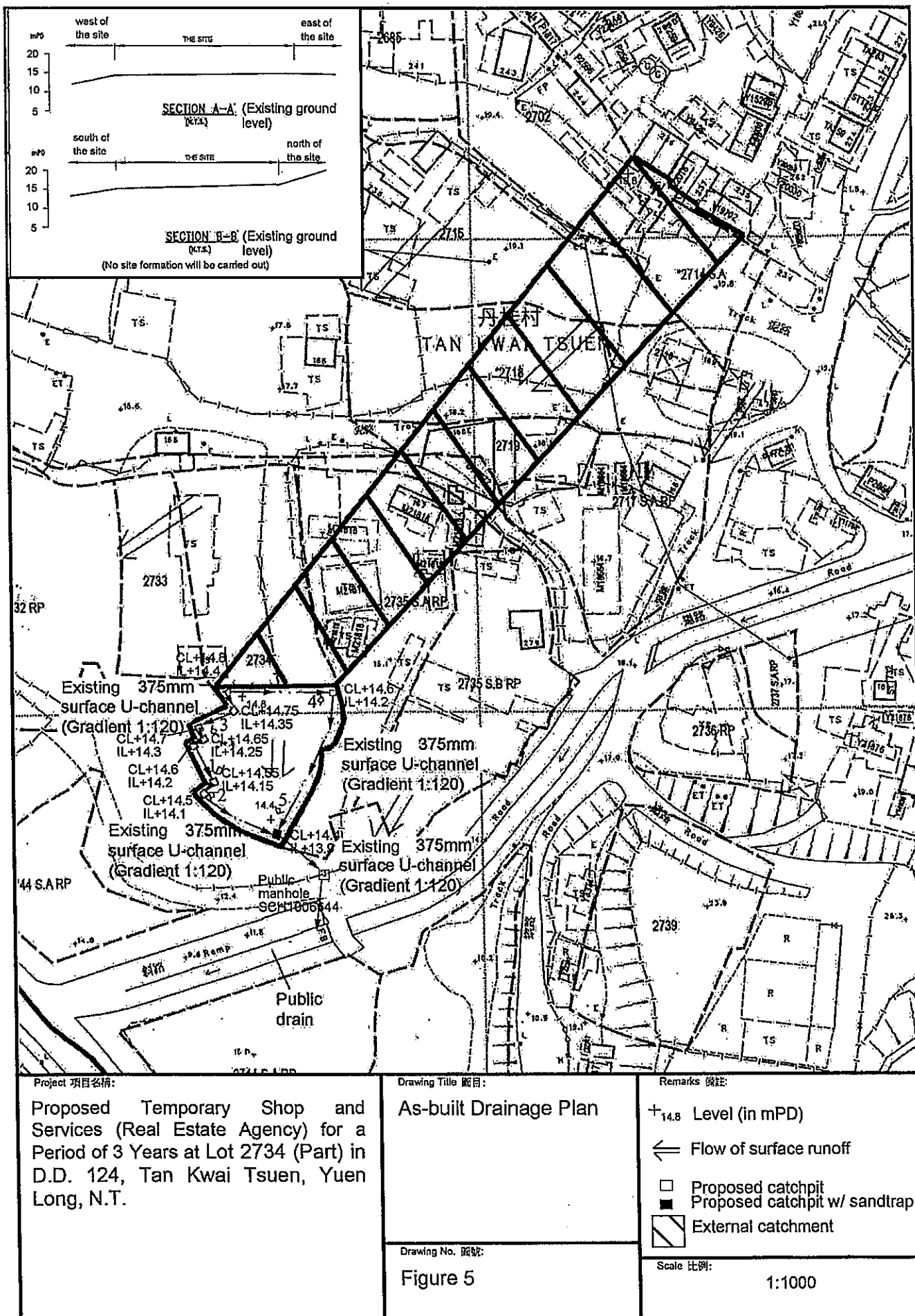
Remarks 備註:

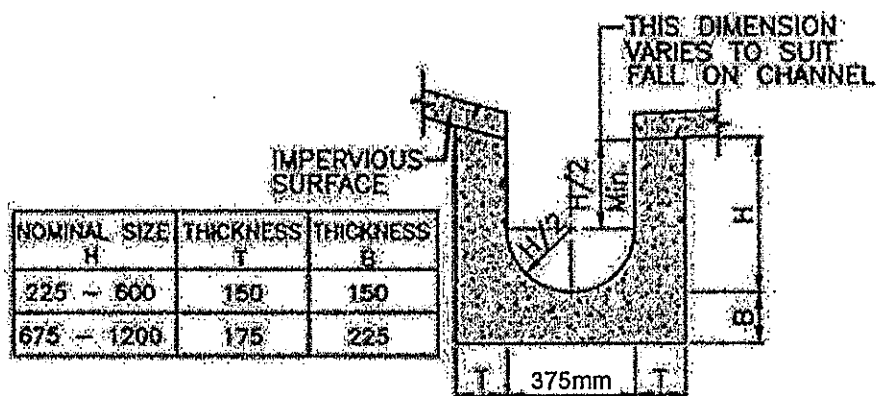
Drawing No. 圖號:

Figure 4

Scale 比例:

1:1000





DETAILS OF U-CHANNEL
 (REFERENCE : FIG. B.1.1 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

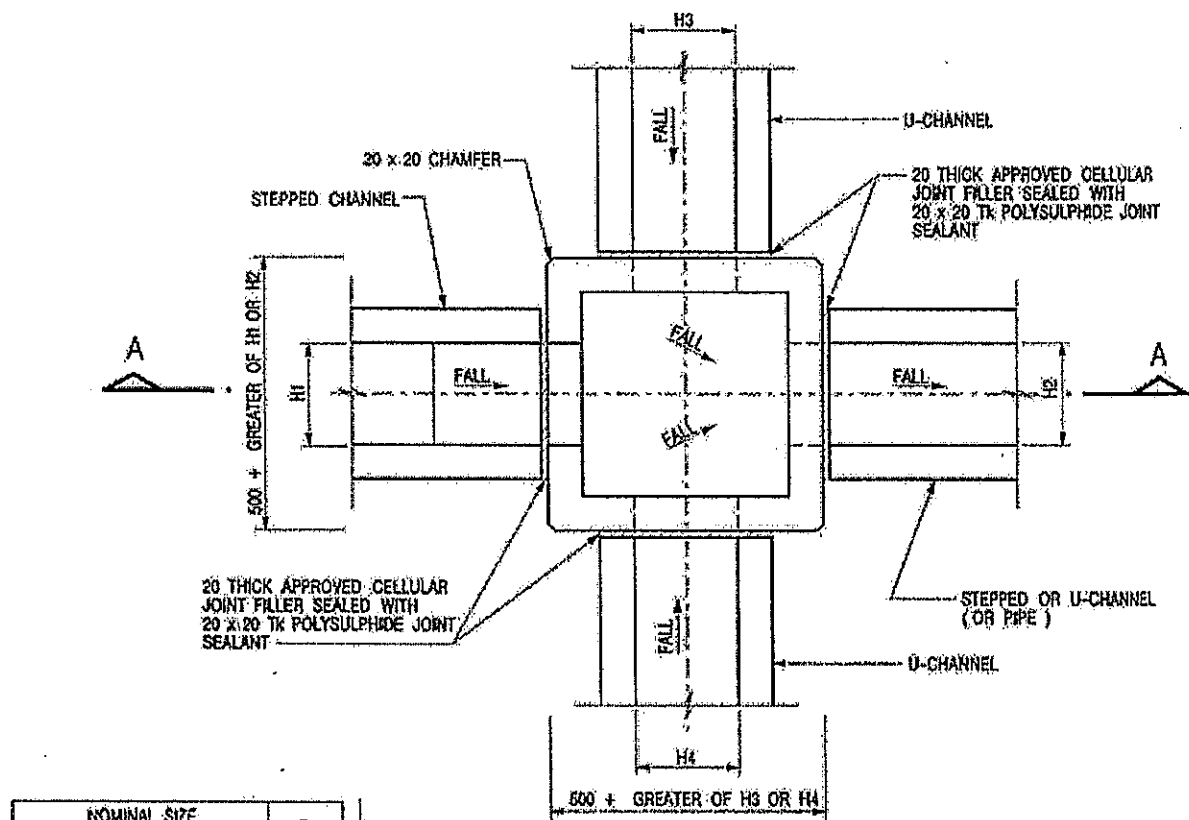
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

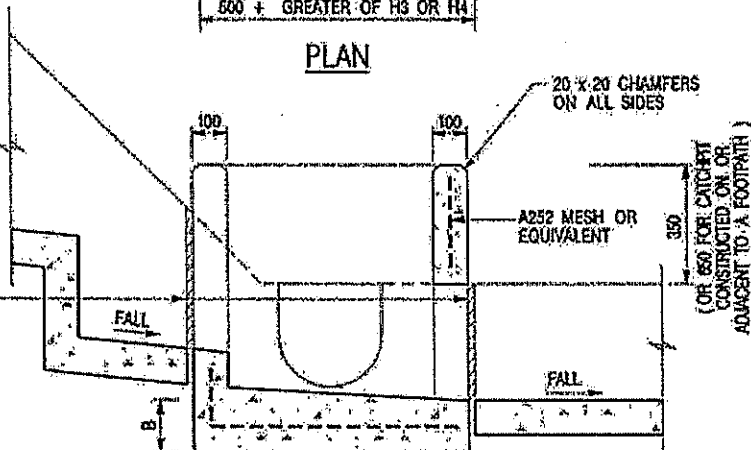
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 TK POLYSULPHIDE JOINT
SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Shop and
Services (Real Estate Agency) for a
Period of 3 Years at Lot 2734 (Part) in
D.D. 124, Tan Kwai Tsuen, Yuen
Long, N.T.

Drawing Title 圖目:

The Details of the
Proposed Catchpit

Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

Not to scale

Total: 2 pages

Date: 19 November 2020

TPB Ref.: A/YL-TYST/1063

By Fax (2877 0245) & By Post

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)


Dear Sir,

**Proposed Temporary Shop and Services (Real Estate Agency) for a
Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen,
Yuen Long, N.T.**

We have updated Annex 2 Estimated Traffic Generation for your further processing of
the captioned application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Arthur
MOK) – By Fax

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a local track leading from Tan Kwai Tsuen Road. With reference to the proposed layout plan, two parking space of 5m x 2.5m are proposed for the parking of private car to serve the need of staff and client. Adequate manoeuvring space is proposed within the application site for the manoeuvring of vehicle. No vehicle queueing outside the application site will be the result.
- 2.2 The application site is intended for real estate agency. As shown in the table below, it is estimated that the traffic generation would be insignificant to the surrounding network. More, the proposed development opens at 9:00a.m. which has already passed the peak hours in the morning. It is also estimated that most of the business will be concentrated in weekends and public holidays so that the traffic generation at the peak hours of weekday is minimal.
- 2.3 No medium goods vehicle, heavy goods vehicle or container trailer/tractor will access the application site.
- 2.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.3	0.3	2	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. daily including Sundays and public holidays.

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

Date: 23 November 2020

TPB Ref.: A/YL-TYST/1063

By Fax (2877 0245) & By Post

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Please be informed that the applicant has implemented the accepted drainage proposal and landscape proposal. The photos showing the completion of the landscape and drainage proposal are shown in Annex 1 and Annex 2 respectively. Please see Figure 4 and 5 for the photo viewpoints.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Arthur MOK) – By Fax

Annex 1 Photos showing the completion of landscape proposal

Photo 1



Photo 2



Photo 3



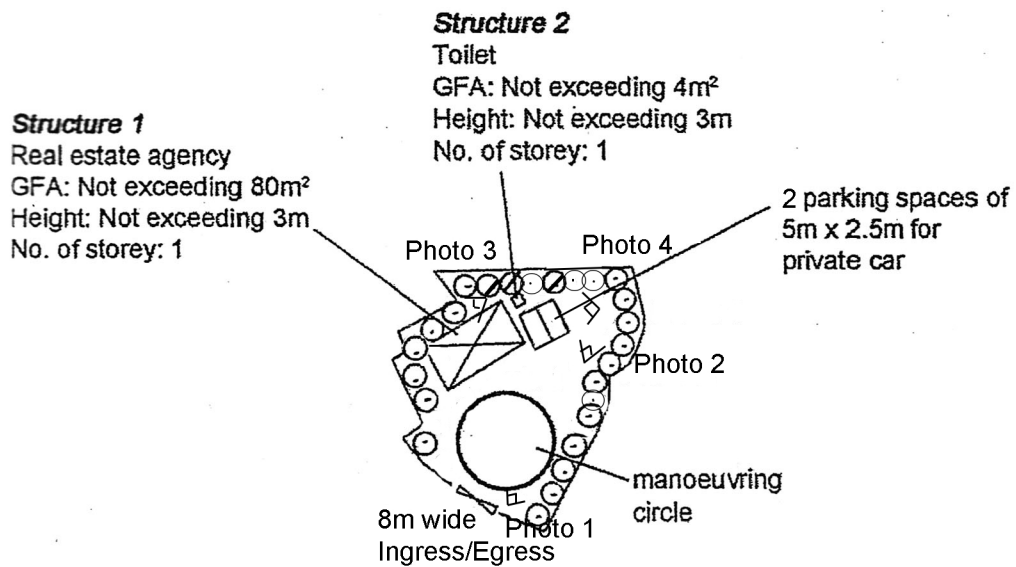
Photo 4



N



Tree	Approximate Height	Spacing	Quantity
Existing <i>Bauhinia blakeana</i> to be preserved	2.75m	4m	3
Existing <i>Ficus microcarpa</i> to be preserved	3m to 4m	3m to 4m	



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tân Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-planted Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

◁ Photo viewpoint

Scale 比例:

1:1000

Annex 1 Photos showing the completion of drainage proposal

Photo 1



Photo 2

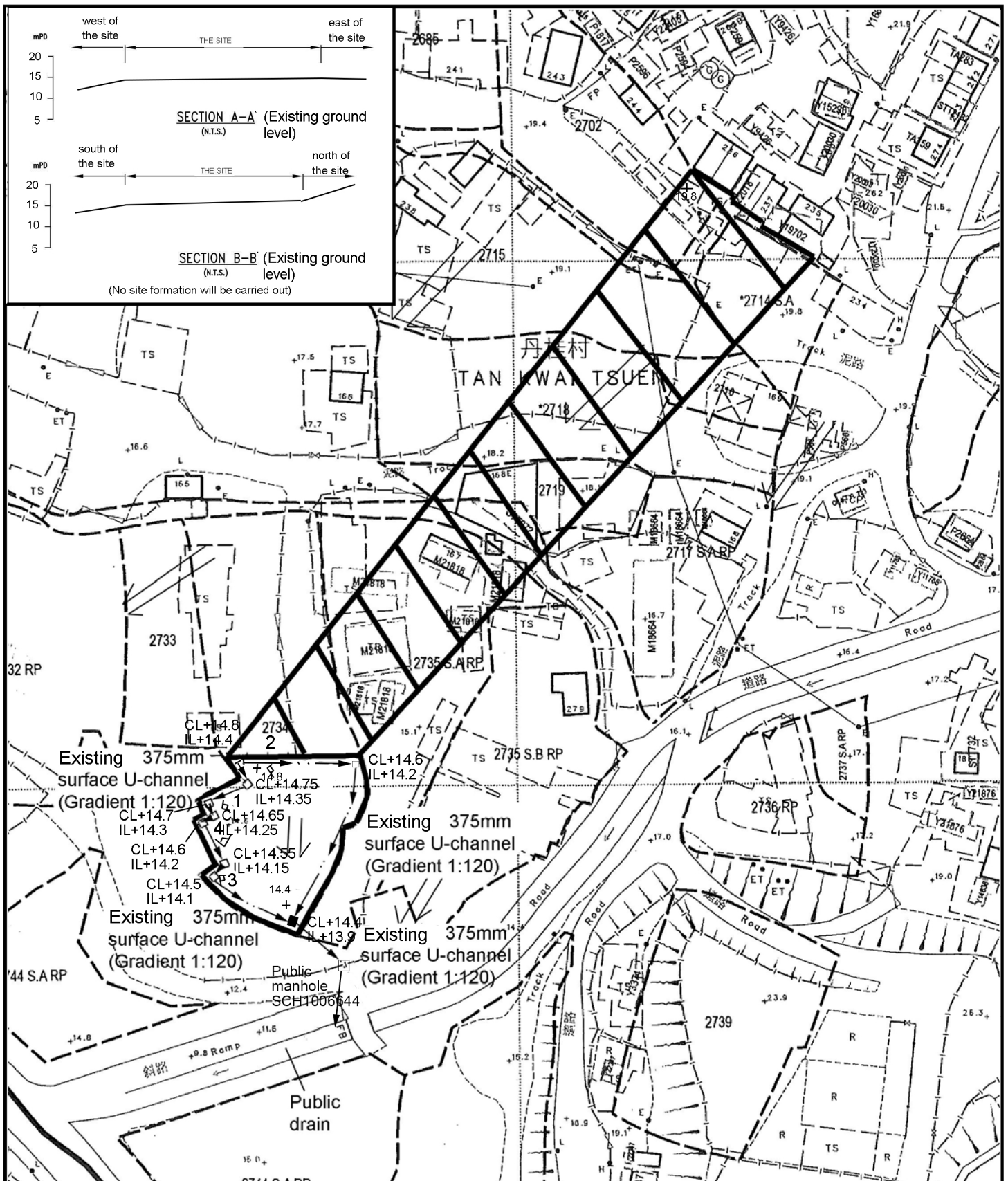


Photo 3



Photo 4





Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Remarks 備註:

◇ Photo viewpoint
+14.8 Level (in mPD)

⇐ Flow of surface runoff

□ Proposed catchpit
■ Proposed catchpit w/ sandtrap
▨ External catchment

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000

Date: 26 November 2020

TPB Ref.: A/YL-TYST/1063

By Fax (2877 0245) & By Post

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,


Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

We are glad to submit the fire service installations proposal herewith for the consideration of the Director of Fire Services (D of FS).

We write to confirm that there is no open storage of combustibles within the site. There is access for emergency vehicles being provided to reach 30m travel distance from all enclosed structure(s).

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Arthur MOK) – By Fax

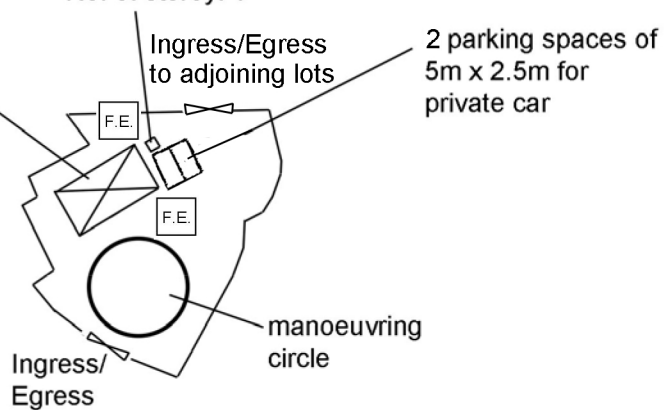


Structure 1

Real estate agency
GFA: Not exceeding 80m²
Height: Not exceeding 3m
No. of storey: 1

Structure 2

Toilet
GFA: Not exceeding 4m²
Height: Not exceeding 3m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 9

Remarks 備註:



5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000

Total: 5 pages

Date: 5 March 2021

TPB Ref.: A/YL-TYST/1063

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

This letter intends to supersede our letter dated 15.1.2021.

We are glad to respond to the comments of Director of Fire Services (D of FS) & CE/MN, DSD in the following:

Response to comments of Director of Fire Services (D of FS)

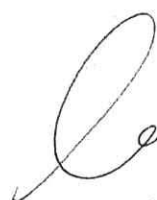
1. The layout plans is drawn in 1:1000 (A4) and the dimension of the temporary structures at the application site is shown in Figure 9;
2. The construction of the structures is shown in Figure 9;
3. A location plan (Figure 10) showing that the travel distance from access for emergency vehicle for all the enclosed structures to the site ingress/egress is less than 30m. When necessary, the emergency vehicle can get into the application site and the travel distance from access for emergency vehicle for all enclosed structure will be far less than 30m.

Response to the comments of CE/MN, DSD

The direction of flow of the land at west of the revised drainage channel is shown in attached Figure 5. The applicant will ensure that no stormwater generated at the application site will flow outside the application site. All the stormwater generated at the application site will be intercepted by the as-built drainage facilities at the application site.

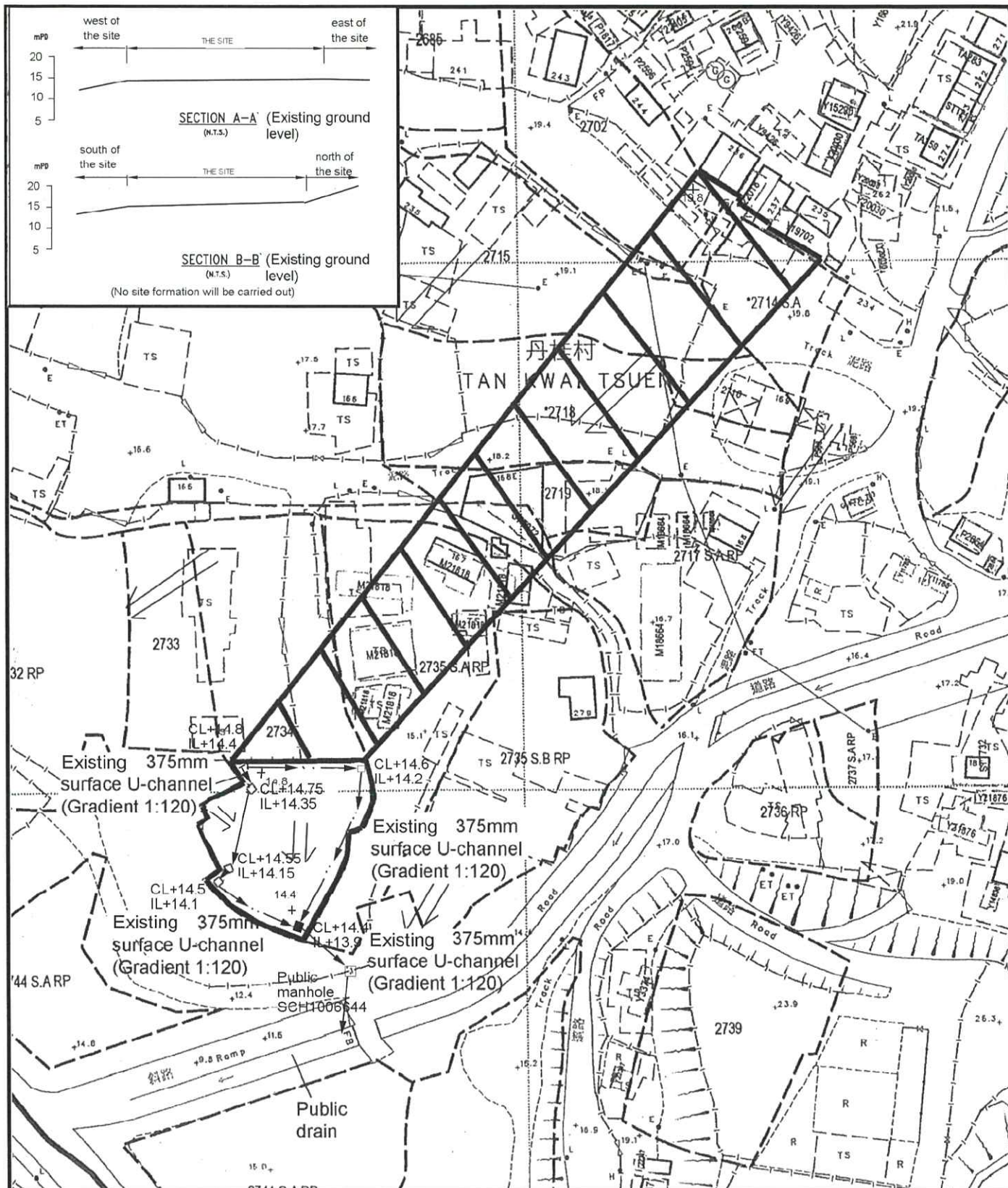
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Johnny TAM) – By Email



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Remarks 備註:

+14.8 Level (in mPD)

Flow of surface runoff

Proposed catchpit
Proposed catchpit w/ sandtrap
External catchment

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000

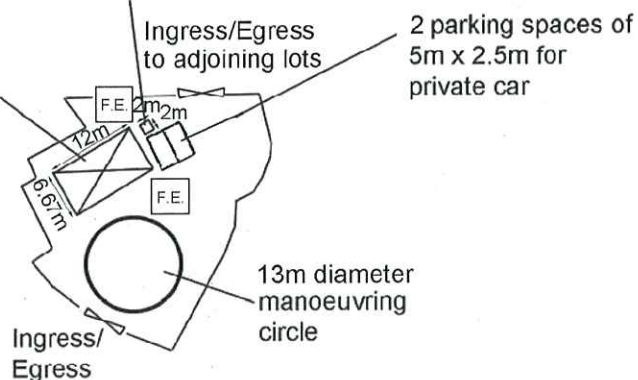


Structure 1

Real estate agency
(Converted containers)
GFA: Not exceeding 80m²
Height: Not exceeding 3m
No. of storey: 1

Structure 2

Toilet
(Tin-sheeted structure)
GFA: Not exceeding 4m²
Height: Not exceeding 3m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 9

Remarks 備註:

F.E. 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000 (A4)

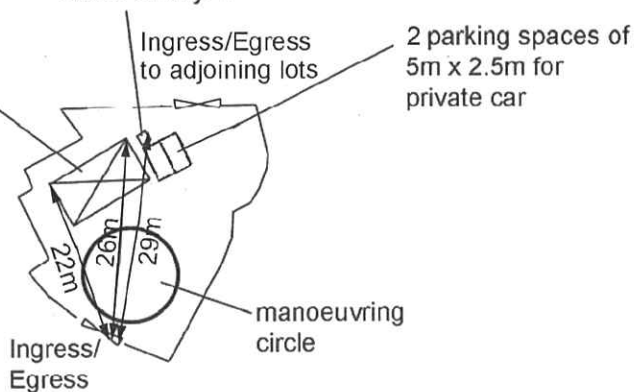


Structure 1

Real estate agency
GFA: Not exceeding 80m²
Height: Not exceeding 3m
No. of storey: 1

Structure 2

Toilet
GFA: Not exceeding 4m²
Height: Not exceeding 3m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Distance between the Structures on Site and the Ingress/Egress

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

1:1000(A4)

Total: 4 pages

Date: 29 March 2021

TPB Ref.: A/YL-TYST/1063

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long, N.T.

In order to address the comments of the CE/MN, DSD, the applicant has cut the toe of the site hoarding so that about 10cm gap is provided at the toe of the site hoarding to allow uninterrupted flow of surface runoff from adjacent land. Please see photos in the attachment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Arthur MOK) – By Email

Photo 1



Photo 2

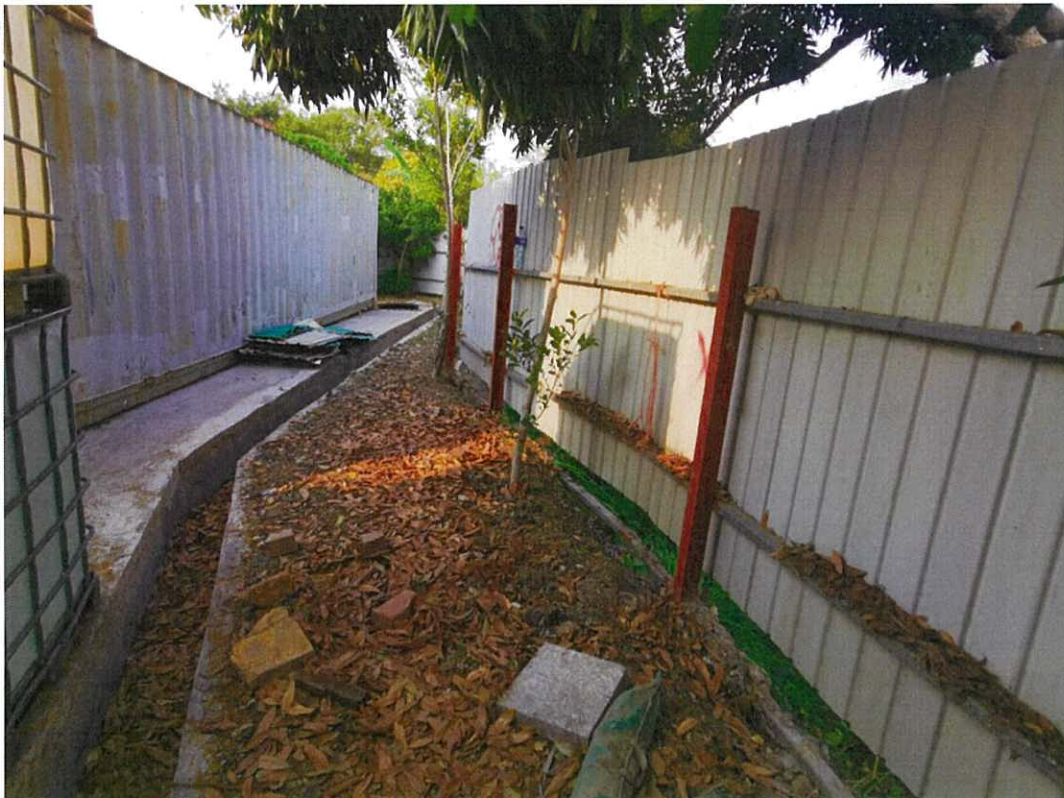


Photo 3



Photo 4

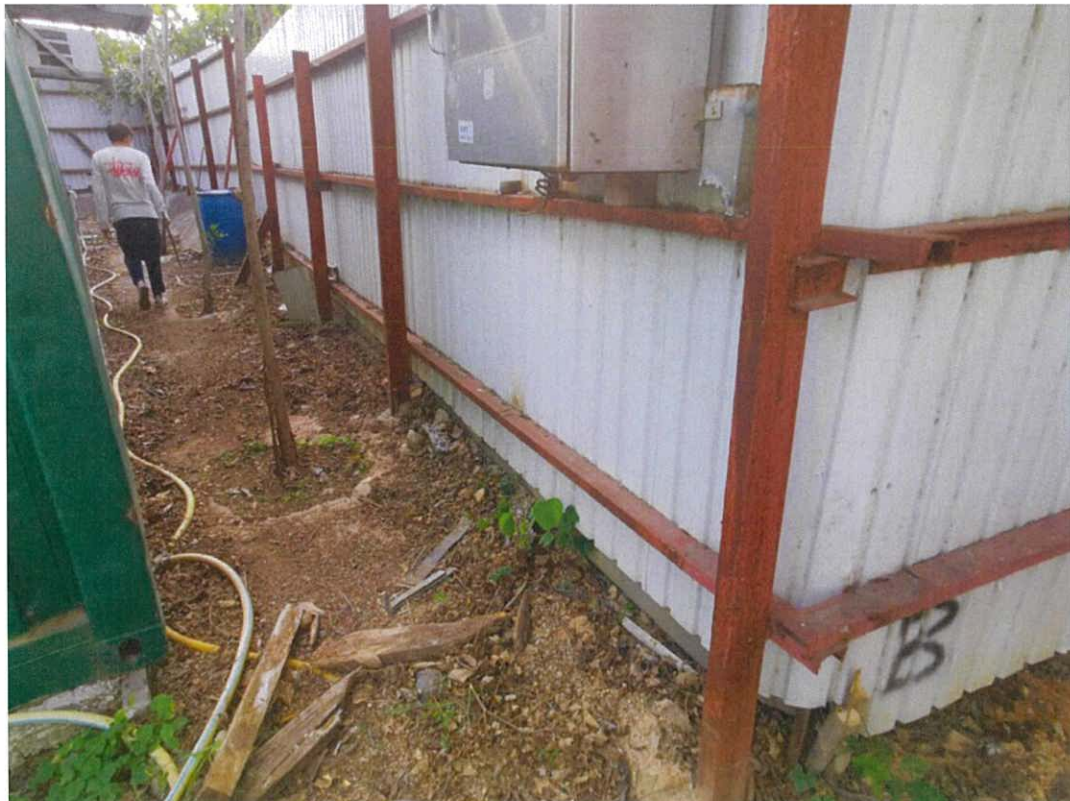
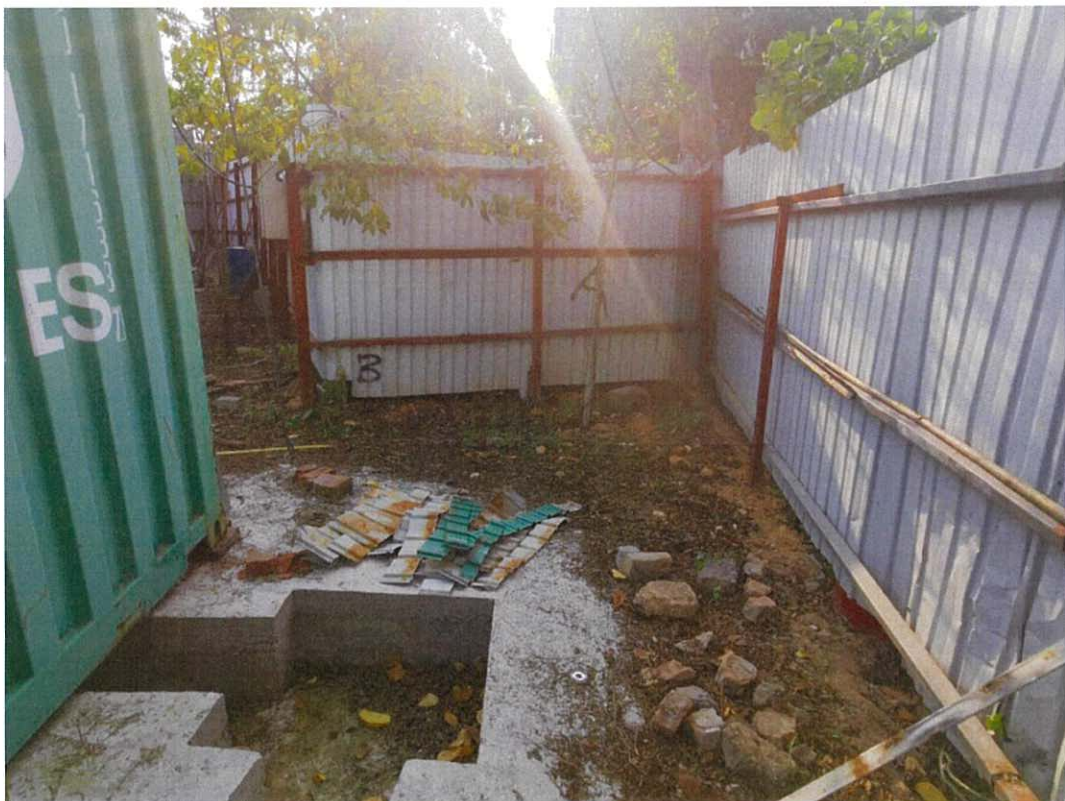


Photo 5



Photo 6.



Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/713	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	6.2.2015 [revoked on 6.5.2016]	(1), (2), (3), (4), (5), (6), (7), (8), (9)
2.	A/YL-TYST/819	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.12.2016 [revoked on 23.9.2017]	(1), (2), (3), (4), (5), (6), (7), (8), (9)
3	A/YL-TYST/887	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.4.2018 [revoked on 20.9.2020]	(1), (2), (3), (4), (5), (6), (7), (8), (9)

Approval Conditions

- (1) No night-time operation and/or no operation on Sundays and public holidays.
- (2) No light, medium or heavy goods vehicles, including container tractor/trailer, is allowed to park/store on or enter/exit the site.
- (3) No vehicle is allowed to queue back to or reverse onto/from public road
- (4) Provision of boundary fence on the site.
- (5) Submission of and/or implementation of the accepted tree preservation and landscape proposal.
- (6) Submission of and/or implementation of the accepted drainage proposal.
- (7) Maintenance of implemented drainage facilities on the site.
- (8) Submission of and/or implementation of fire service installations (FSIs) proposal.
- (9) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.

Similar Applications within/straddling the same “R(D)” Zone

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/890	Proposed Temporary Shop and Services (Retail Shop for Electrical Appliances) for a Period of 3 Years	4.5.2018	(1), (2), (3), (4), (5), (6), (7), (8), (9)

Approval Conditions

- (1) No operation between 7:00 p.m. and 9:00 a.m.
- (2) No medium or heavy goods vehicles, including container tractor/trailer as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site.
- (3) No vehicle is allowed to queue back to or reverse onto/from public road
- (4) Provision of boundary fence on the site.
- (5) The existing trees and landscape planting on the site shall be maintained at all time during the approval period.
- (6) Submission of and/or implementation of the revised drainage proposal.
- (7) Maintenance of implemented drainage facilities on the site.
- (8) Submission of and/or implementation of fire service installations (FSIs) proposal.
- (9) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1	A/YL-TYST/918*	Proposed Temporary Shop and Services (Retail Shop for Furniture and Cleaning Equipment) for a Period of 3 Years	5.10.2018	(1)

*Straddling the adjacent “Residential (Group B)1” and “Government, Institution or Community” zones

Rejection Reason

- (1) The development is not in line with the planning intention of the “R(D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

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

參考編號

Reference Number:

201130-155729-02466

提交限期

Deadline for submission:

15/12/2020

提交日期及時間

Date and time of submission:

30/11/2020 15:57:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1063

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，影響鄉郊生活及生態環境。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2020年12月13日星期日 5:13
收件者: tpbpd
主旨: A/YL-TYST/1063 DD 124 Tan Kwai Tsuen

Dear TPB Members,

And again applicant has failed to comply with conditions:

20 April 2018: Two previous applications for the same use at the site had been approved by the Committee and approval of the application was in line with the Committee's previous decisions. Though the **two previous planning approvals were revoked** respectively due to non-compliance with approval conditions, those approved developments had not been commenced. As compared with the previous application, the current application was submitted by a different applicant and proposals of landscape and tree preservation, drainage and fire service installations had been submitted. **Sympathetic consideration might be given to the current application.**

What has sympathy got to do with good town planning and upgrading our environment? It is the lax attitude on the part of PlanD and other government departments and the failure of members to question the true intention of applications, in this case a real estate agency in the middle of nowhere, that has allowed operators to trash land and cover NT in ramshackle their world operations.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, March 21, 2018 2:35:52 AM
Subject: A/YL-TYST/887 DD 124 Tan Kwai Tsuen

A/YL-TYST/887
Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long
Site area : About 830m²
Zoning : "Res (Group D)"
Applied Use : Real Estate Agency

Dear TPB Members,

The previous 819 Application REVOKED ON 23.9.2017: As the applicant had failed to comply with conditions (e), (g), (h) & (i) satisfactorily by 23.9.2017.

As was the application prior to that.

It is far too easy for operators in NT to continue in business despite repeated failure to comply with conditions while residents in inner city are hounded for minor infringements.

TPB should not reward the applicant with further approval that would set an undesirable precedent and encourage further abuse.

Mary Mulvihill

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises an Old Schedule Agricultural Lot 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. Lot No. 2734 in D.D. 124 is currently covered by Short Term Waiver (STW) No. 4455 to permit structures for the purpose of “Temporary Shop and Services (Real Estate Agency)”. The STW holders will need to apply to her office for modification of the STW conditions where appropriate. Application(s) for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (d) to note the comments of the Commissioner for Transport that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under her department’s purview. You shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access of the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tan Kwai Tsuen Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that there is no public sewer connection available in the vicinity of the Site. Views and comments from DEP should be sought regarding the sewage disposal arrangement of the proposed development;
- (h) to note the comments of the Director of Fire Services that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered FSI 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 him. If the proposed structure(s) is required to comply with the Buildings

Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Project Team Leader/Housing, Civil Engineering and Development Department (CEDD) that the Site is located within the proposed public housing developments at Ping Shan South, Yuen Long for which an engineering feasibility study (EFS) was commenced in June 2020. The tentative timeframe for the Site to be handed over to CEDD will be at around year 2025/2026 subject to the findings of EFS and the schedule of proposed amendment to the Outline Zoning Plan.