

This document is received on 25 MAR 2021.
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-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
A/YL-TYST/1090 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

STP/YLW1
PA
TPG1
STO/YLW1
SSO/YLW2

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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	A141-745T/1090
	Date Received 收到日期	25 MAR. 2021

- 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

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

Starwall Solar System Limited

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 295 RP, 296 S.D, 298 RP (Part) in D.D.121, Tong Yan San 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 6,320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,940 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	Draft Tong Yan San Tsuen Outline Zoning Plan No.: S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses (storage and workshop use)" Zone ("OU") and An Area Shown as "Road"
(f) Current use(s) 現時用途	Vacant Land (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
03/03/2021 (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 11/03/2021 (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

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置											
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th data-bbox="523 1379 831 1507">Name/type of installation 裝置名稱/種類</th> <th data-bbox="831 1379 1002 1507">Number of provision 數量</th> <th data-bbox="1002 1379 1505 1507">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1507 831 1637"></td> <td data-bbox="831 1507 1002 1637"></td> <td data-bbox="1002 1507 1505 1637"></td> </tr> <tr> <td data-bbox="523 1637 831 1767"></td> <td data-bbox="831 1637 1002 1767"></td> <td data-bbox="1002 1637 1505 1767"></td> </tr> <tr> <td data-bbox="523 1767 831 1897"></td> <td data-bbox="831 1767 1002 1897"></td> <td data-bbox="1002 1767 1505 1897"></td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Vehicle Repair Workshop for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 3,940 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.6	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 53 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 10	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 - 2 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... not more than 6.7 ... m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH STORAGE	2,275m ² (ABOUT)	2,275m ² (ABOUT)	6.7m (ABOUT)
B2	ANC. VEHICLE REPAIR WORKSHOP	219m ² (ABOUT)	219m ² (ABOUT)	6.7m (ABOUT)
B3	RAIN SHELTER	612m ² (ABOUT)	612m ² (ABOUT)	6.7m (ABOUT)
B4*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STORY)
B5*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STORY)
B6*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STORY)
B7	STORAGE OF GOODS	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B8	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STORY)
B9	SITE OFFICE	31m ² (ABOUT)	31m ² (ABOUT)	3m (ABOUT)(1-STORY)
B10	RAIN SHELTER	60m ² (ABOUT)	60m ² (ABOUT)	3m (ABOUT)(1-STORY)
TOTAL		3,340m ² (ABOUT)	3,940m ² (ABOUT)	

*STRUCTURES B4 TO B6 ARE UNDER STRUCTURE B1

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
		STRUCTURE	USE	COVERED AREA GFA BUILDING HEIGHT
.....		B1	SHOP AND SERVICES WITH STORAGE	2,275m ² (ABOUT) 2,275m ² (ABOUT) 6.7m (ABOUT)
.....		B2	ANC. VEHICLE REPAIR WORKSHOP	219m ² (ABOUT) 219m ² (ABOUT) 6.7m (ABOUT)
.....		B3	RAIN SHELTER	612m ² (ABOUT) 612m ² (ABOUT) 6.7m (ABOUT)
.....		B4*	SITE OFFICE	N/A 200m ² (ABOUT) 5.2m (ABOUT)(2-STORY)
.....		B5*	SITE OFFICE	N/A 200m ² (ABOUT) 5.2m (ABOUT)(2-STORY)
.....		B6*	SITE OFFICE	N/A 200m ² (ABOUT) 5.2m (ABOUT)(2-STORY)
.....		B7	STORAGE OF GOODS	134m ² (ABOUT) 134m ² (ABOUT) 3.5m (ABOUT)(1-STORY)
.....		B8	METER ROOM	9m ² (ABOUT) 9m ² (ABOUT) 3m (ABOUT)(1-STORY)
.....		B9	SITE OFFICE	31m ² (ABOUT) 31m ² (ABOUT) 3m (ABOUT)(1-STORY)
.....		B10	RAIN SHELTER	60m ² (ABOUT) 60m ² (ABOUT) 3m (ABOUT)(1-STORY)
.....		TOTAL		3,340m ² (ABOUT) 3,940m ² (ABOUT)
*STRUCTURES B4 TO B6 ARE UNDER STRUCTURE B1				

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

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tong Yan San Tsuen Road 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>2</u> Motorcycle Parking Spaces 電單車車位 <u>/</u> Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>/</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>/</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>/</u> Others (Please Specify) 其他 (請列明) <u>/</u> _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 <u>/</u> Coach Spaces 旅遊巴車位 <u>/</u> Light Goods Vehicle Spaces 輕型貨車車位 <u>2</u> Medium Goods Vehicle Spaces 中型貨車車位 <u>/</u> Heavy Goods Vehicle Spaces 重型貨車車位 <u>/</u> Others (Please Specify) 其他 (請列明) <u>/</u> _____ _____

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

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

如需要的話，請另頁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。

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

10. Justifications 理由

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

The applicant seeks to use Lots 295 RP, 296 S.D, 298 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Vehicle Repair Workshop for a Period of 5 Years' (Plan P01). The applicant would like use the Site to operate a shop and services (vehicle parts) with ancillary vehicle repair workshop to serve nearby local.

The Site falls within an area zoned as "Other Specified Uses (storage and workshop use)" ("OU") and An Area Shown as "Road" on the draft Tong Yan San Tsuen Outline Zoning Plan (Amendment to approved Plan No. S/ YL-TYST/12) No.: S/ YL-TYST/13 (Plan P02). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "OU" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "OU" zone.

The Site occupied an area of 6,320 sq.m (about)(Plan P03). 10 structures are proposed at the Site for shop and services with storage, ancillary vehicle repair workshop, rain shelter, site offices, storage of goods and meter room with total GFA of 3,940 sq.m (about)(Plan P04). The operation hours of the proposed development are Monday to Saturday 09:00 - 19:00. No operation on Sunday and public holiday. The estimated maximum number of visitor per day are 15 (about). The estimated number of staff working at the Site is 15.

The Site is accessible from Tong Yan San Tsuen Road via a local access (Plan P01). Two private car parking space and two loading/unloading space for light goods vehicle are provided for staff and visitors. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Site.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Vehicle Repair Workshop for a Period of 5 Years'.

11. Declaration 聲明

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

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

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

.....
Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

11/03/2021

..... (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。

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

Ash interment capacity 骨灰安放容量②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 295 RP, 296 S.D, 298 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第 121 約地段第 295 號餘段、第 296 號 D 分段及 298 號餘段 (部份)		
Site area 地盤面積	6,320	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)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan No.: S/YL-TYST/13 唐人新村分區計劃大綱草圖編號: S/YL-TYST/13		
Zoning 地帶	"Other Specified Uses (storage and workshop use)" Zone ("OU") and An Area Shown as "Road" 「其他指定用途」(貯物及工場用途) 用途地帶及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Vehicle Repair Workshop for a Period of 5 Years 擬議臨時商店及服務行業(汽車零件)連附屬汽車維修工場為期 5 年		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	3,940 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	10	
	Composite 綜合用途	N/A	

(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	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6.7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	53 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2
	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)	2 / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ 2 / / /

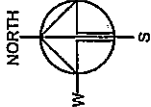
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	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"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the section of structure		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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.

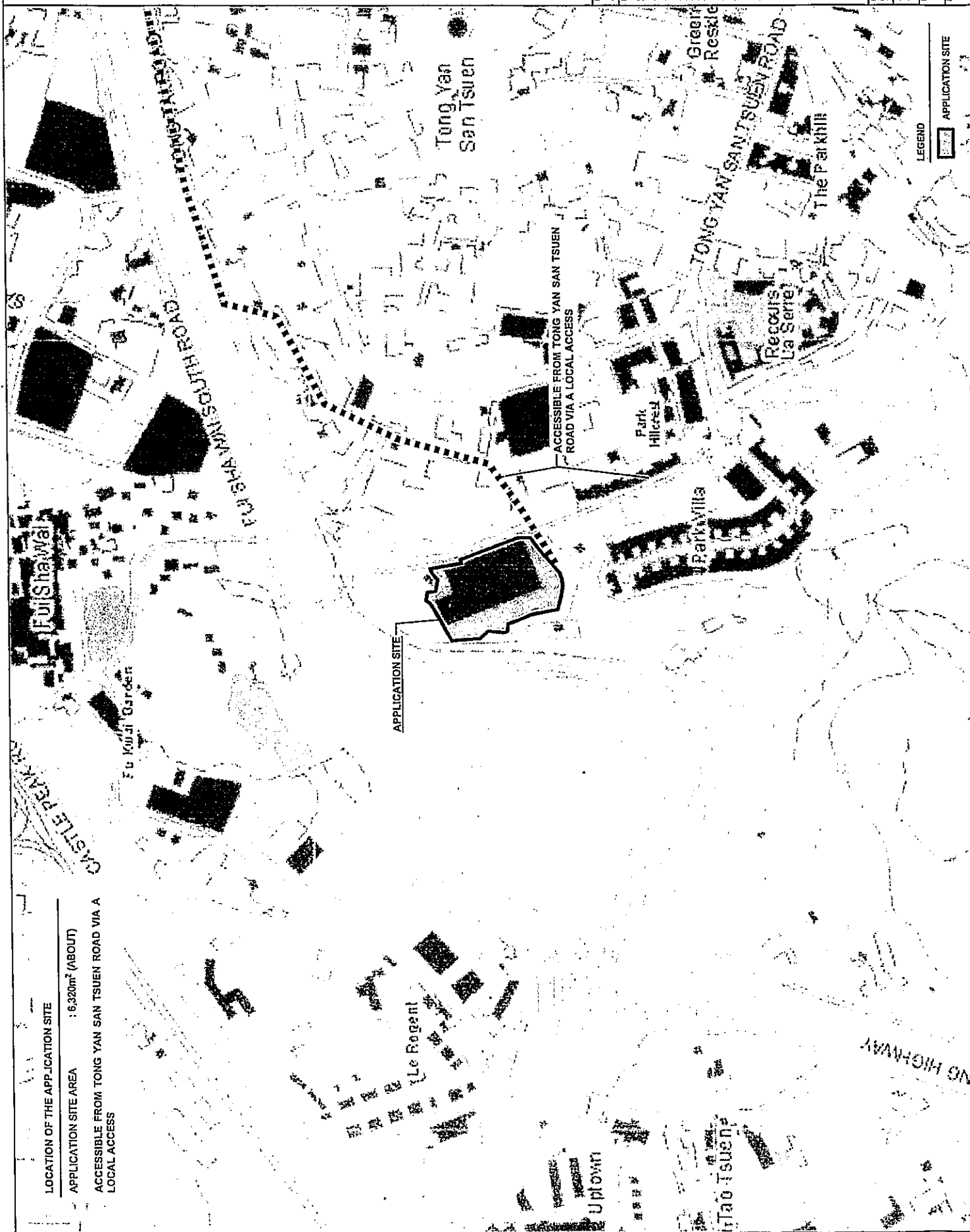
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,320m² (ABOUT)

ACCESSIBLE FROM TONG YAN SAN TSUEN ROAD VIA A LOCAL ACCESS



Drawing No. PD1

Ver. 01

Project
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS

VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

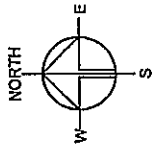
Drawing Title
LOCATION PLAN

Scale of Map
1 : 4000

Drawn
Date
1.3.2021

Revised
Date

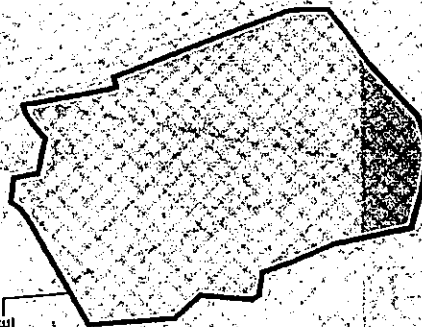
LEGEND
APPLICATION SITE



ZONING OF THE APPLICATION SITE

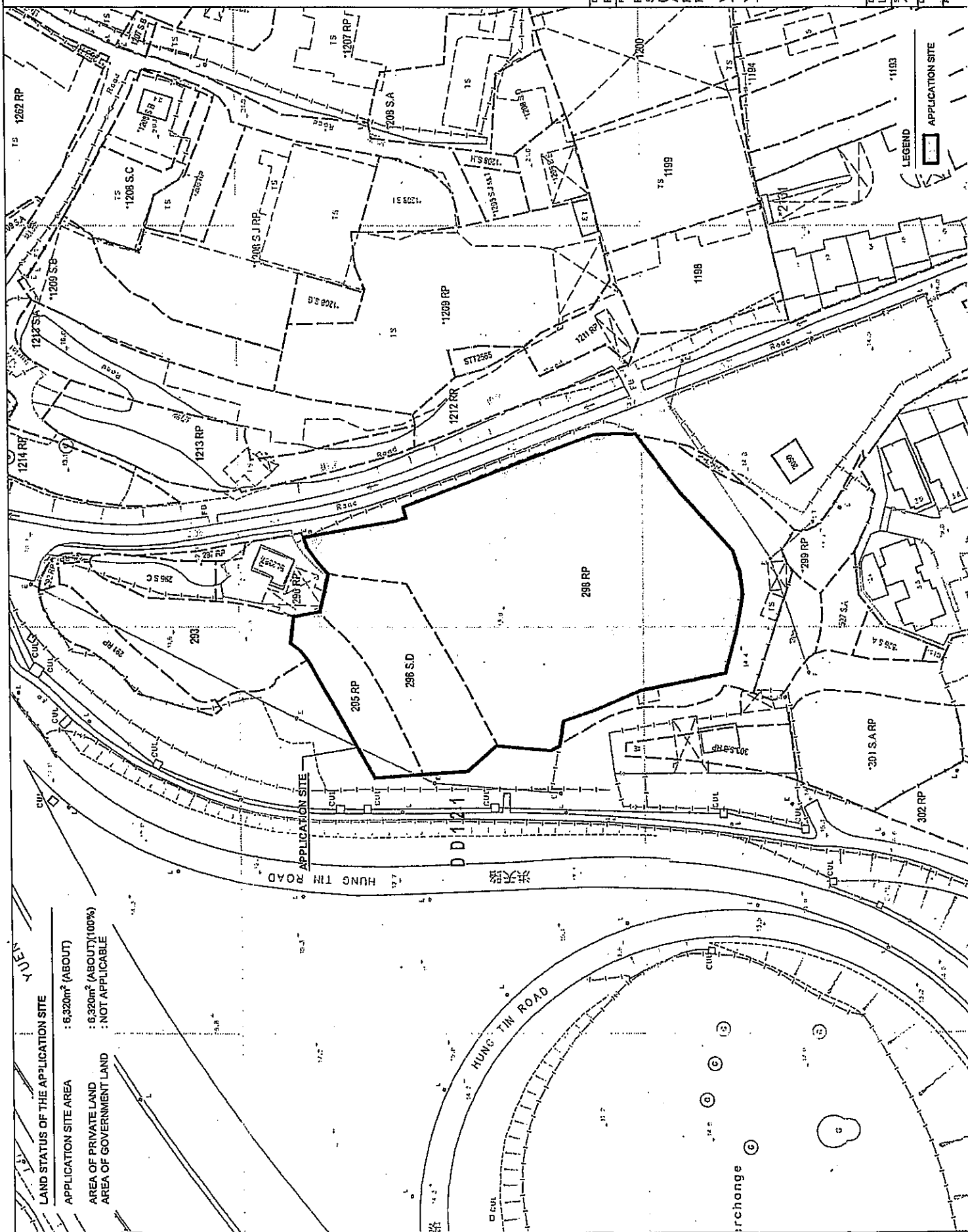
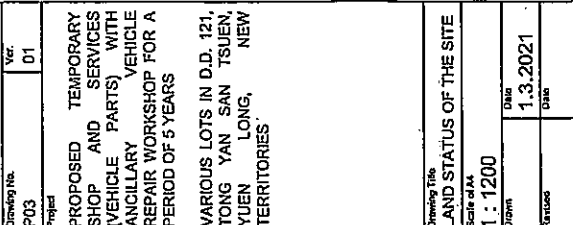
APPLICATION SITE AREA : 6,320m² (ABOUT)
OUTLINE ZONING PLAN : DRAFT TONG YAN SAN TSUEN OZP
OZP PLAN NO. : SYL-TY/ST/13
AREA ZONED AS "OU" : 5,874m² (ABOUT)(90%)
AREA SHOWN AS 'ROAD' : 546m² (ABOUT)(10%)

APPLICATION SITE



Drawing No.	Vol.
P02	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS	
VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
ZONING OF THE SITE	
Scale of Map	
1:2000	
Drawn	Date
	1.3.2021
Revised	Date

LEGEND
☒ APPLICATION SITE

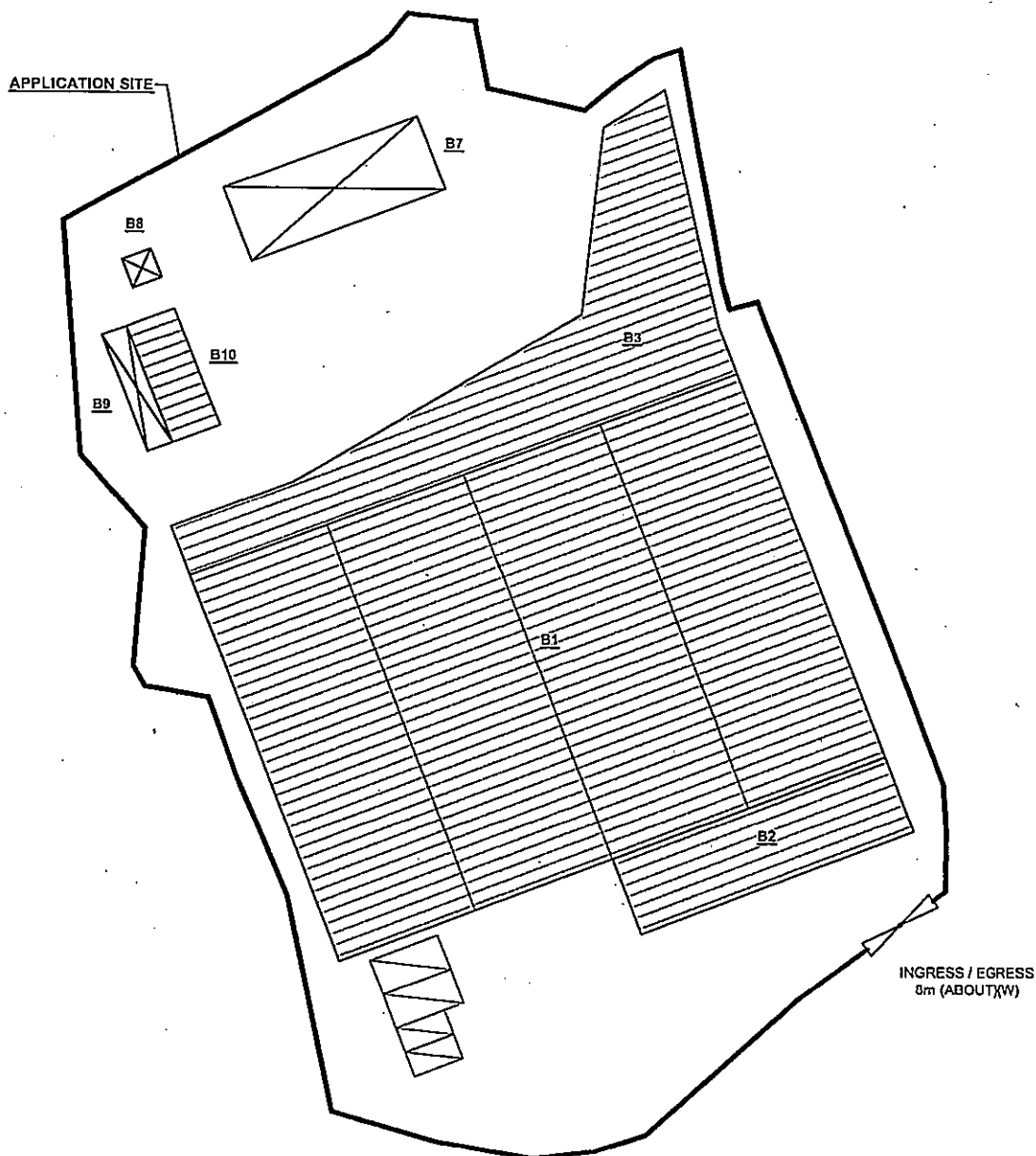


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,320m ² (ABOUT)
COVERED AREA	: 3,340m ² (ABOUT)
UNCOVERED AREA	: 2,980m ² (ABOUT)
PLOT RATIO	: 0.6 (ABOUT)
SITE COVERAGE	: 53% (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,940m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 6.7m
NO. OF STOREY	: 1 TO 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH STORAGE	2,275m ² (ABOUT)	2,275m ² (ABOUT)	6.7m (ABOUT)
B2	ANC. VEHICLE REPAIR WORKSHOP	219m ² (ABOUT)	219m ² (ABOUT)	6.7m (ABOUT)
B3	RAIN SHELTER	612m ² (ABOUT)	612m ² (ABOUT)	6.7m (ABOUT)
B4*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B5*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B6*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B7	STORAGE OF GOODS	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B8	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B9	SITE OFFICE	31m ² (ABOUT)	31m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	RAIN SHELTER	60m ² (ABOUT)	60m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		3,340m ² (ABOUT)	3,940m ² (ABOUT)	

*STRUCTURES B4 TO B6 ARE UNDER STRUCTURE B1



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: 2
DIMENSION OF L/U SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	CANOPY
	PARKING AND L/U SPACE
	INGRESS / EGRESS

King No.
14
oct

Ver.
01

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS

VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

Drawing Title

LAYOUT PLAN

Scale of A4

1 : 700

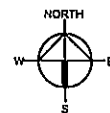
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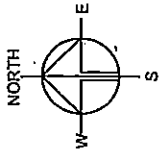
Date

24.3.2021

Revised

Date



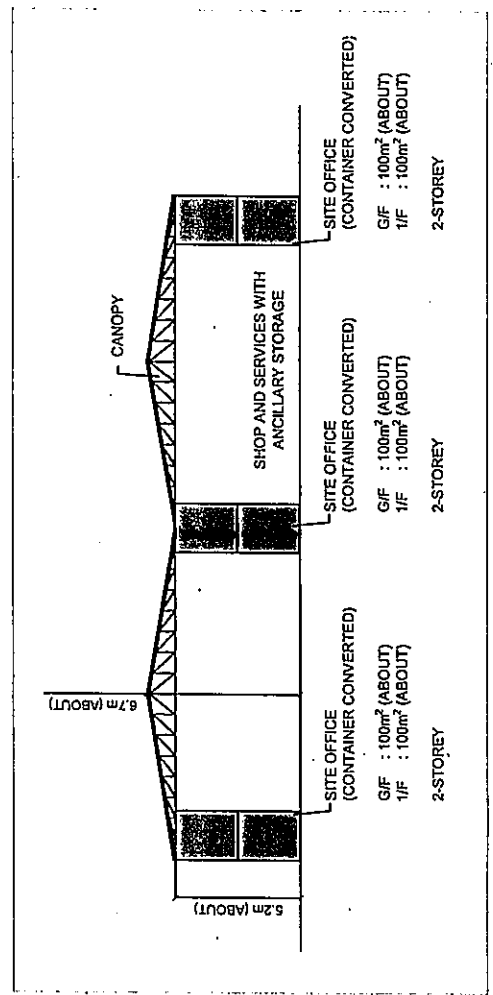
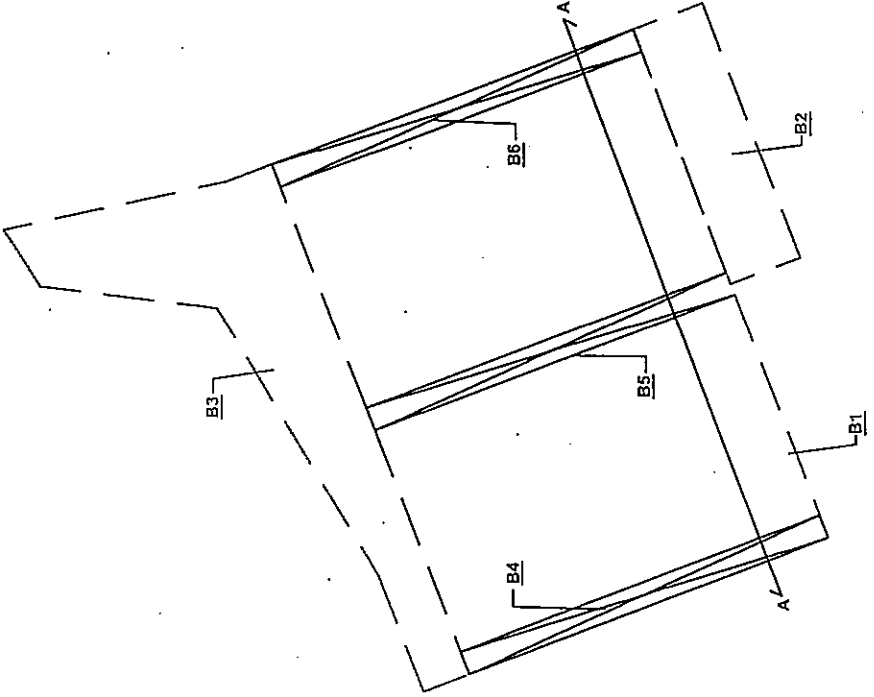


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,320m ² (ABOUT)
COVERED AREA	: 3,340m ² (ABOUT)
UNCOVERED AREA	: 2,980m ² (ABOUT)
PLOT RATIO	: 0.6 (ABOUT)
SITE COVERAGE	: 53% (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,940m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 6.7m
NO. OF STOREY	: 1 TO 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH STORAGE	2,275m ² (ABOUT)	2,275m ² (ABOUT)	6.7m (ABOUT)
B2	ANC. VEHICLE REPAIR WORKSHOP	219m ² (ABOUT)	219m ² (ABOUT)	6.7m (ABOUT)
B3	RAIN SHELTER	612m ² (ABOUT)	612m ² (ABOUT)	6.7m (ABOUT)
B4*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B5*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B6*	SITE OFFICE	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B7	STORAGE OF GOODS	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B8	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B9	SITE OFFICE	31m ² (ABOUT)	31m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	RAIN SHELTER	60m ² (ABOUT)	60m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		3,340m ² (ABOUT)	3,940m ² (ABOUT)	

*STRUCTURES B4 TO B6 ARE UNDER STRUCTURE B1



SECTION A-A
(INDICATIVE ONLY)

Drawing No.	P05	Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS		
Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories			

Drawing Title	
SECTION OF STRUCTURES	
Scale of A1	1 : 800
Drawn	Date
24.3.2021	Reviewed

LEGEND	
<input type="checkbox"/>	APPLICATION SITE
<input checked="" type="checkbox"/>	ENCLOSED STRUCTURE
<input type="checkbox"/>	CANOPY



顧問有限公司
盈卓物業

Our Ref.: DD121 Lot 295 RP & VL
Your ref.: TPB/A/YL-TYST/1090

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

By Email

10 May 2021

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services with Ancillary Vehicle Repair Workshop for a Period of 5 Years in "Other Specified Uses" annotated "Storage and Workshop Use" and area shown as 'Road, Lots 295 RP, 296 S.D, 298 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1090)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, appearing to be 'Matthew NG', written over a horizontal line.

Matthew NG

cc DPO/TMYLW, PlanD

(Attn.: Mr. Johnny TAM
(Attn.: Ms. Hilary WONG

email: jkhtam@pland.gov.hk)
email: hhlwong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Vehicle Repair Workshop for a Period of 5 Years in "Other Specified Uses" annotated "Storage and Workshop Use" and area shown as 'Road',
Lots 295 RP, 296 S.D, 298 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories**

(Application No. A/YL-TYST/1090)

- (i) The applicant would like use the application site (the Site) to operate a shop and services (vehicle parts) with ancillary vehicle repair workshop to serve nearby locals and vehicle repair workshops within the "Other Specified Uses" annotated "Storage and Workshop Use" zone.
- (ii) The Site occupied an area of 6,320 sq.m (about). A total GFA of 3,940m² (about) is provided at the Site, within which GFA of 2,275m² (about) is proposed for structure B1 (shop and services, storage and display of vehicle parts and ancillary vehicle repair workshop) (**Plans 1 to 3**). Structure B1 includes the provision of site offices for administrative staff to support the operation of the proposed development. Therefore, large GFA for such use is considered appropriate for the Site operation (**Plans 1 to 3**).
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (Contact Person: Ms. Grace FOK; Tel: 2399 2565)		
(a)	(a) The applicant should provide hourly trip generation and trip attraction of the proposed development.	The hourly trip generation and trip attraction of the proposed development is provided for your consideration (Annex I).
(b)	In Form S16-I, the applicant stated that the site would be accessed via Tong Yan San Tsuen Road. However, this does not match with the location plan which showing that the site would be accessed via Tong Tai Road. The applicant should clarify. If the applicant would access the site via Tong Yan	Please be confirmed that the Site is accessible from Tong Yan San Tsuen Road via Tong Tai Road and a local access (Plan 4).

	San Tsuen Road, the applicant should provide a layout plan to show the route.	
2. Comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) (Contact Person: Mr. Joe TO; Tel: 2158 5619)		
(a)	He has no objection to the application for temporary use for two years.	Noted.
(b)	A small portion of the southern part of the Site falls within the boundary of YLS Development – Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to Executive Council's (ExCo's) authorisation on land resumption and Finance Committee's (FC's) funding approval of the project.	Noted.
(c)	The majority of the Site falls within the boundary of YLS Development – Stage 2 Phase 1. Based on the latest programme of the project, the land clearance at the concerned part of the Site is planned to commence in mid 2022 subject to ExCo's authorisation on land resumption and FC's funding approval of the project by Q4 2021 and Q1 2022 respectively. The programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted. Should the planning application be approved, the applicant should be advised that the Site might be subject to land resumption for the implementation of the YLS Development – Stage 2 which might take place at any time before the expiry of the temporary planning permission. No substantial works should be carried out in view of the planned YLS Development – Stage 2. His department will give sufficient notice to relevant department(s) for early resumption of the Site if his department's works commence early.	Noted. The applicant is aware of the Yuen Long South Development and will coordinate with respective Government bureaux/departments for land resumption within the Site for the implementation of YLS Development.

Estimated Traffic Generation and Attraction

Proposed Temporary Shop and Services with Ancillary Vehicle Repair Workshop for a Period of 5 Years in "Other Specified Uses" annotated "Storage and Workshop Use" and area shown as 'Road, Lots 295 RP, 296 S.D, 298 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

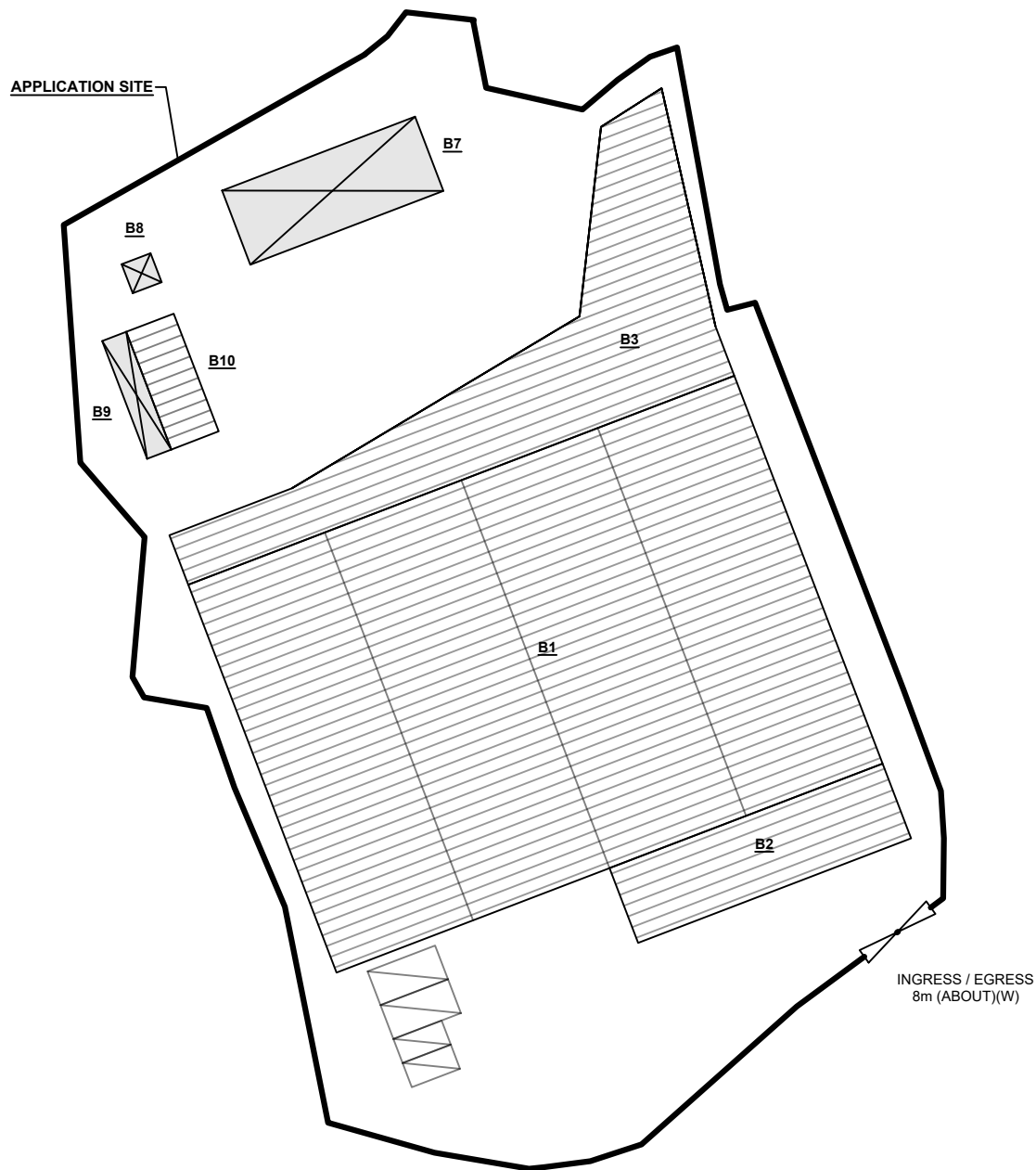
(Application No. A/YL-TYST/1090)

- (i) The operation hours of the Site are Monday to Saturday 09:00 to 19:00. No operation on Sundays and public holidays. The Site is accessible from Tong Yan San Tsuen Road via Tong Tai Road and a local access
- (ii) Two private car parking spaces are provided for visitor only. Advanced booking is required for visitor to access the Site and the use of parking spaces, this could help to regulate the use of the parking space and prevent excessive number of vehicle and visitor to the Site.
- (iii) Staff is required to take public transport to Tong Yan San Tsuen Road then walk to the Site. LGV is deployed for transportation goods to support the daily operation of the proposed development, hence, one L/UL space for LGV is provided at the Site.
- (iv) The breakdown of the estimated vehicular trips are as follows:

Time Period		Trip Generation and Attraction				
		Private Car		Light Goods Vehicle		2-Way Total
		In	In	In		
AM Peak	09:00 – 10:00	2 (visitor)	0	0	0	2
	10:00 – 11:00	0	2 (visitor)	2 (staff)	2 (staff)	6
	11:00 – 12:00	2 (visitor)	0	0	0	2
	12:00 – 13:00		2 (visitor)	0	0	2
	13:00 – 14:00	0	0	0	0	0
	14:00 – 15:00	2 (visitor)	0	2 (staff)	2 (staff)	6
	15:00 – 16:00	0	2 (visitor)	0	0	2
	16:00 – 17:00	2 (visitor)	0	0	0	2
	17:00 – 18:00	0	2 (visitor)	0	0	2
PM Peak	18:00 – 19:00	0	0	0	0	0

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
APPLICATION SITE AREA : 6,320m ² (ABOUT)	B1	SHOP AND SERVICES WITH: - ANC. VEHICLE REPAIR WORKSHOP - STORAGE AND DISPLAY OF VEHICLE PARTS	2,275m ² (ABOUT)	2,275m ² (ABOUT)	6.7m (ABOUT)(1-STOREY)
COVERED AREA : 3,340m ² (ABOUT)	B2	ANC. VEHICLE REPAIR WORKSHOP	219m ² (ABOUT)	219m ² (ABOUT)	6.7m (ABOUT)(1-STOREY)
UNCOVERED AREA : 2,980m ² (ABOUT)	B3	RAIN SHELTER	612m ² (ABOUT)	612m ² (ABOUT)	6.7m (ABOUT)(1-STOREY)
PLOT RATIO : 0.6 (ABOUT)	B4*	SITE OFFICE AND STORAGE OF VEHICLE PARTS	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
SITE COVERAGE : 53% (ABOUT)	B5*	SITE OFFICE AND STORAGE OF VEHICLE PARTS	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
NO. OF STRUCTURE : 10	B6*	SITE OFFICE AND STORAGE OF DOCUMENTS	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
DOMESTIC GFA : NOT APPLICABLE	B7	STORAGE OF GOODS	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
NON-DOMESTIC GFA : 3,940m ² (ABOUT)	B8	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
BUILDING HEIGHT : NOT MORE THAN 6.7m	B9	SITE OFFICE	31m ² (ABOUT)	31m ² (ABOUT)	3m (ABOUT)(1-STOREY)
NO. OF STOREY : 1 TO 2	B10	RAIN SHELTER	60m ² (ABOUT)	60m ² (ABOUT)	3m (ABOUT)(1-STOREY)
	TOTAL		3,340m² (ABOUT)	3,940m² (ABOUT)	

*STRUCTURES B4 TO B6 ARE UNDER STRUCTURE B1



PARKING PROVISIONS

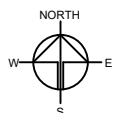
NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: 2
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	CANOPY
	PARKING AND L/UL SPACE
	INGRESS / EGRESS

Drawing No. PLAN 1	Ver. 03
Project PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES	

Drawing Title LAYOUT PLAN	
Scale of A4 1 : 700	
Drawn	Date 24.3.2021
Revised	Date 5.5.2021

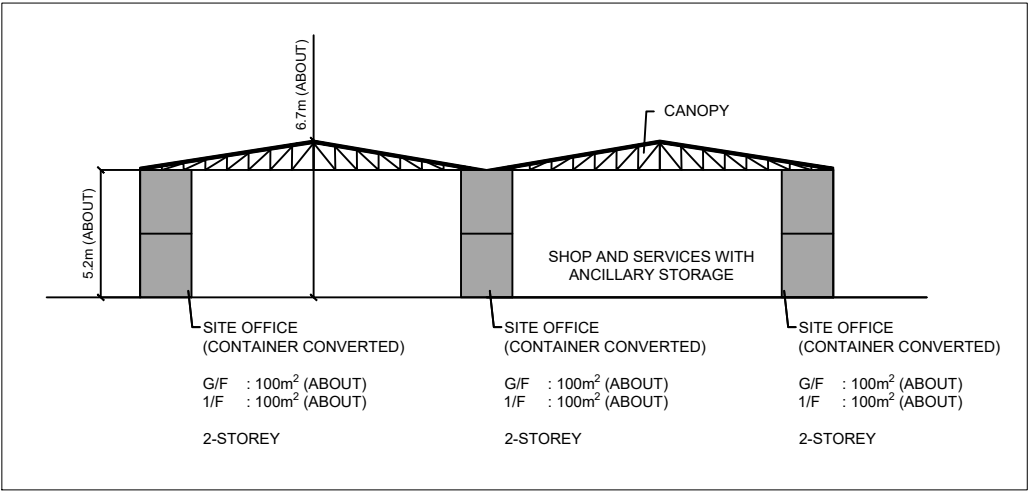
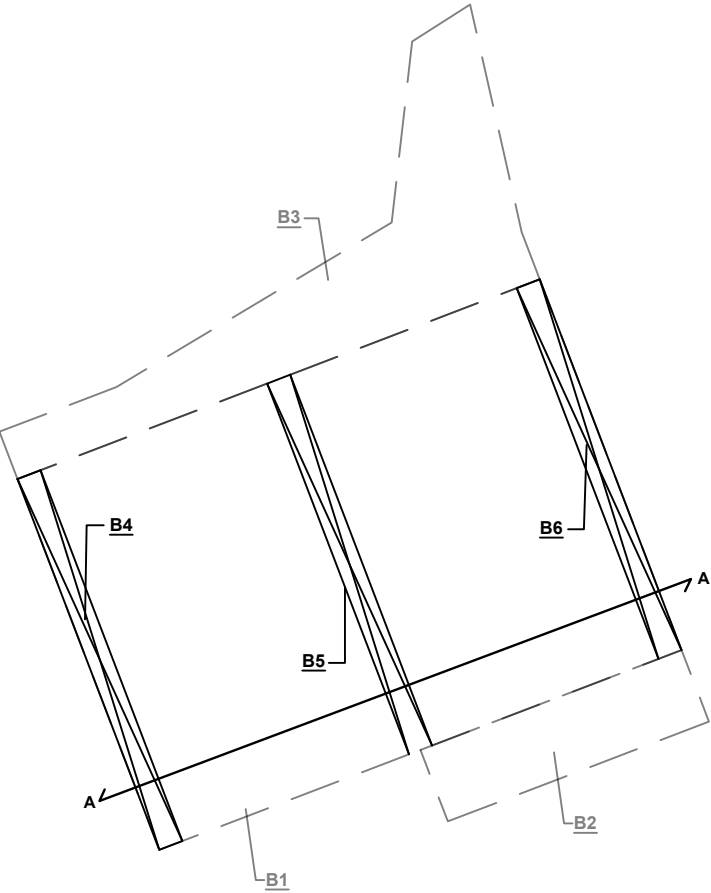
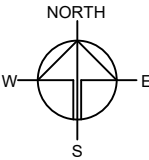


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,320m ² (ABOUT)
COVERED AREA	: 3,340m ² (ABOUT)
UNCOVERED AREA	: 2,980m ² (ABOUT)
PLOT RATIO	: 0.6 (ABOUT)
SITE COVERAGE	: 53% (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,940m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 6.7m
NO. OF STOREY	: 1 TO 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH: - ANC. VEHICLE REPAIR WORKSHOP - STORAGE AND DISPLAY OF VEHICLE PARTS	2,275m ² (ABOUT)	2,275m ² (ABOUT)	6.7m (ABOUT)(1-STOREY)
B2	ANC. VEHICLE REPAIR WORKSHOP	219m ² (ABOUT)	219m ² (ABOUT)	6.7m (ABOUT)(1-STOREY)
B3	RAIN SHELTER	612m ² (ABOUT)	612m ² (ABOUT)	6.7m (ABOUT)(1-STOREY)
B4*	SITE OFFICE AND STORAGE OF VEHICLE PARTS	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B5*	SITE OFFICE AND STORAGE OF VEHICLE PARTS	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B6*	SITE OFFICE AND STORAGE OF DOCUMENTS	N/A	200m ² (ABOUT)	5.2m (ABOUT)(2-STOREY)
B7	STORAGE OF GOODS	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B8	METER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B9	SITE OFFICE	31m ² (ABOUT)	31m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	RAIN SHELTER	60m ² (ABOUT)	60m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		3,340m ² (ABOUT)	3,940m ² (ABOUT)	

*STRUCTURES B4 TO B6 ARE UNDER STRUCTURE B1



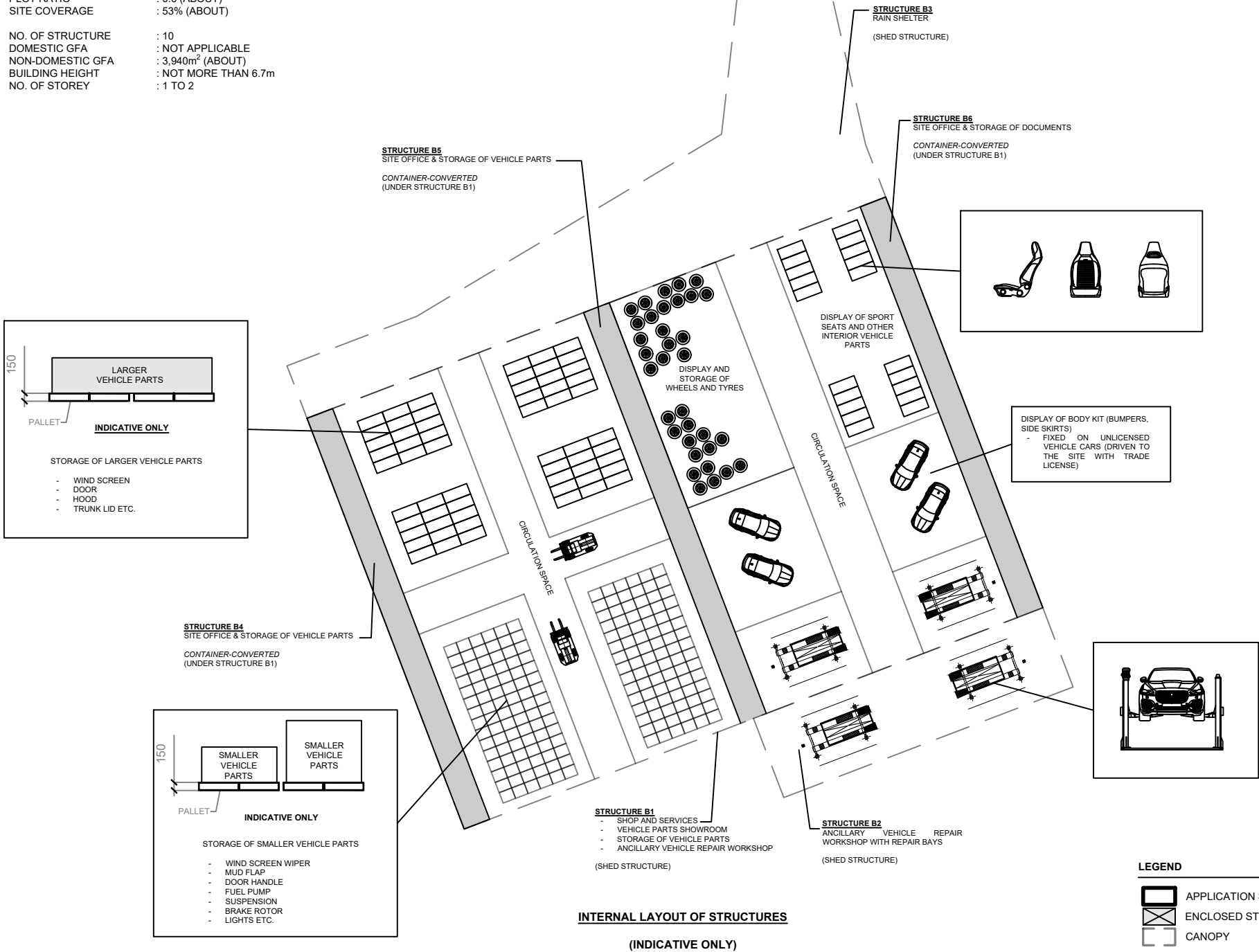
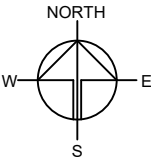
SECTION A-A
(INDICATIVE ONLY)

LEGEND	
	APPLICATION SITE
	ENCLOSED STRUCTURE
	CANOPY

Drawing No.	Ver.
PLAN 2	03
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS	
VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
SECTION OF STRUCTURES	
Scale of A4	
1 : 800	
Drawn	Date
	24.3.2021
Revised	Date
	5.5.2021

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,320m ² (ABOUT)
COVERED AREA	: 3,340m ² (ABOUT)
UNCOVERED AREA	: 2,980m ² (ABOUT)
PLOT RATIO	: 0.6 (ABOUT)
SITE COVERAGE	: 53% (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,940m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 6.7m
NO. OF STOREY	: 1 TO 2



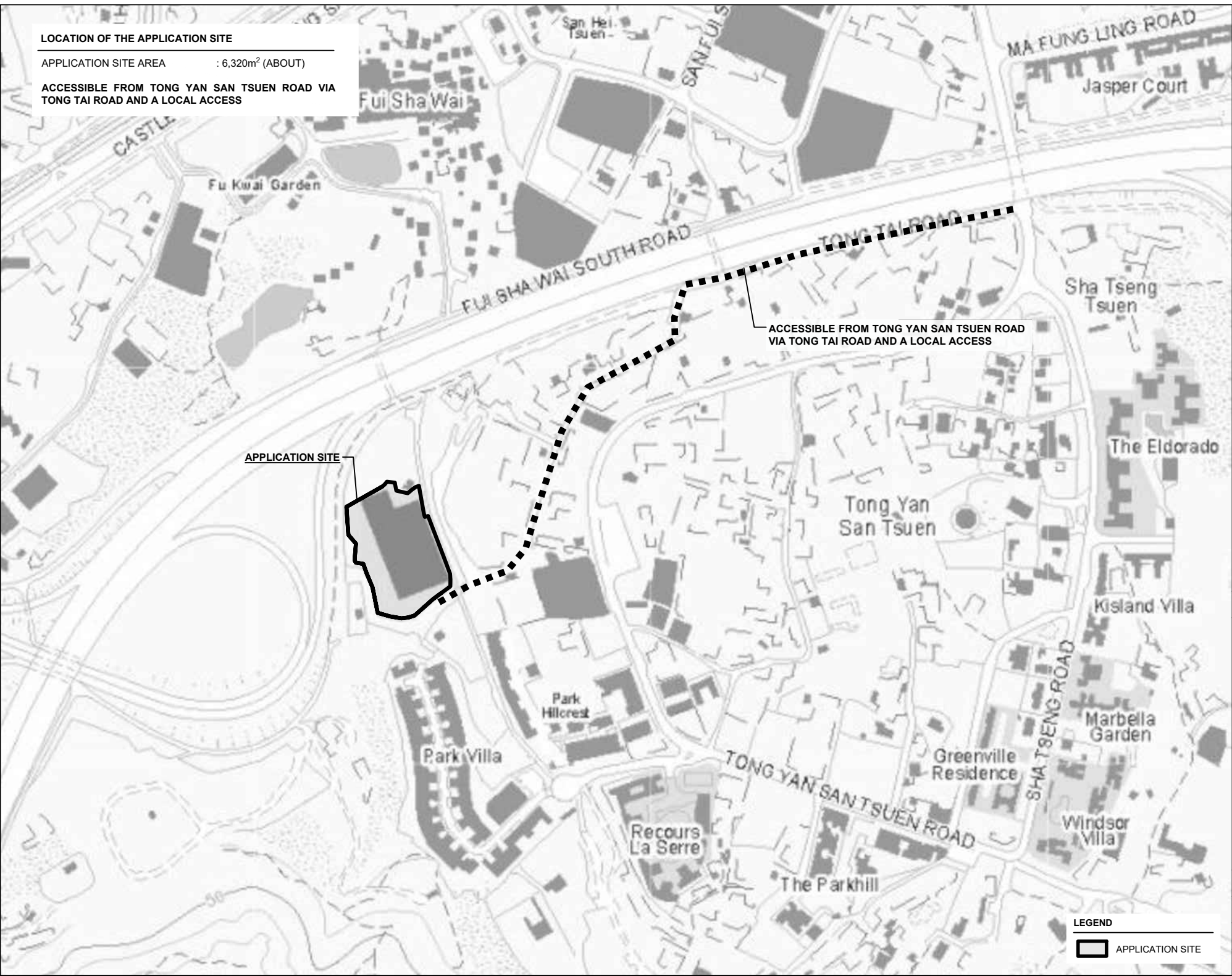
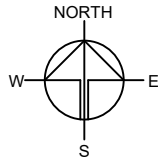
Drawing No.	Ver.
PLAN 3	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS	
VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES	

Drawing Title	
INTERNAL LAYOUT (B1)	
Scale of A4	
1 : 500	
Drawn	Date
	5.5.2021
Revised	Date

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,320m² (ABOUT)

ACCESSIBLE FROM TONG YAN SAN TSUEN ROAD VIA TONG TAI ROAD AND A LOCAL ACCESS



Drawing No.	Ver.
PLAN 4	02
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS	
VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 4000	
Drawn	Date
	1.3.2021
Revised	Date
	5.5.2021

LEGEND

APPLICATION SITE

J-1

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

參考編號

Reference Number:

210409-170525-50919

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 17:05:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1090

「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，鄉郊設臨時商店及服務行業連附屬汽車維修工場將會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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

參考編號

Reference Number:

210426-153718-87595

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

26/04/2021 15:37:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1090

「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，鄉郊設臨時商店及服務行業連附屬汽車維修工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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-TYST/1090.

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

各位好，本人為該發展地段附近村落灰沙圍的村代表，近日收到了多人求助，是對該發展表示強烈不滿，要求本人向貴會代為申訴，反對理由如下：

1. 在未有元朗南發展前，該土地是綠化帶，更改用途而未有顧及現有週邊住屋，影響居民生活。
2. 進入申請地段的半公里通道只是狹窄村路，沒有避車設施，影響來回交通。

請各委員能體諒對附近居民及道路使用者帶來不便，反對是項申請，謝謝。

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

簽署 Signature

日期 Date

鄧積善

鄧積善

26-4-2021



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

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有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1090

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人強烈反對上述申請。本人住屋相鄰申請地點，嚴重影響環境、噪音、交通。該申請地帶已然是綠化地帶，只可作農業綠化用途，為何當局還未解決相鄰住屋所在，就草率將綠化地帶改劃為路及貨倉用地。這是對附近居民不義行為，希望貴會存在未解決附近住屋問題前，拒絕上述地帶的一切申請路及貨倉用途。

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

簽署 Signature

日期 Date

鄧鐵堅鄧鐵堅27/4/2021

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

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有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1090

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人在該申請使用的通道旁邊架大，該通道只是狹窄
村路及由私人土地組成，並沒有避車設施，該申請將會
使該路殺出被嚴重交通問題。

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

簽署 Signature

日期 Date

陳強

23/4/2021

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 that the Site comprises Old Schedule Agricultural Lots 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. The lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications 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 will be approved. If such application 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;
- (c) to note the comments of the Commissioner for Transport that the land status of the road/path/track leading to the Site from Tong Tai Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (d) 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 the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tong Tai Road;
- (e) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans 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. 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 (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 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 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

- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department that a small portion of the southern part of the Site falls within the boundary of Yuen Long South (YLS) Development – Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to Executive Council's (ExCo's) authorisation on land resumption and Finance Committee's (FC's) funding approval of the project. Majority of the Site falls within the boundary of YLS Development – Stage 2 Phase 1. Based on the latest programme of the project, the land clearance at the concerned part of the Site is planned to commence in mid 2022 subject to ExCo's authorisation on land resumption and FC's funding approval of the project by Q4 2021 and Q1 2022 respectively. The programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted. The Site might be subject to land resumption for the implementation of the YLS Development – Stage 2 which might take place at any time before the expiry of the temporary planning permission. No substantial works should be carried out on the Site in view of the planned YLS Development – Stage 2. His department will give sufficient notice to relevant department(s) for early resumption of the Site if his department's works commence early.