

This document is received on 29 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-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TYST/1091 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

SP/YLW1
PA
TP&I
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 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	A/YL-TYST/1091
	Date Received 收到日期	20 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Chan Yau Chi (陳友枝)	
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)	Lots 1279 S.A (Part), 1298 (Part) and 1301 (Part) in D.D. 119, Pak Sha 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 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 745 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)	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 No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group C)' ('R(C)')
(f) Current use(s) 現時用途	Warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
17/3/2021 (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 18/3/2021 (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**(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/發展的規劃許可續期，請填寫(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	15	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	745	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	.....
Proposed domestic floor area 擬議住用樓面面積	NA	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	745	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	745	.....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 (Grocery Store), toilet, staff room and store room (Not exceeding 6.5m, 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	Nil	.....
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	1 space of 7m x 3.5m	.....
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 5:00p.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 Kung Um 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?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

1. The proposed shop situates at 'R(C)' zone according to the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13. It would serve the need of the residents and benefit the local community.
2. The application site is subject to three previous planning permissions No. A/YL-TYST/620, 714 & 873 for exactly the same use.
3. Shop and services is Column 2 use in 'R(C)' zone which is to serve the residential neighbourhood
4. It is noted that there are a good number of residents within the 'R(C)' zone and the adjoining 'Undetermined' zone. The approval of the current planning application would encourage the phasing out of undesirable land use such as rural workshop and open storage yards in the 'R(C)' zone and it is a planning gain.
5. The proposed development is compatible with the surrounding environment.
6. Similar planning applications have been approved by the Town Planning Board in the 'Residential (Group C)' zone such as A/YL-TYST/894.
7. Minimal traffic impact
8. Insignificant noise and environmental impacts.
9. The applicant has provided trees and surface U-channel at the application site.
10. The nature, form scale and layout of the proposed development is compatible with the surrounding environment.
11. Only light goods vehicle will be accepted to access the application site.
12. No workshop activity will be carried out at the application site.
13. The proposed development is a complementary use for the 'R(C)' zone.

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

☐ RPP 註冊專業規劃師

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

18/3/2021

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1279 S.A (Part), 1298 (Part) and 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories
Site area 地盤面積	760 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 No. S/YL-TYST/13
Zoning 地帶	"Residential (Group C)" ("R(C)")
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 & Services (Grocery Store) 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		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	745 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.98 <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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	6.5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	98.03 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 1 0 0

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"/>
As-built drainage plan		
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。

Proposed Temporary Shop & Services (Grocery Store) for a Period of 3 Years
at
Lots 1279 S.A (Part), 1298 (Part) and 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories

Annex 1 Estimated Traffic Generation

- 1.1 The application site is subject to three previous planning permissions for shop use since 2012. The applicant conducted a traffic survey on 17.3.2021 (Wednesday) at the application site and the traffic survey data is shown below.
- 1.2 The actual average and peak trip generation and attraction hourly rates are shown below according to the traffic survey conducted on 17.3.2021 (Wednesday).

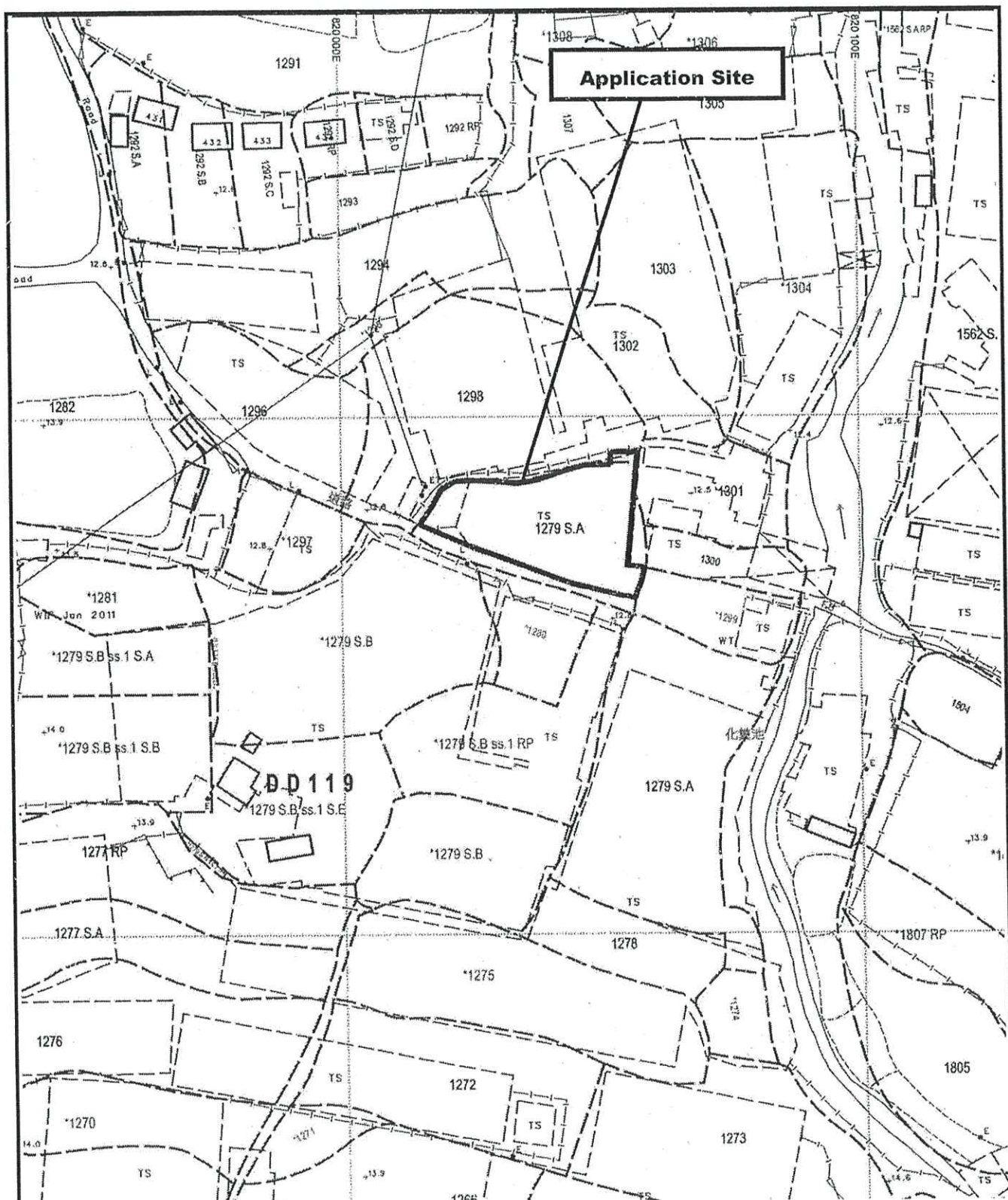
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.15	0.15	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. from Mondays and Sundays including public holidays.

Note 2: The pcu of light goods vehicle is assumed as 1.5; &

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.

- 1.3 From the above figures, it is noted that the traffic in relation to the proposed development is not significant.



Project 項目名稱:

Proposed Temporary Shop & Services
(Grocery Store) for a Period of 3 Years
at Lots 1279 S.A (Part), 1298 (Part) &
1301 (Part) in D.D. 119, Pak Sha
Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services (Grocery Store) for a Period of 3 Years at Lots 1279 S.A (Part), 1298 (Part) & 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

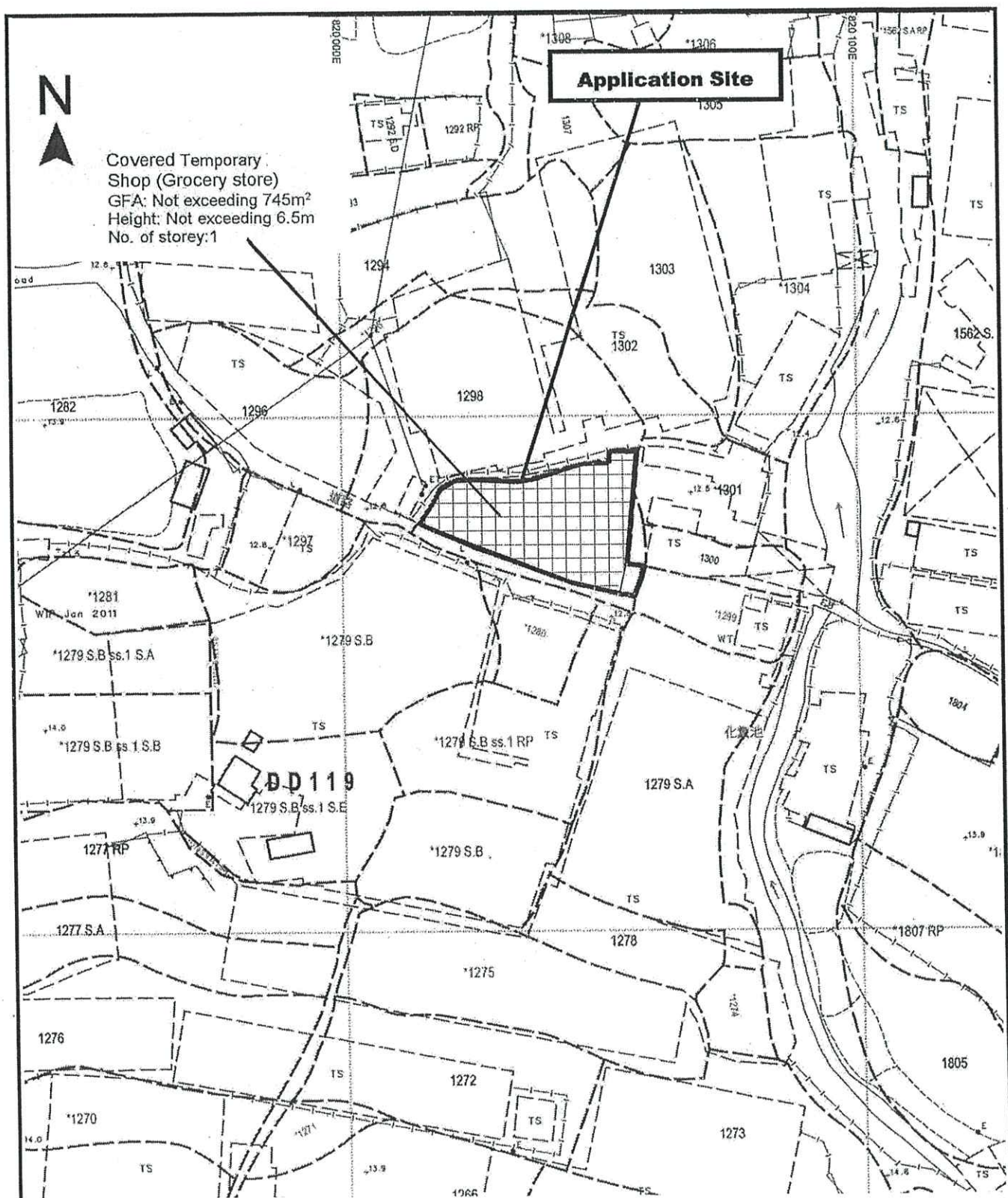
Remarks 備註:

●●● Vehicular Access Leading to Application Site from Kung Um Road

➔ Existing Pedestrian Footpath from Kung Um Road

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Shop & Services
(Grocery Store) for a Period of 3 Years
at Lots 1279 S.A (Part), 1298 (Part) &
1301 (Part) in D.D. 119, Pak Sha
Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

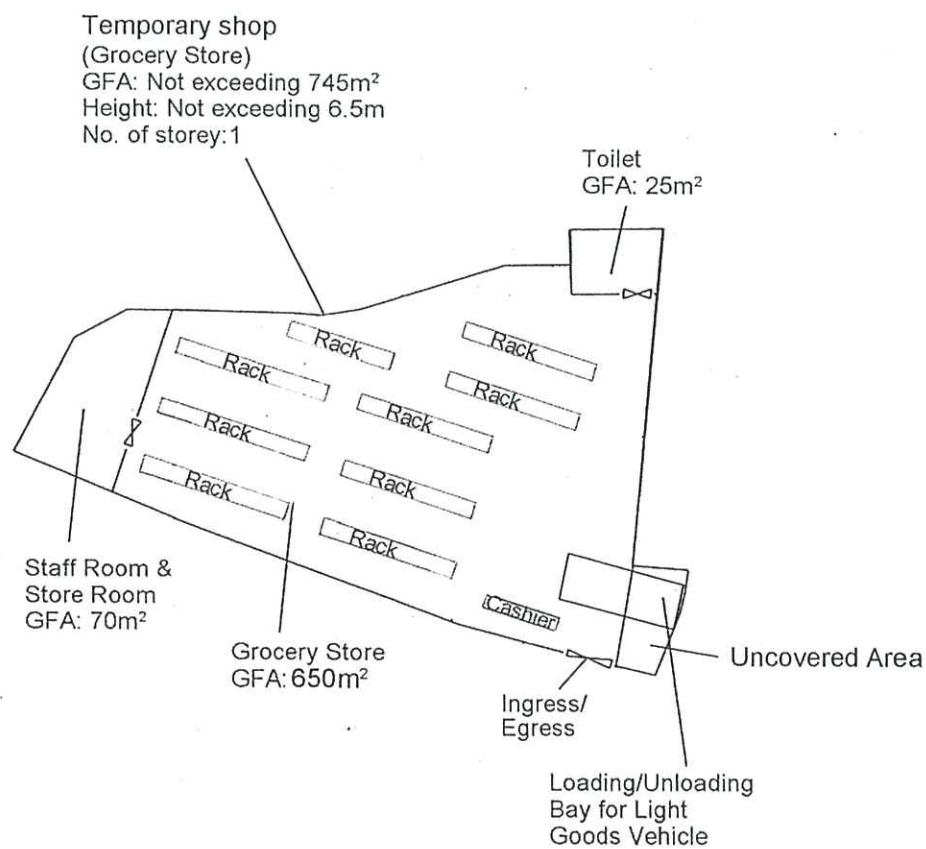
Remarks 備註:

Drawing No. 圖號:

Figure 3A

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services
(Grocery Store) for a Period of 3 Years
at Lots 1279 S.A (Part), 1298 (Part) &
1301 (Part) in D.D. 119, Pak Sha
Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Internal Layout Plan

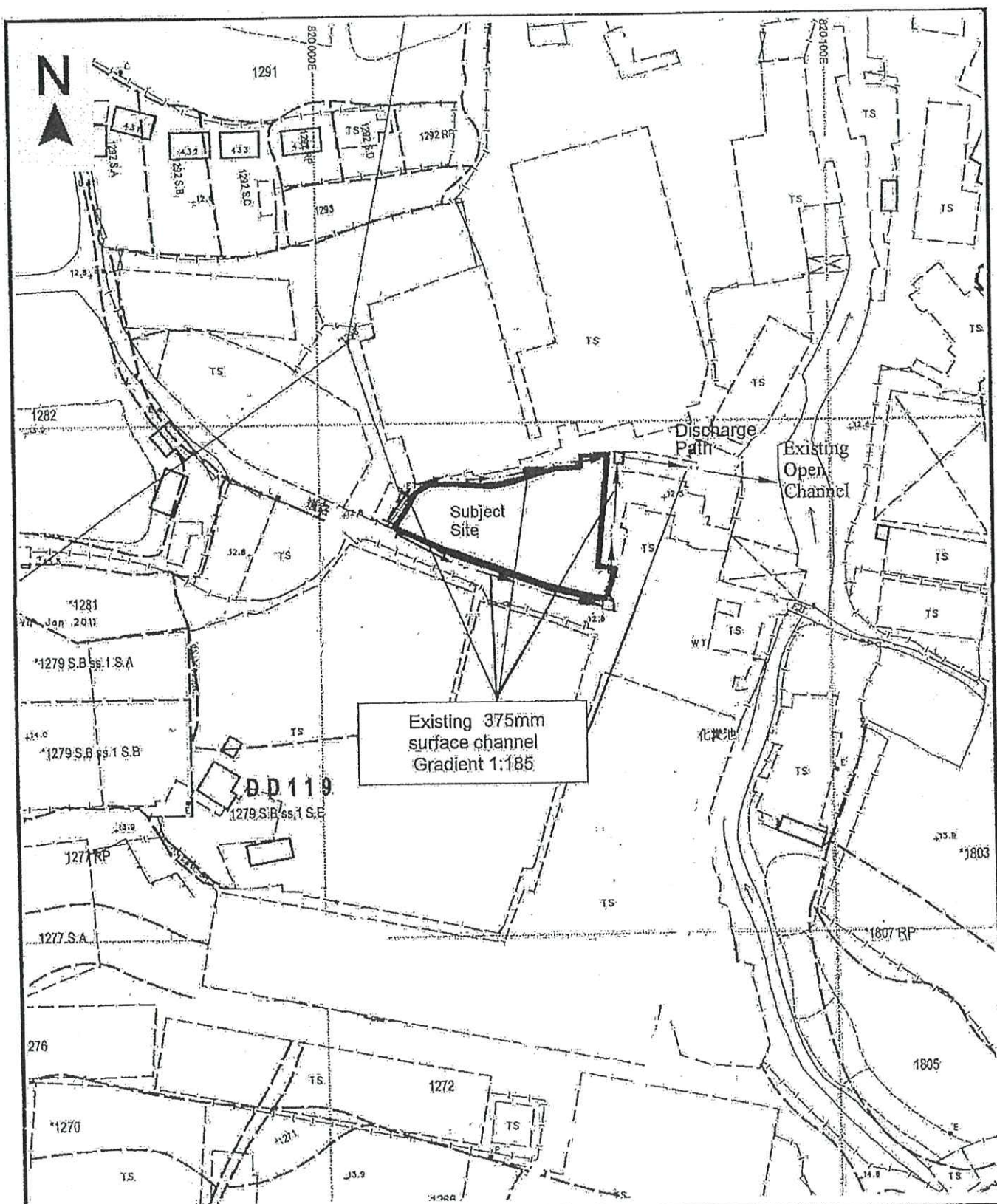
Remarks 備註:

Drawing No. 圖號:

Figure 3B

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop & Services (Grocery Store) for a Period of 3 Years at Lots 1279 S.A (Part), 1298 (Part) & 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title:

As-built Drainage Plan

Remarks 備註:

☐ Existing catchpit

\Rightarrow Flow of surface runoff

± 12.8 Level (in mPD)

Drawing No. 圖號:

Figure 4

Scale 比例:

1:1000

Total: 2 pages

Date: 5 May 2021

TPB Ref.: A/YL-TYST/1091

By Email

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

Dear Sirs,

**Proposed Temporary Shop (Grocery Store) for a Period of 3 Years at
Lots 1279 S.A(Part), 1298(Part) & 1301(Part) in D.D. 119, Pak Sha
Tsuen, Yuen Long, N.T.**

We refer to the comments of the Transport Department.

The run-in/out to the proposed development connecting to Kung Um Road is shown in the photos in the attachment.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Hilary WONG) – By Email

Photo 1



Total: 3 pages

Date: 11 May 2021

TPB Ref.: A/YL-TYST/1091

By Email

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

Dear Sirs,

**Proposed Temporary Shop (Grocery Store) for a Period of 3 Years at
Lots 1279 S.A(Part), 1298(Part) & 1301(Part) in D.D. 119, Pak Sha
Tsuen, Yuen Long, N.T.**

We are glad to submit the FSI plan for the captioned site.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
at your convenience.

Yours faithfully,

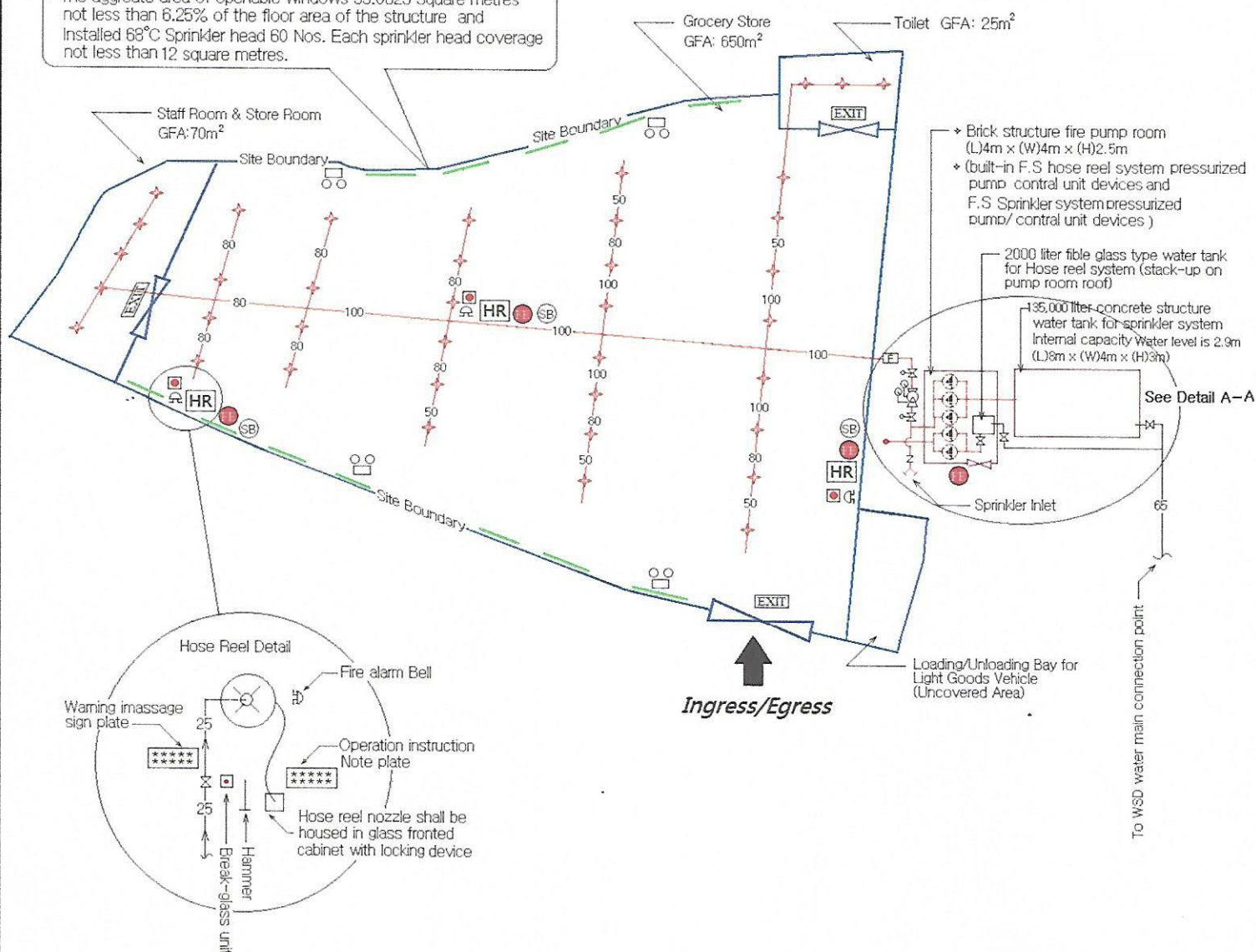


Patrick Tsui

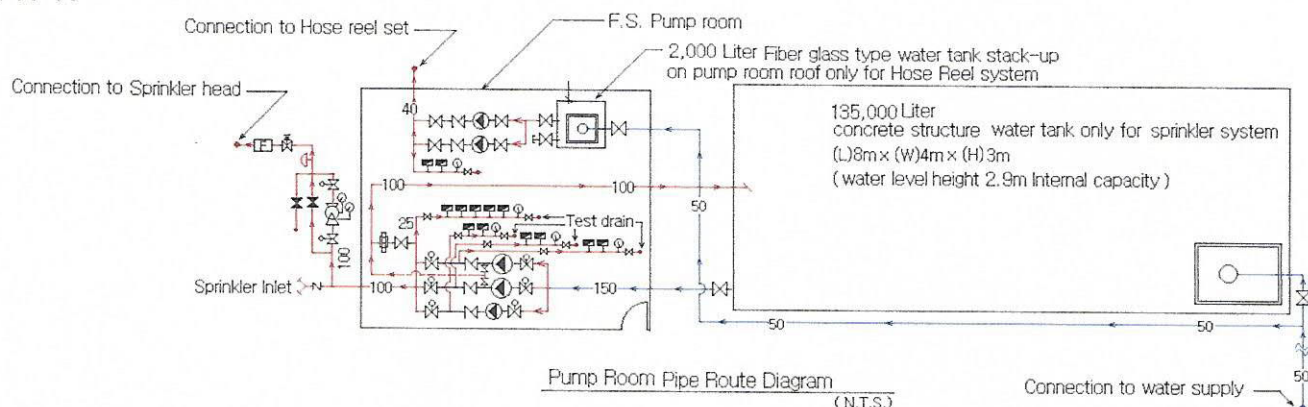
c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Hilary
WONG) – By Email

Temporary Shop (Grocery Store)

- * GFA: Not exceeding 745m²
- High: Not exceeding 6.7m²
- No of storey: 1
- * The aggregate area of openable windows 39.0625 Square metres not less than 6.25% of the floor area of the structure and installed 68°C Sprinkler head 60 Nos. Each sprinkler head coverage not less than 12 square metres.



Detail A-A



Legends :

HR Hose Reel	Emergency Light	5 kg Co ² Gas Type Fire Extinguisher	Control / Alarm valve	15 KW Sprinkler pump
Manual Fire Alarm Call Point	EXIT Exit Sign	Sand Bucket	Gate valve (normal close)	2.2 KW Jockey pump/ Hose reel pump
Fire Alarm Bell	Non Return Valve	Subsidiary valve/ Flow switch	Gate valve (with monitoring)	Sprinkle INLET
Water alarm bell	Proving pipe assembly	Flow Meter	Pressure gauge	openable windows
	Pressure switch			

Planning Application No. Lot 1279 S.A (Part), 1298 (Part) & 1301 (Part) in D.D. 119 Pak Sha Tsuen, Yuen Long, N.T. (Fire Service Installation layout Proposal)

Drawing Title : Fire Service Installation Layout Plan

Scale : 1:300

Drawing No: YT-1279/FSI

Drawing By: [Redacted]

Date : 1 March 2018

Appendix I

Planning Application No. Lot 1279 S.A (part),1298(part)&1301(part) in D.D.119

F.S. Notes:

- A. Hose Reel System to provided and installed for the structure (Container Freight Station) in accordance with the Code of practice for minimum Fire service installation and equipment 2012.
1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of not more than 30m of hose reel tubing.
 2. An modified Hose Reel system with 2000 L F.S. Water Tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. Water Tank and F.S. Pump Room are clearly marked on plans.
 3. Two fixed Fire Pump (Duty & Standby) to be provided in the Pump Room.
 4. No F.S. Inlet to provided in this area.
 5. An instruction plate shall be provided next to the Break Glass unit for operation of Hose Reel.
- B. An Automatic Sprinkler System shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2003 and FSD Circular Letter 3/2006 & 3/2012.
1. According to Clause 6.2.2 of BS EN 12845:2003, the maximum storage areas shall be 50m² for any single block for material being stored in occupancies classified as OH3.
 2. The material are stored in free-stating storage (ST1). The maximum storage height is 4m.
 3. Storage blocks should be separated by aisles no less than 2.4 wide.
 4. Storage should be confined to block not exceeding 150m² in plan area for category 1.
 5. A 135,000 L Sprinkler Water Tank to be provided as indicated on the plan. Single end water supply will be feed From Town Main.
 6. Sprinkler Control Valve set and Sprinkler Inlet to be provided at ground floor and the location as indicated on plan.
 7. Two fixed Fire Pump (Duty & Standby) and one Sprinkler Jockey to be provided for serving the structure and Located in Pump Room.
 8. All Sprinkler Pipe size should be 32mm unless specify.
 9. Unless otherwise specified. All installed Sprinkler should be pendent type and the temperature rating of Sprinkler Head 68°C
- C. Fire Alarm System shall be provided throughout the area in accordance with BS 5839-1:2002+A2:2008 And FSD Circular letter No.1/2009 & 3/2010 One actuation point and one audio warning device should be Located at each Hose Reel point . The actuation point should include facilities for Fire Pump start and audio/visual Warming device initiation.
- D. Sufficient Emergency Lighting in accordance with BS 5266 - part 1: 2011 and BS EN 1838: 2013 shall be provided throughout the entire building /structures.
- E. Sufficient directional and Exit Sign shall be provided in accordance with BS 5266 : part 1 and FSD Circular Letter 5/2008.
- F. An Conventional type Fire Alarm Panel to be provided and location inside Pump Room.
- G. Portable Fire extinguishers to be provided at locations clearly indicated on plans.
And 5 Kg CO₂ Type Fire Extinguisher shall provided for Pump Room.
- H. No Emergency Generator to be provided for serving the emergency power. Duplicated power supplies for all Fire Services installations comprising a cable connected from electricity mains directly before the main switch.
- I. No Smoke extraction system will be provided for the warehouse as the aggregate area of openable windows for the Structure is 46.19m² which is greater than the required 6.25% of the compartment,
(ie. 745m²x 6.25% = 46.19 m²)
- J. The location of the openable windows shall also be delineated on plans.
- K. When a ventilation /air conditioning control system to a Building is provided. It shell stop mechanically Induced air movement within a designated Fire compartment.
- L. The manual Fire Alarm system & Sprinkler system shall be linked to the automatic Fire Alarm and connect to Fire Service Communication Centre by direct line.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/620	Proposed Temporary Eating Place and Shop (Grocery Store) for a Period of 3 Years	23.11.2012 [revoked on 23.12.2014]	(1), (2), (4), (5), (6), (7), (8)
2	A/YL-TYST/714	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	6.2.2015 [revoked on 6.11.2016]	(1), (2), (3), (4), (5), (6), (7), (8)
3	A/YL-TYST/873	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	18.5.2018 [revoked on 18.8.2020]	(1), (2), (3), (5), (7), (8), (9), (10)

Approval Conditions:

- (1) No night-time operation between specific hours.
- (2) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to park/store on or enter/exit the site at any time.
- (3) No vehicle queuing is allowed back to the public road and no vehicle reversing onto/from the public road is allowed
- (4) Submission and/or implementation of landscape proposal.
- (5) Submission and/or implementation of drainage proposal and maintenance of the implemented drainage facilities.
- (6) Submission and implementation of fire service installations proposal.
- (7) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (8) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (9) Submission and implementation/provision of emergency vehicular access, water supply for firefighting and/or fire service installations proposal.
- (10) Submission of records of the existing drainage facilities on the site.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/525	Temporary Warehouse for Storage of Construction Materials (including Wooden Boards, Metal Goods and Ceramic Tiles) and Advertising Boards for a Period of 3 Years	18.3.2011	(1), (2), (3)

2	A/YL-TYST/586	Proposed Temporary Warehouse for Storage of Construction Materials (including Ceramic Tiles) for a Period of 2 Years	16.11.2012 on review	(1), (2), (3)
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Rejection Reasons

- (1) Not in line with the planning intention of the “R(C)” zone. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development would generate adverse environmental/traffic impact on the residential uses to the immediate east and southeast and in the vicinity of the site.
- (3) The vehicular access to the site is inadequate for the passage of heavy goods vehicles.

Similar Applications within the subject “Residential (Group C)” Zone

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1.	A/YL-TYST/577	Proposed Temporary Eating Place and Shop (Grocery Store) for a Period of 3 Years	16.3.2012 [revoked on 16.3.2013]	(2),(3), (4), (5), (6), (7), (8), (15)
2.	A/YL-TYST/737	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	3.7.2015	(2), (3), (4), (5), (6), (7), (8), (11), (13)
3.	A/YL-TYST/738	Proposed Temporary Eating Place and Shop (Grocery Store) for a Period of 3 Years	3.7.2015 [revoked on 3.4.2016]	(2),(3), (4), (5), (6), (7), (8), (15)
4.	A/YL-TYST/760	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	23.10.2015 [revoked on 23.7.2016]	(2), (3), (4), (5), (6), (7), (8), (11), (13)
5.	A/YL-TYST/774	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	8.1.2016 [revoked on 8.7.2016]	(2), (4), (5), (6), (7), (8), (11), (13), (14)
6.	A/YL-TYST/805	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	14.9.2016 [revoked on 14.3.2017]	(2), (4), (5), (6), (7), (8), (11), (13), (14)
7.	A/YL-TYST/821*	Proposed Temporary Plant Nursery and Shop and Services (Retail Shop for Plants) for a Period of 3 Years	13.1.2016 [revoked on 26.6.2017]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12)
8.	A/YL-TYST/894	Renewal of Planning Approval for Temporary “Shop (Grocery Store)” for a Period of 3 Years	1.6.2018	(2), (4), (5), (7), (11), (13), (15)
9.	A/YL-TYST/924*	Proposed Temporary Plant Nursery and Shop and Services (Retail Shop for Plants) for a Period of 3 Years	16.11.2018 [revoked on 19.4.2021]	(1), (2), (3), (4), (5), (7), (8), (9), (10), (11), (12), (13)
10.	A/YL-TYST/1087	Renewal of Planning Approval for Temporary “Shop (Grocery Store)” for a Period of 3 Years	30.4.2021	(2), (5), (7), (8), (11), (13), (14), (16)

*Straddling the adjacent “Undetermined” zone

Approval Condition(s):

- (1) No site formation and construction works are allowed within the breeding season of ardeids.
- (2) Submission and/or implementation of (accepted) landscape and/or tree preservation proposal or maintenance of existing trees and landscape plantings.
- (3) Submission of (revised) drainage proposal and implementation/provision of drainage facilities/ proposal.
- (4) Submission and implementation/provision of emergency vehicular access, water supply for firefighting and/or fire service installations proposal.
- (5) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.

- (6) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (7) No night-time operation (between specific hours).
- (8) No light, medium or heavy goods vehicles, including container tractor/trailer, is allowed to park/store on or enter/exit the site.
- (9) No workshop activities are allowed on the site.
- (10) Preservation of existing bamboos clumps.
- (11) No vehicle is allowed to queue back to or reverse onto/from public road.
- (12) Provision of boundary fencing on the site.
- (13) The implemented/existing drainage facilities shall be maintained.
- (14) Submission of records of the existing drainage facilities on the site.
- (15) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, was allowed to park/store on or enter/exit the site
- (16) Maintenance of the existing fire service installations

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/905	Proposed Temporary Shop and Wholesale of Construction Material for a Period of 3 Years	2.11.2018	(1), (2), (3)
2	A/YL-TYST/914	Proposed Temporary Eating Place and Shop and Services (Grocery Store) for a Period of 3 Years	28.12.2018 On review	(2), (4)

Rejection Reason(s):

- (1) The proposed development is not in line with the planning intention of the “R(C)” zone, which is primarily for low-rise, low-density residential developments. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The applicant fails to demonstrate that the proposed development would not generate adverse environmental or drainage impact on the surrounding areas.
- (3) Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “R(C)” zone. The cumulative effect of approving such application would result in general degradation of the rural environment of the area.
- (4) Previous planning permission for the same proposed use was revoked due to non-compliance with approval conditions. Approval of the application would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.

5-1

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

參考編號

Reference Number:

210409-170652-54492

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 17:06:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1091

「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，將引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月30日星期五 3:22
收件者: tpbpd
主旨: Re: A/YL-TYST/1091 DD 119 Pak Sha Tsuen

Dear TPB Members,

May 2018 Minutes are misleading

PlanD Two previous approvals (No. A/YL-TYST/620 and 714) for same grocery store use with/without eating place had been granted to the Site and seven similar applications had been approved in the same "R(C)" zone. Approval of the current application was in line with the Committee's previous decision. Regarding the adverse public comments, the comments of government departments and planning assessments above were relevant. **NO MENTION THAT BOTH HAD BEEN REVOKED**

NINE extensions of time were granted on 873, indicating that conditions were not fulfilled.

Members asked no questions in 2018, perhaps they should this time around.

We are in the middle of a health crisis, This is store selling foodstuffs, etc. What conditions are not being met? Are there hand washing facilities for staff, for example?

You have a responsibility to inquire into such matters.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 9, 2018 2:15:24 AM
Subject: A/YL-TYST/873 DD 119 Pak Sha Tsuen

A/YL-TYST/873
Lots 1279 S.A (Part), 1298 (Part) and 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
Site area : About 760m²
Zoning : "Res Group C"
Applied Use :Grocery Store

Dear TPB Members,

Happy New Year.

This site has a history of revocations, the most recent on 6 Nov 2016 for failure to comply with fire service installation.

However it has obviously continue in operation.

Approval would set an undesirable precedent of encouraging repeated flaunting of regulations.

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) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. warehouse use) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) 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;
- (d) 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. Lot No. 1279 S.A in D.D. 119 is covered by Short Term Waiver (STW) No. 3724 to permit structures erected thereon for the purpose of “Eating Place and Shop (Grocery Store)”. Lot No. 1298 in D.D. 119 is covered by STW No. 3599 to permit structures erected thereon for the purpose of “Temporary Warehouse for Storage of Building Materials (Ceramic Tiles)”. The STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or 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;
- (e) to note the comments of the Commissioner for Transport that the land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified with the relevant management and maintenance authorities. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (f) 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 Kung Um Road;
- (g) 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 Storage Sites” issued by the Environmental Protection Department should be followed to minimise any environmental nuisance on the surrounding areas;
- (h) to note the comments of the Director of Fire Services on the submitted fire service installations (FSIs) proposal that the scale of the plan (whether it is 1:300 on A3 or A4 size)

should be clarified. Regarding FS Notes A, the proposed use of the structure (whether grocery store or container freight station as stated) should be clarified. Regarding FS Notes B2, the “free-standing” status of ST1 should be noted. Regarding FS Notes B3, the unit for the clearance distance should be stated. FS Notes B8 and B9 should be deleted. Regarding the non-provision of smoke extraction system as stated in FS Notes I, the proposed use of the structure (whether it is a grocery store or warehouse as stated) should be clarified; the calculation for openable windows is incorrect; and the compartment volume of the structure should be clarified. Regarding FS Notes J, section drawings showing the dimensions of openable windows should be provided. Regarding FS Notes K, the typo of “shell” should be rectified. Revised FS Notes with the proposed FSIs should be submitted to his department for approval. 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; and

- (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 Houses) 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 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 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of 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 VIII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.