

此文件在 17/11/2021 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

31 MAY 2021

無條件 1/6/2021 1/2

This document is received on

The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TYST/1101 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

STP/YLW1
ATP/YLW1
TPG7
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	A14L-745T/1101
	Date Received 收到日期	31 MAY 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)

Chan Ka Seng (陳家成)

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)

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 1816 (Part) and 1820 (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 1,327 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 424 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 (OZP) No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	'Open space' ('O')
(f) Current use(s) 現時用途	Vacant site with structure (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]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
5/5/2021 (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 11/5/2021 (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 (Retail Shop for Hardware Accessories) 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	903sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	424sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	424sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	424sq.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 & 2: Retail shop (Not exceeding 5m, 1 storey), Structure 3: Toilet (Not exceeding 3m, 1 storey), Structure 4: Site office (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	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 7:00p.m. from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Tong Yan San Tsuen Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>.....</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 development is a store for selling hardware accessories. It will provide hardware accessories such as nuts, pipes and hand tools.
2. The application site subjects to two planning permissions since 2016. The applied use of the current application is about the same as the approved use of the previous planning permission since 2016.
3. The proposed development would benefit the residents in the vicinity by catering their demand for hardware accessories.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment.
6. Similar shop and services such as A/YL-MP/298 & 300 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant has provided surface U-channel and trees at the application site according to the accepted landscape and drainage proposal for the last planning permission No. A/YL-TYST/799.
8. The application site is vacant at the moment to solicit the approval of the Town Planning Board.
9. Although the zoning of the application site has been amended from 'Residential (Group B)1' to 'Open space', the application site is still being owned by private land owner so that he wishes to continue the operation of the shop at the application site. He would welcome the Government to resume his land for 'open space' use in the future.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. Shop and services use is a Column 2 use in the 'Open space' zone.
14. The last planning permission was revoked due to the failure of the submission and implementation of FSI proposal. In fact, the application site has been equipped with fire service installations and the applicant has complied with all planning permission No. A/YL-TYST/799. In view of that the applicant stays outside Hong Kong, he has failed to commission a fire service installations contractor to submit the FSI plan for him for the last planning permission No. A/YL-TYST/793. He will submit the FSI plan shortly to support his application.

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他

on behalf of 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

14/5/2021

..... (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。

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 1816 (Part) and 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
Site area 地盤面積	1327 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
Zoning 地帶	'Open space' ("O")
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 3 <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	Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) 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	424 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.32 <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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3-5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	31.95 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		1 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 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 checked="" 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 and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years

at

Lots 1816 (Part) & 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is accessible via a vehicular track leading from Tong Yan San Tsuen Road. In view of that the proposed development is target for the nearby residents and villagers, 1 loading/unloading bay of 7m x 3.5m sufficient for the parking of light goods vehicle is proposed for the proposed development. The proposed development will provide free delivery service to the clients so that the traffic generation is minimal.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

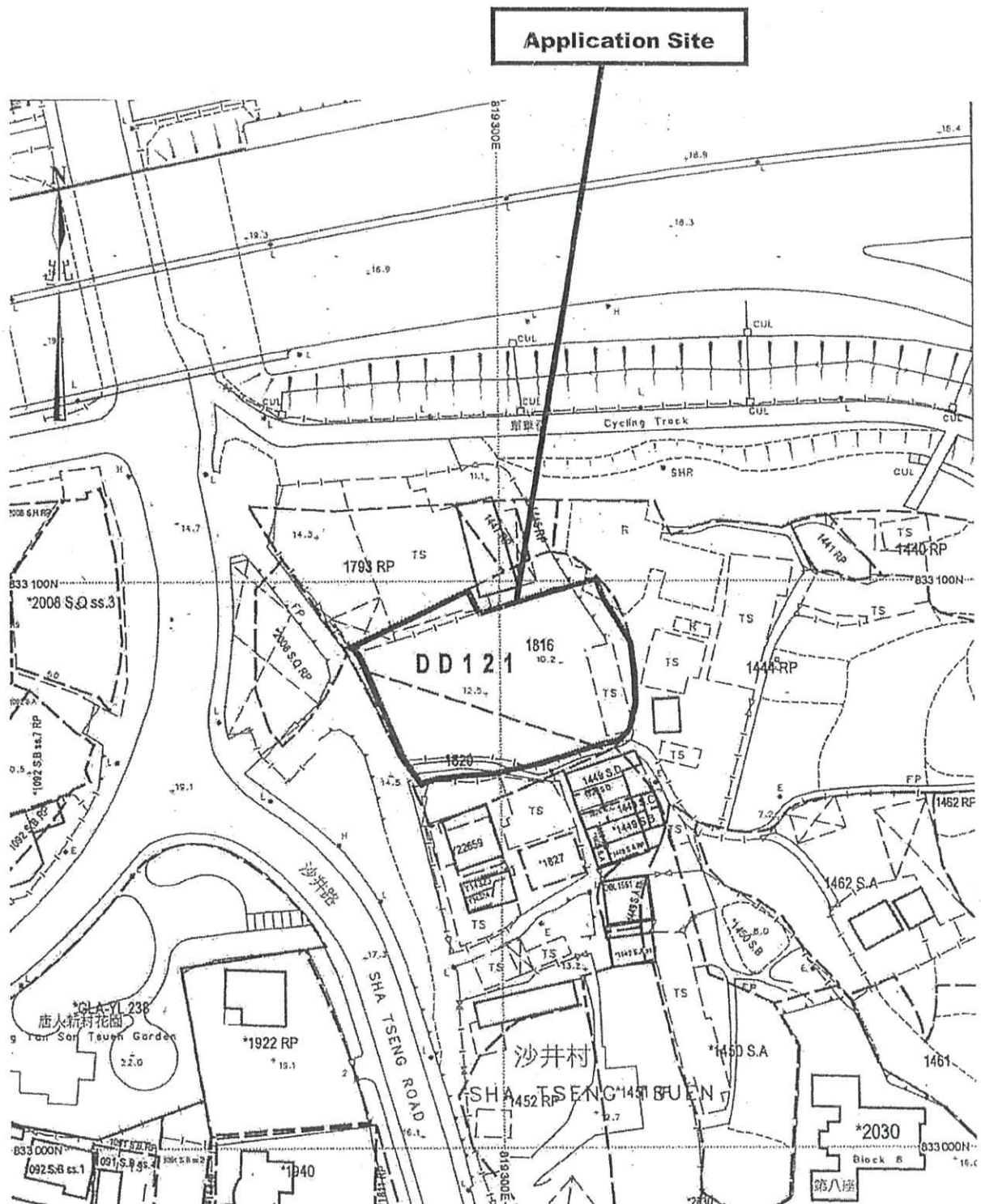
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.3	0.3	1.5	1.5

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

Note 2: The pcu of private car are taken 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 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Tong Yan San Tsuen Road, Sha Tseng Road and nearby road networks.



Project 项目名称:

Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lots 1816 (Part) & 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

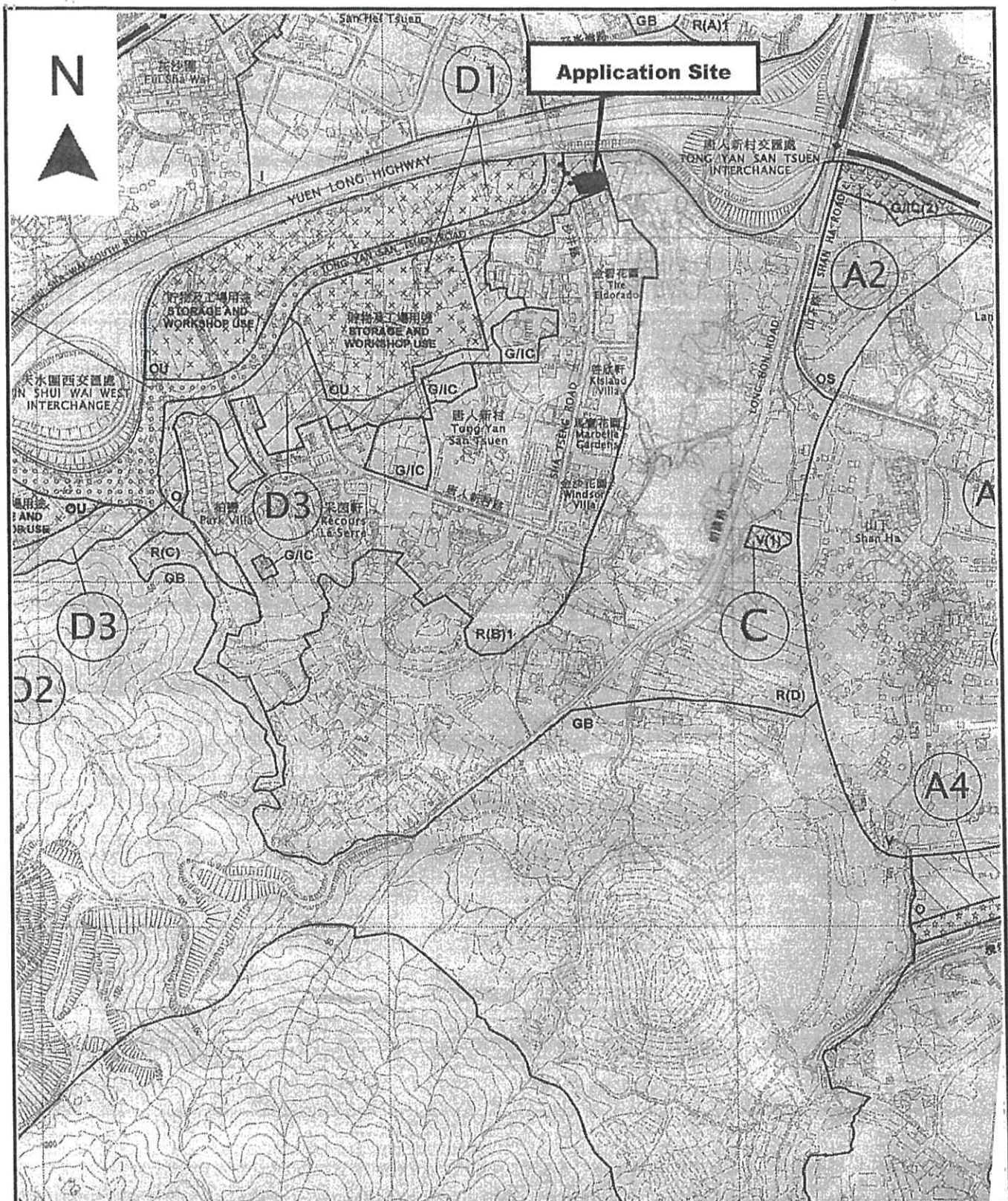
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lots 1816 (Part) & 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from Tong Yan San Tsuen Road

Scale 比例:

1:7500



Structure 2

Retail shop for hardware accessories
GFA: Not exceeding 180m²
Height: Not exceeding 5m
No. of storey: 1

Structure 1

Retail shop for hardware accessories
GFA: Not exceeding 220m²
Height: Not exceeding 5m
No. of storey: 1

8m Ingress/
Egress

1 parking space
of 5m x 2.5m for
private car

16m manoeuvring
circle

1 loading/unloading
bay of 7m x 3.5m for
light goods vehicle

Structure 3

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

Structure 4

Site office
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Shop and
Services (Retail Shop for Hardware
Accessories) for a Period of 3 Years at
Lots 1816 (Part) & 1820 (Part) in D.D.
121, Tong Yan San Tsuen, Yuen Long,
N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

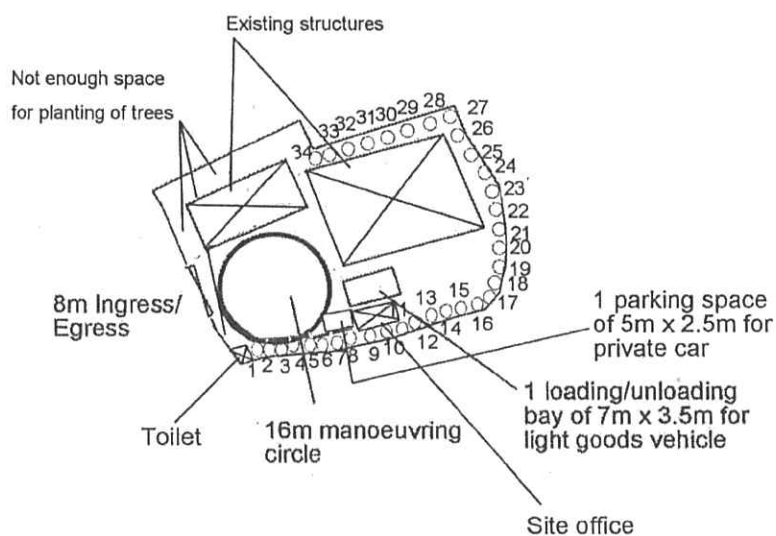
Figure 3

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
○ Existing <i>Bauhinia blakeana</i>	2.75m	3m to 4m



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lots 1816 (Part) & 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

—— Existing kerb

Scale 比例:

1:1000






hole at toe of
hoarding for
flowing of
surface runoff

Detail of as-built hoarding wall

Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lots 1816 (Part) & 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

As-built Drainage Plan

Figure 5

 backdrop manhole
 catchpit
 terminal catchpit
 Flow of surface runoff
+14.5 Level (in mPD)
 Location of site hoarding

1:1000

Date: 7 June 2021

TPB Ref.: A/YL-TYST/1101

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lots 1816 (Part) & 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

We are glad to submit the FSI proposal for the consideration of the Director of Fire Services (D of FS).

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

FIRE SERVICES NOTES:

1. FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010. ONE ACTUATING 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 WARNING DEVICE INITIATION.
2. 1 NO OF 5Kg CO2 TYPE FIRE EXTINGUISHER SHALL BE PROVIDED FOR FIRE PUMP ROOM
3. AN IMPROVISED HOSE REEL SYSTEM WITH 2000L F.S. TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING / STRUCTURE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM, FIRE HYDRANT OUTLET AND HOSE REEL SHALL BE CLEARLY MARKED ON PLANS.
4. THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
5. MANUAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED F.S PUMP ROOM.
6. PORTABLE HAND-OPERATED APPROVED APPLIANCES SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY AND CLEARLY INDICATED ON PLANS.
7. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL
8. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838
9. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
10. WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
11. NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATE POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS AND TEE OFF BEFORE THE MAIN SWITCH.

ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CQ.	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10354-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10354-FS02	PROPOSED FSI LAYOUT PLAN
EP-10354-FS03	SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

LEGEND (FOR SCHEMATIC DIAGRAM)

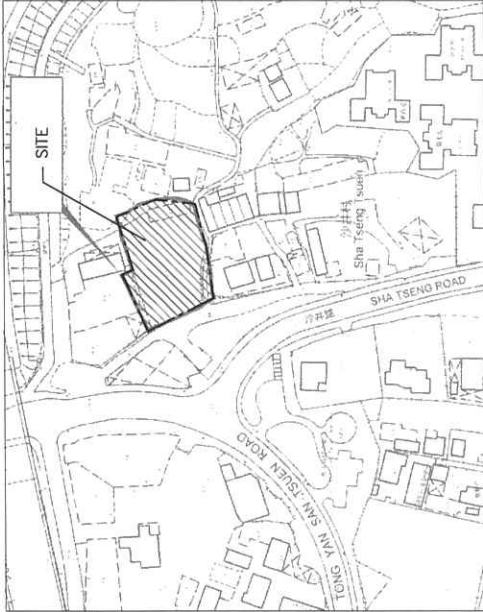
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	GATE VALVE
	NON RETURN VALVE
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	HOSE REEL PIPE
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	GATE VALVE
	NON RETURN VALVE
	BALL FLOAT VALVE
	PRESSURE SWITCH
	HOSE REEL PIPE
	CHECK METER POSITION
	4KG DRY POWDER TYPE FIRE EXTINGUISHER
	5KG CO2 TYPE FIRE EXTINGUISHER
	PUMP
	EMERGENCY LIGHTING
	EXIT SIGN
	MANUAL TYPE FIRE ALARM PANEL
	PUMP PANEL WITH WATERPROOF ENCLOSURE

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN



LOCATION PLAN (NOT TO SCALE)

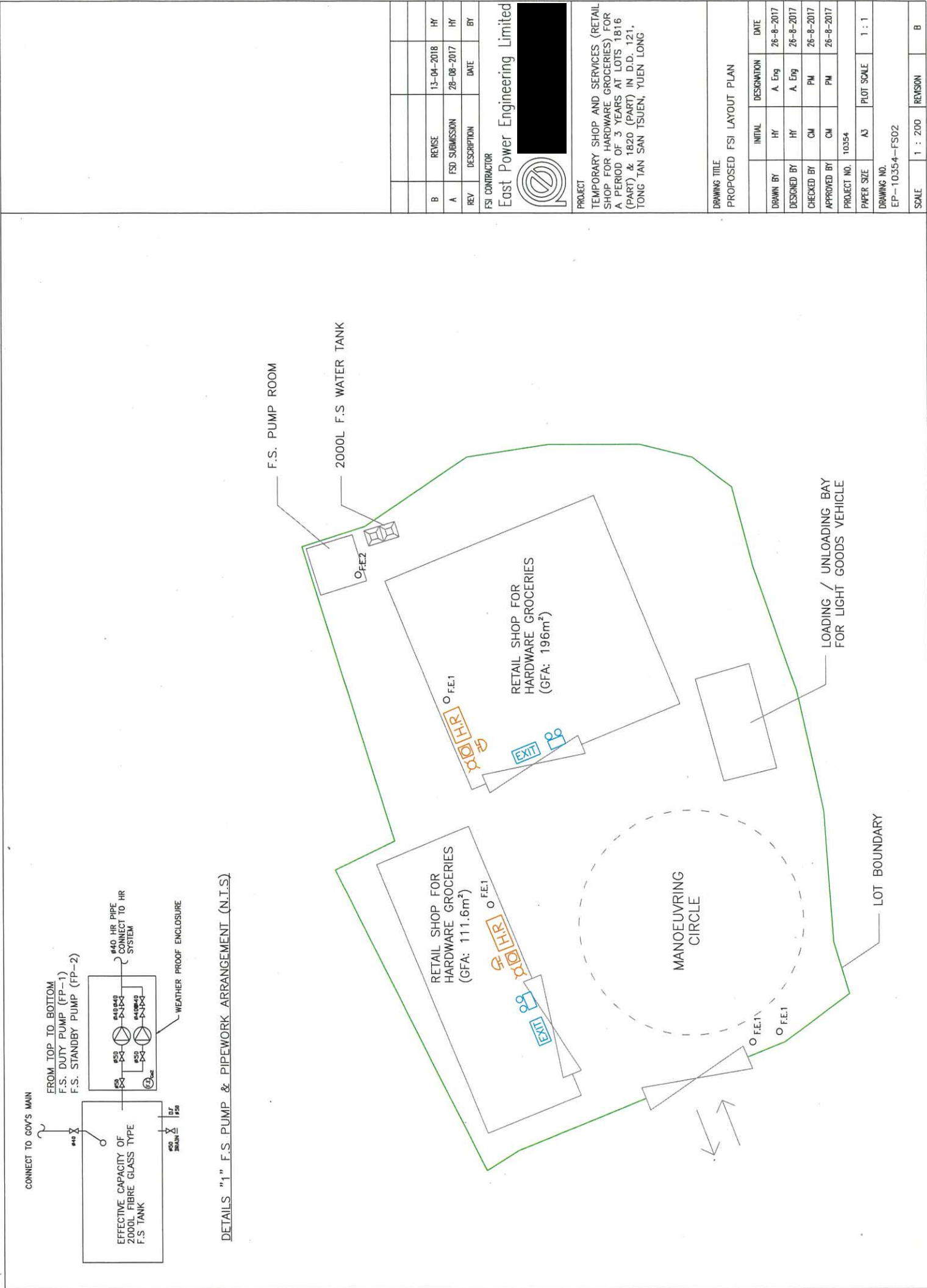
FSI CONTRACTOR
East Power Engineering Limited



PROJECT
TEMPORARY SHOP AND SERVICES (RETAIL SHOP FOR HARDWARE GROCERIES) FOR A PERIOD OF 3 YEARS AT LOTS 1816 (PART) & 1820 (PART) IN D.D. 121, TONG TAN SAN TSUEN, YUEN LONG

DRAWING TITLE
FS NOTE, LEGEND, ABBREVIATIONS, DRAWING LIST

DRAWN BY	HY	DESIGNATION	DATE
DESIGNED BY	HY	A. Eng	26-8-2017
CHECKED BY	CM	A. Eng	26-8-2017
APPROVED BY	CM	PM	26-8-2017
PROJECT NO.	10354		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10354-FS01		
SCALE	N. T. S.	REVISION	B



DETAILS "1" F.S. PUMP & PIPEWORK ARRANGEMENT (N.I.S.)

B	REUSE	13-04-2018	HY		
A	FSD SUBMISSION	28-08-2017	HY		
REV	DESCRIPTION	DATE	BY		

FSI CONTRACTOR
East Power Engineering Limited


PROJECT
TEMPORARY SHOP AND SERVICES (RETAIL SHOP FOR HARDWARE GROCERIES) FOR A PERIOD OF 3 YEARS AT LOTS 1816 (PART) & 1820 (PART) IN D.D. 121, TONG TAN SAN TSUEN, YUEN LONG

DRAWING TITLE PROPOSED FSI LAYOUT PLAN			
DRAWN BY	HY	DESIGNATION	A. Eng
DESIGNED BY	HY		A. Eng
CHECKED BY	CM		PM
APPROVED BY	CM		PM
PROJECT NO.	10354		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10354-FS02		
SCALE	1 : 200	REVISION	B

Date: 15 July 2021

TPB Ref.: A/YL-TYST/1101

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lots 1816 (Part) & 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

We write to confirm that no medium goods vehicle and heavy goods vehicle exceeding 5.5 tonnes and container trailer/tractor will access/park at the application site.

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

Yours faithfully,



Patrick Tsui

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

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/799	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	12.8.2016	(1), (2), (3), (4), (5), (6), (7), (8), 9), (10)
2	A/YL-TYST/973	Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years	16.8.2019 [revoked on 16.2.2021]	(1), (2), (5), (6), (8), (9), (11), (12), (13)

Approval Condition(s):

- (1) No night-time operation during specific hours is allowed on the Site.
- (2) No medium and heavy goods vehicles as defined in the Road Traffic Ordinance and tractors/trailers are allowed for the operation of the Site.
- (3) Submission and implementation of landscape proposal.
- (4) Submission and implementation of drainage proposal.
- (5) Submission and/or implementation of (accepted) fire service installations proposal.
- (6) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (7) Reinstatement of the Site to an amenity area upon expiry of the planning permission.
- (8) No vehicle queuing and/or reversing of vehicles into or out from the Site/public road are allowed.
- (9) Maintenance of the existing drainage facilities implemented on the Site.
- (10) Provision of boundary fence on the Site.
- (11) No open storage and workshop activities is allowed on the Site.
- (12) Maintenance of all existing trees on the Site.
- (13) Submission of a condition record of the existing drainage facilities.

Note: All the application sites were zoned “Residential (Group B)1” on previous versions of the OZPs at the time of consideration by the Committee.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejected reason(s)</u>
1	A/YL-TYST/421	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.4.2009	(1), (2)

Rejected reason(s):

- (1) The continuous occupation of the Site for open storage use was not in line with the planning intention of the "Residential (Group B)1" zone which was primarily for sub-urban medium-density residential developments in rural areas. There were no exceptional circumstances to justify approval and a departure from the planning intention, even on a temporary basis
- (2) The development did not comply with the TPB PG-No. 13E in that the development was not compatible with the nearby residential uses of Tong Yan San Tsuen, not in line with the intention of the Category 4 areas which was to encourage the phasing out of the non-conforming uses, and there was adverse departmental comment on the application.

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:

210608-145433-91165

提交限期

Deadline for submission:

29/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 14:54:33

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TYST/1101

「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，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

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

RECEIVED

22 JUN 2021

Town Planning
Board

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/1101

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

關於此一申請, 我有以下意見, 並與予反對。
 該申請人過去曾在該發展地點, 營運五金、物流, 由於其後遷
 後, 交通頻繁, 使整個區的環境(平穩)皆破壞。有如
 在民區中建立工業中心。
 2. 申請人的守法意識甚差, 曾得城規會批准經營五金
 雜貨, 但因違規被投訴而撤銷。
 3. 唐人新村片算是之區, 十分適宜地方, 若設置此類型
 工商業, 必定做成滋擾村民。同時, 亦極有可能不遵守營運
 時間, 因是以往有此劣行。——營運至深夜。

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

簽署 Signature

日期 Date

22.6.2021

07-JUN-2021 15:55 FROM TM&YLW/DPD

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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有關的規劃申請編號 The application no. to which the comment relates
A/YL-TYST/1101

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對有關規劃申請，原因如下：

- ① 在休憩用地改作商業用途極不恰當，尤其物流倉的服務行業。
- ② 無就車輛及行人的交通影響提交報告。
- ③ 無就環境評估提供報告，過去幾年用作物流倉，因深宵落貨聲音巨大，令村民夜中驚醒，影響村民睡眠質素。
- ④ 場內無設掉頭設備，每天早上七時已起，唯一出村的小路塞滿。
- ⑤ 規劃申請的綠化由 existing Bauhinia blakeana 郊區局縮減。

「提意見人」姓名/名稱 Name of person/company making this comment 林如棟簽署 Signature ben日期 Date 29.06.2021

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

參考編號

Reference Number:

210626-230256-89819

提交限期

Deadline for submission:

29/06/2021

提交日期及時間

Date and time of submission:

26/06/2021 23:02:56

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1101

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林浩正

意見詳情

Details of the Comment :

本人為居住在規劃地點附近的居民，現反對規劃申請（申請編號：A/YL-TYST/1101），原因如下：

1. 規劃申請後會製造大量垃圾，影響衛生

該地點附近欠缺有規劃的垃圾站，最近的大型垃圾區經常出現非法傾倒垃圾的情況，如再增加商店於該區，將會製造更多垃圾，如商店不能有效處理所產生的廢物，胡亂棄置垃圾，會嚴重影響附近居民的生活質素，令村內衛生變差。

2. 該地點的道路狹窄，影響居民出入

該地點只有一個車輛出入口，只能容納一架車輛使用，並且是人車共用，該車輛會佔用整條道路，而該規劃地點附近已有其他商店，並且有車輛出入，會造成對頭車的情況，而且沒有足夠位置調頭或讓車。如該地點規劃成商店及服務行業，將會嚴重阻塞行人及附近居民使用該道路，或導致人車爭路，將影響使用道路人士的安全。

3. 商店會製造不必要的噪音，影響村民生活

不論是重型車輛出入或是商店經營時，都會製造一定噪音，例如落貨，汽車引擎聲。該規劃地點與鄰近的居所只有不足3米距離，而商店只有普通的鐵皮作隔音，所製造的噪音必定會影響鄰近居民，令居民飽受噪音困擾。

以上為本人對該地點進行規劃申請的意見，希望能正視附近居民的生活環境。本人對是次規劃表示強烈反對，希望能接納本人的意見。

林浩正先生

一名居住於附近的居民

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



反對規劃申請（申請編號：A/YL-TYST/1101）

26/06/2021 12:14

From:

To: tpbpd@pland.gov.hk

FileRef:

3 attachments



相片 25-4-2019 下午3 18 33.jpg 相片 25-4-2019 下午3 18 32.jpg 相片 25-4-2019 下午3 18 33 (1).jpg

本人為居住在規劃地點附近的居民，現反對規劃申請（申請編號：A/YL-TYST/1101），原因如下：

1. 規劃申請後會製造大量垃圾，影響衛生

該地點附近欠缺有規劃的垃圾站，最近的大型垃圾區經常出現非法傾倒垃圾的情況，如再增加商店於該區，將會製造更多垃圾，如商店不能有效處理所產生的廢物，胡亂棄置垃圾，會嚴重影響附近居民的生活質素，令村內衛生變差。

2. 該地點的道路狹窄，影響居民出入

該地點只有一個車輛出入口，只能容納一架車輛使用，並且是人車共用，該車輛會佔用整條道路，而該規劃地點附近已有其他商店，並且有車輛出入，會造成對頭車的情況，而且沒有足夠位置調頭或讓車。如該地點規劃成商店及服務行業，將會嚴重阻塞行人及附近居民使用該道路，或導致人車爭路，將影響使用道路人士的安全。

3. 商店會製造不必要的噪音，影響村民生活

不論是重型車輛出入或是商店經營時，都會製造一定噪音，例如落貨，汽車引擎聲。該規劃地點與鄰近的居所只有不足3米距離，而商店只有普通的鐵皮作隔音，所製造的噪音必定會影響鄰近居民，令居民飽受噪音困擾。

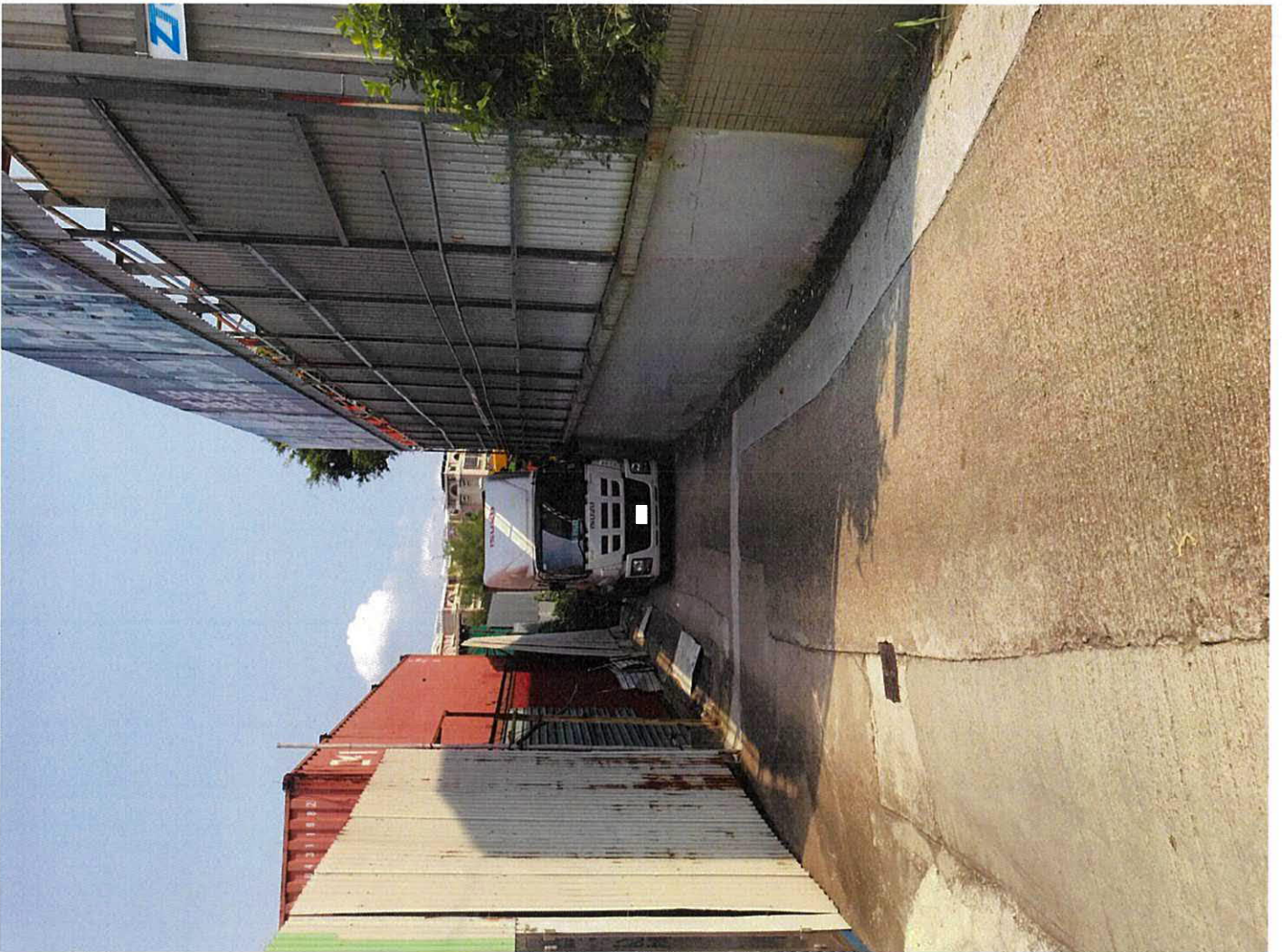
以上為本人對該地點進行規劃申請的意見，希望能正視附近居民的生活環境。本人對是次規劃表示強烈反對，希望能接納本人的意見。

林浩正先生

一名居住於附近的居民







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/1101

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人為居住在規劃地點附近沙井村的居民，現反對規劃申請（申請編號：A/YL-TYST/1101），原因如下：

1. 規劃不恰當 - 首先休憩用地，不宜用作商業用途。
2. 前往該地點的道路狹窄，影響村民及村民車輛出入 - 該地點只有一個車輛出入口，小路只能容納一架車輛進出，並且是人車共用，該車輛會佔用整條道路。如該地點規劃成商店及服務行業，將會嚴重阻塞行人及附近村民使用該道路，或導致人車爭路，將影響行人的安全。
3. 商店會製造不必要的噪音，影響村民生活 - 該規劃地點與鄰近的居所只有不足 3 米距離，而上址在過往三年亦是用作物流倉，貨倉營業時間由早上 7 時至凌晨兩、三點，會造成一定噪音，例如深夜落貨，汽車引擎聲及開關尾板的巨響，令村民在夢中驚醒，影響村民睡眠質素。
4. 規劃申請後會製造大量垃圾，影響衛生 - 經營商店後，將有大型垃圾出現，而大型垃圾區亦經常出現非法傾倒垃圾的情況，會嚴重影響附近居民的生活質素，令村內衛生變差。

以上為本人對該地點進行規劃申請的意見，希望能正視附近居民的生活環境。本人對是次規劃表示強烈反對，希望能接納本人的意見。

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

林偉強

簽署 Signature

林偉強

日期 Date

27.06.2021

就規劃申請提出意見

Comments on Planning Application

請勿填寫此欄 For Official Use Only	申請編號 Application No.	A/YL-TYST/1101
	收到日期 Date Received	

重要提示：意見必須於指定的法定期限屆滿前向城市規劃委員會(委員會)提出。

Important Note: The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period.

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

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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/1101

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

1. 太接近民居，影響空氣及環境質數。
2. 交通流量大增，路段不敷應用。
3. 儲存大量的貨物，容易發生火警。
4. 有異味產生，影響身體。
5. 環境污染，空氣污染。
6. 噪音產生，破壞周邊寧靜的居住環境。
7. 破壞居民現行的生活條件。

其他 特別是唐人新村路高速公路橋底，於上午及中午時份，每天經常兩邊都停泊了大型貨車、貨櫃車及田螺車，只剩下中間有限的位置通道以應付來往的車輛，可謂危險重重，希望貴署能夠正視上述的問題。

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

吳永芳

簽署 Signature

吳永芳

日期 Date

28/06/2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-TYST/1101 DD 121 Tong Yan San Tsuen OS
28/06/2021 03:21

From:

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

FileRef:

Dear TPB Members,

In the most recent OZP, the lot has been zoned as OS to serve the planned public and private housing estates.

The applicant has filed to fulfill the Fire conditions.

TPB can play its part in freeing up brownfield sites for planned redevelopments by terminating the auto rollover of approval for brownfield operations on sites planned for redevelopment.

Mary Mulvihill

From:

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

Sent: Thursday, July 18, 2019 2:31:16 AM

Subject: A/YL-TYST/973 DD 121 Tong Yan San Tsuen

Dear TPB Members,

Roll over time. Three years have passed, we are still told there is 'no land for housing'

12 Aug 2016: PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Although **the use of the area was now being reviewed under the Planning and Engineering Study for Housing Sites in Yuen Long South, the study had yet to be completed.**

Surely the study should be completed by now????

Members must question why no progress is being made with regard to the development of appropriately zoned res sites, close to large estates, with infrastructure in place.

CE has promised a more proactive government. It is your duty to push the buttons.

Mary Mulvihill

From:

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

Sent: Monday, July 18, 2016 1:27:23 AM

Subject: A/YL-TYST/799 Tong Yan San Tsuen

A/YL-TYST/799

Lots 1816 (Part) and 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long,
Site area : About 1,327m²

Zoning : "Res (Group B) 1"

Applied Development : Retail Shop for Hardware Groceries

Dear TPB Members,

Knock, knock, Paul Chan, another site that could be used for housing.

This site is zoned Res B. Planning Intention is for medium density residential development.

There are dozens of applications to build houses on Green Belt and Agriculture land. Why then is this site not being used for its stated purpose, it is large enough for to accommodate a medium size development with dozens of units.

TPB should question Development Bureau representatives as to why so many Res sites are not being used to boost housing. Members of the public could be forgiven for wondering if failure to ensure such sites are developed for their zoning purpose are not part of a master plan to propagate the myth that there is no land for housing in order to justify trashing GB and Agriculture land.

The application is for a retail store that can be accommodated on the lower floors of residential blocks or, more appropriately in a shopping mall.

Approval of this application will set a bad precedent of allowing other use of land zoned residential while there is such strong demand for the same. TPB should encourage residential development by rejecting this and similar plans.

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) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises New Grant Lots. Lot No. 1816 in D.D 121 is held under Tai Po New Grant No. 5897 for agricultural purposes. Lot No. 1820 in D.D 121 is held under Tai Po New Grant No. 6894 for orchard use. Lot Nos. 1816 and 1820 in D.D. 121 are covered by Short Term Waiver (STW) No. 4897 to permit structures erected thereon for the purpose of ‘Temporary Shop and Services (Retail Shop for Hardware Groceries)’. The STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate. 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 access road/path/track leading to the Site from Tong Yan San Tsuen Road should be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track should 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 is 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 nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Road;
- (e) to note the comments of the Director of Environmental Protection that relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (f) to note the comments of the Director of Fire Services that the installation/ maintenance/ modification/ repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (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 approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washrooms 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 at building plan submission stage;

- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains within the Site, a waterworks reserve within 1.5m from the centreline of the aforementioned water mains shall be provided to her department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of her department and her contractor to carry out construction, inspection, operation maintenance and repair works. No trees and shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the subject water main. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department that 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 authorisation on land resumption and Finance Committee’s funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. Extension of the planning permission may not be supported in future and no substantial works shall be carried out in view of the planned YLS development – Stage 2 Phase 2.