

This document is received on 20 SEP 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
A/YL-TYST/1119 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-745T/1119
	Date Received 收到日期	20 SEP 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)

LAW Chun Chung 羅振忠

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)

Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 1375 R.P. (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(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 138 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 193 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	12 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)"1
(f) Current use(s) 現時用途	Temporary Retail Shop for Hardware Groceries (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
06/09/2021 (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 06/09/2021 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

"Temporary Retail Shop for Hardware Groceries" for a Period of 5 Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積193..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率1.399..... ☒ About 約
- Proposed site coverage 擬議上蓋面積90.6..... % ☒ About 約
- Proposed no. of blocks 擬議座數1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數2..... storeys 層
☐ include 包括.....storeys of basements 層地庫
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
.....5.0..... m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

.....sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☒ shop and services 商店及服務行業

..... 193 sq. m 平方米

☒ About 約☐ Government, institution or community facilities

政府、機構或社區設施

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

.....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
..... 1	G/F: Retail Shop for Hardware Groceries (2.5m high)
.....	Covered Raised Platform (2.5m high)
.....	Covered Cockloft (2.5m high)
.....
.....

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

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

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

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

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

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

Existing structures on site

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <div style="text-align: center;">Tong Yan San Tsuen Road</div> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ 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) _____ _____ _____

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

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

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> </tbody> </table> <hr/> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

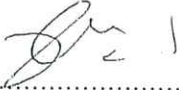
Please refer to Appendix 1 for details.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

LAU TAK, FRANCIS

DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

RPP No. 306

☒ RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS(GP)



on behalf of
代表

GOLDRICH PLANNERS & SURVEYORS LTD.

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

Date 日期

06/09/2021

(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。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means --

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 1375 R.P. (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long		
Site area 地盤面積	138	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	12	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
Zoning 地帶	"Residential (Group B)" ¹		
Applied use/ development 申請用途/發展	"Temporary Retail Shop for Hardware Groceries" for a Period of 5 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	193 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.399 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5.0	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		90.6 %	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米	<input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____	
	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) _____	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<u>Location and Outline Zoning Plan (Plan 1), Site Plan (Plan 2), Drainage Proposal (Plan 4), Fire Service Installation Proposal (Plan5)</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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。

Executive Summary

1. The application site (the site) is in Lot No. 1375 R.P. (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The proposed use is “Temporary Retail Shop for Hardware Groceries Use” for a Period of 5 Years.
3. The site area is about 138m², including government land of about 12 m².
4. The site falls within the “Residential (Group B)1” zone under the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14. “Shop and Services” is a Column 2 use under the OZP.
5. A two-storey structure (5m) with a total floor area of about 193m² is proposed on the site for retail shop use.
6. The applied use satisfies local residents’ needs for hardware groceries.
7. Operation hours are 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
8. 11 previous applications of the same proposed use were approved for a total of 18 years.

行政摘要

1. 申請地點位於新界元朗唐人新村丈量約份第 121 約地段第 1375 號餘段(部份)及毗鄰政府土地。
2. 申請人擬議於申請地點作「臨時五金雜貨零售店」用途 (為期 5 年)。
3. 申請面積為大約 138 平方米，包括約 12 平方米政府土地。
4. 申請地段位於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 下的「住宅(乙類)1」地帶。「商店及服務行業」屬第二欄用途。
5. 申請地點擬議提供 1 個兩層高 5 米的構築物 (總樓面面積約為 193 平方米) 作臨時零售店用途。
6. 申請用途可以滿足當地人士對五金雜貨的需求。
7. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
8. 先前共有 11 個相同擬議用途的規劃申請，批准年數共為 18 年。

Justifications

Lot 1375 R. P. (Part) in D. D. 121 and adjoining Government Land Tong Yan San Tsuen, Yuen Long, New Territories

1. The Applied Use

The proposed use is “Temporary Retail Shop for Hardware Groceries” for a Period of 5 Years.

2. Application Background

The application site is the subject of the previously approved application no. A/YL-TYST/929 for the same use approved by the RNTPC (Rural New Town Planning Committee).

The previous planning approval was revoked on 19.5.2021 as the applicant had failed to comply with conditions (k) on the implementation of the accepted fire service installations proposal satisfactorily. He was unable to apply for an independent water metre and electricity metre within the time limit.

The applicant would like to seek approval from Town Planning Board for the same proposed use on the application site.

3. Location

The application site (the site) is on Lot No. 1375 R. P. (Part) in D. D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long. The site is accessible via Tong Yan San Tsuen Road.

4. Site Area

The site area is about 138 m², including government land of about 12 m².

5. Town Planning Zoning

The application site falls within the “Residential (Group B)1” (“R(B)1”) zone under the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.

The “Residential (Group B)” zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

“Shop and Services” is a Column 2 use under the OZP.

6. Development Parameters

All development parameters remain the same as the previous approval (A/YL-TYST/929).

One two-storey structure is proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

	Floor Area	Height
Ground Floor	70m ²	2.5m
Cockloft Floor	68m ²	<u>2.5m</u>
Covered raised platform	<u>55 m²</u>	
Total	<u>193m²</u>	<u>5m</u>

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

There is no parking and/or loading/unloading space provided within the site. A 5.3 tonnes heavy goods vehicle is used for delivery of materials. No heavy goods vehicle is used for the proposed use.

It is anticipated that the loading/unloading activities is limited to less than 15 minutes once a day and the traffic impact to Tong Yan San Tsuen Road should be minimal. No loading/unloading activities will be carried out along Ma Fung Ling Road.

7. Previous Planning Approval

The proposed use has been approved since 2003 under 11 planning approvals for a total of 18 years as shown below:

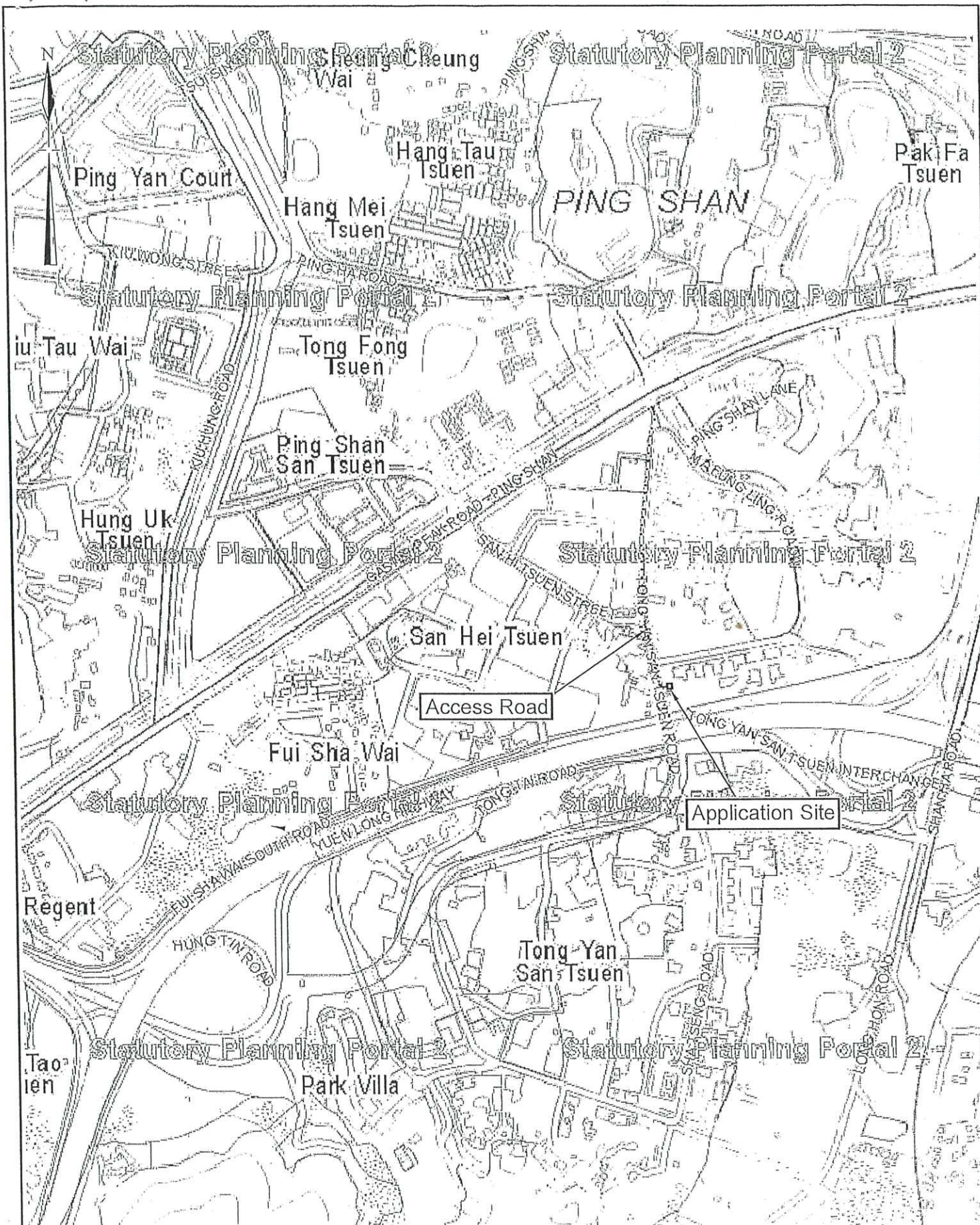
	Application No.	Proposed Use	Date of Approval	Period of Approval
1	A/YL-TYST/197	Proposed temporary retail shop for hardware groceries	25.4.2003	3 Years
2	A/YL-TYST/311	Renewal of planning approval for temporary retail shop for hardware groceries	7.4.2006 (Revoked on 7.7.2006)	1 Year
3	A/YL-TYST/371	Temporary retail shop for hardware groceries	4.1.2008 (Revoked on 4.10.2008)	1 Year

4	A/YL-TYST/449	Temporary retail shop for hardware groceries	18.12.2009	1 Year
5	A/YL-TYST/496	Renewal of planning approval for temporary retail shop for hardware groceries	12.11.2010	1 Year
6	A/YL-TYST/558	Renewal of planning approval for temporary retail shop for hardware groceries	16.12.2011	1 Year
7	A/YL-TYST/621	Renewal of planning approval for temporary retail shop for hardware groceries	7.12.2012	1 Year
8	A/YL-TYST/653	Renewal of planning approval for temporary retail shop for hardware groceries	13.12.2013	1 Year
9	A/YL-TYST/700	Renewal of planning approval for temporary retail shop for hardware groceries	14.11.2014	1 Year
10	A/YL-TYST/772	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	18.12.2015	3 Years
11	A/YL-TYST/929	Renewal of Planning Approval for Temporary "Retail Shop for Hardware Groceries" for a Period of 3 Years	7.12.2018 (Revoked on 19.5.2021)	3 Years

8. Planning Gain

The proposed use satisfies the needs of local residents for hardware groceries. Nearby residents do not have to travel to Yuen Long Town to obtain such services. The shop can save time and travelling trips of the residents.

-End-



Extracted from Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Not to scale

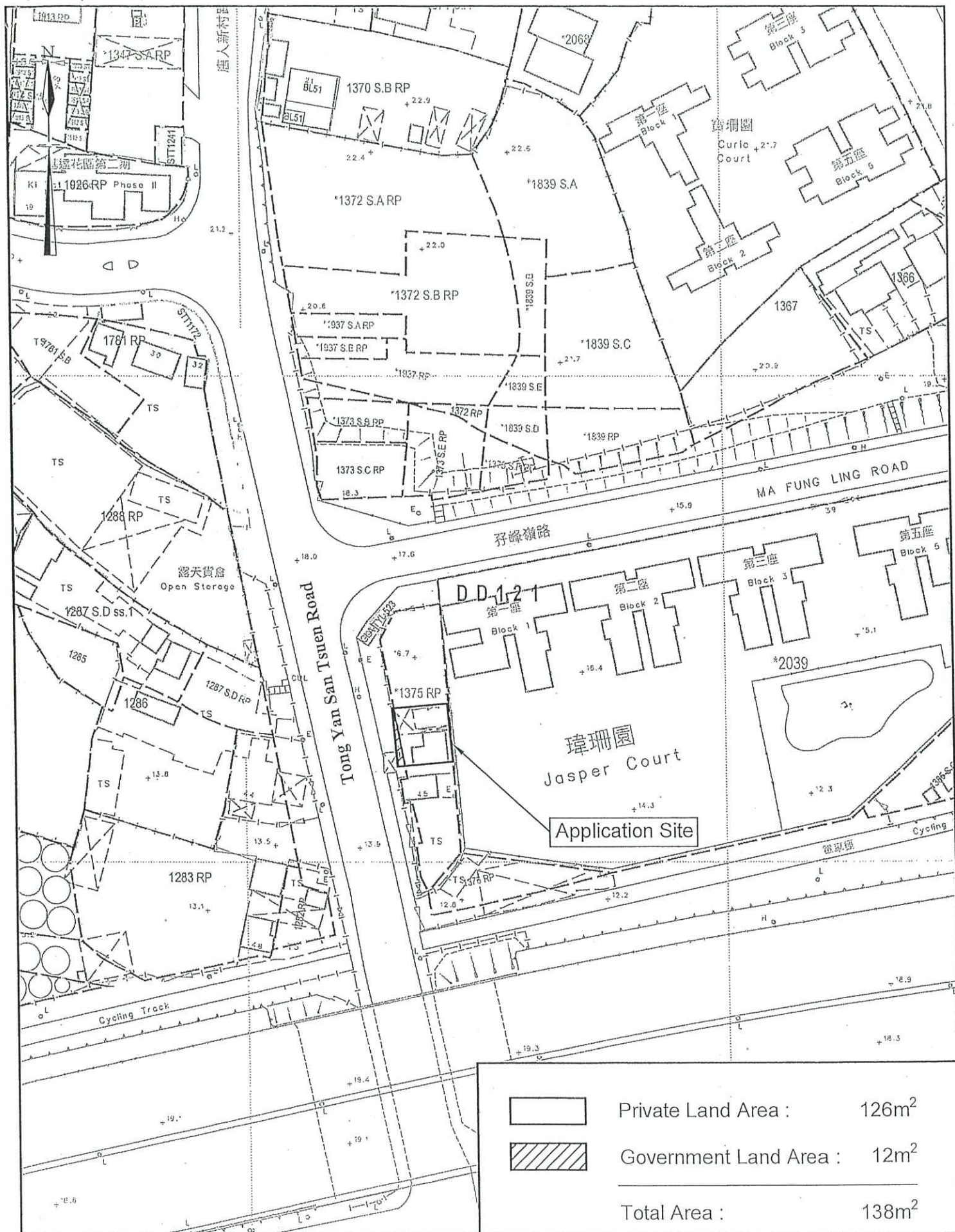
Location Plan and Outline Zoning Plan

**Goldrich Planners &
Surveyors Ltd.**

September 2021

Lot 1375 R.P. (part) in D.D. 121 and
Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories

**Plan 1
(A 7053)**



1 : 1000

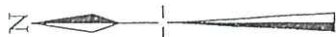
September 2021

Site Plan

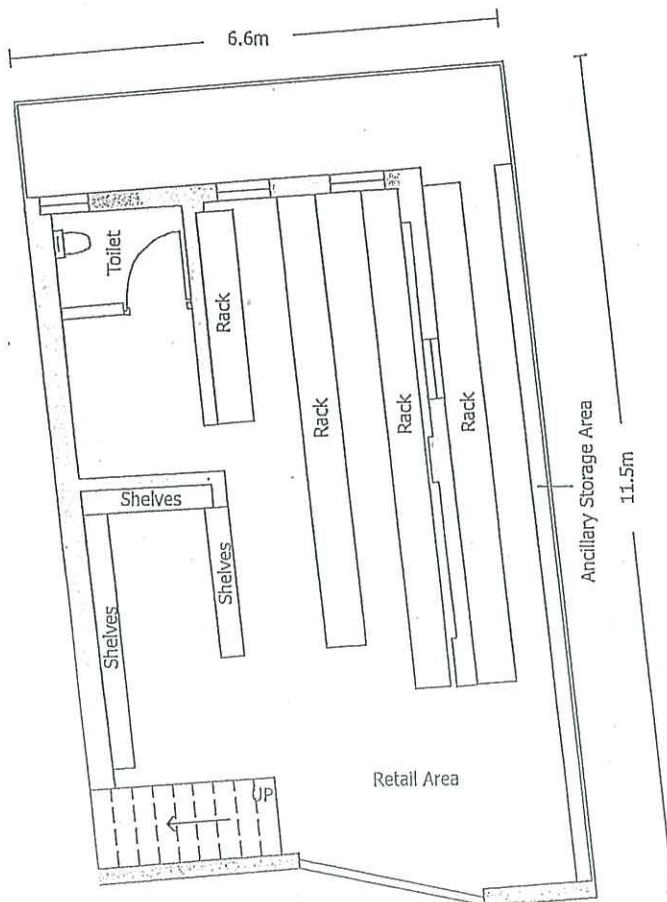
Lot 1375 R.P. (part) in D.D. 121 and
Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

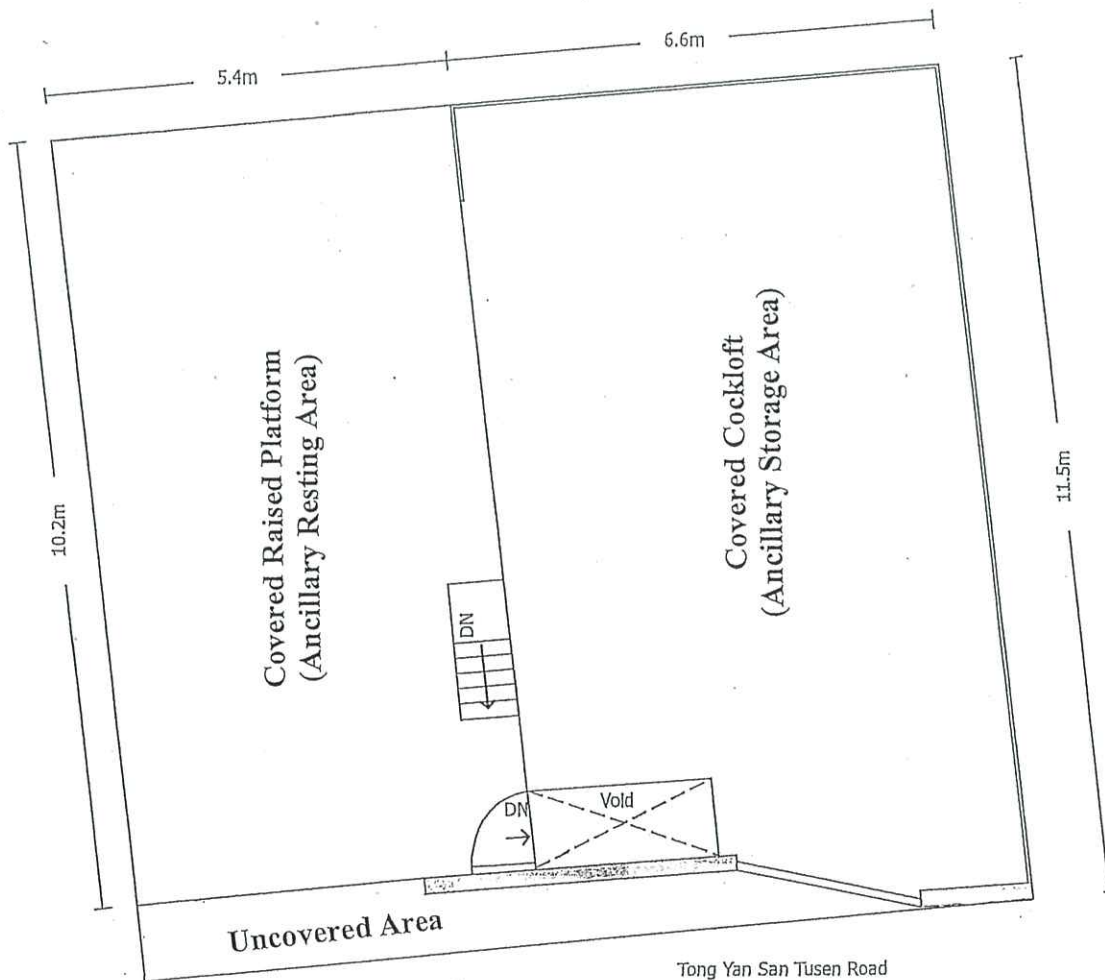
Plan 2
(A 7053)



	Floor Area	Height
Ground Floor	70m ²	2.5m
Cockloft Floor	68m ²	2.5m
Covered Raised Platform	55m ²	
Total	193m ²	5m



G/F LAYOUT PLAN



COCKLOFT LAYOUT PLAN

Layout Plan

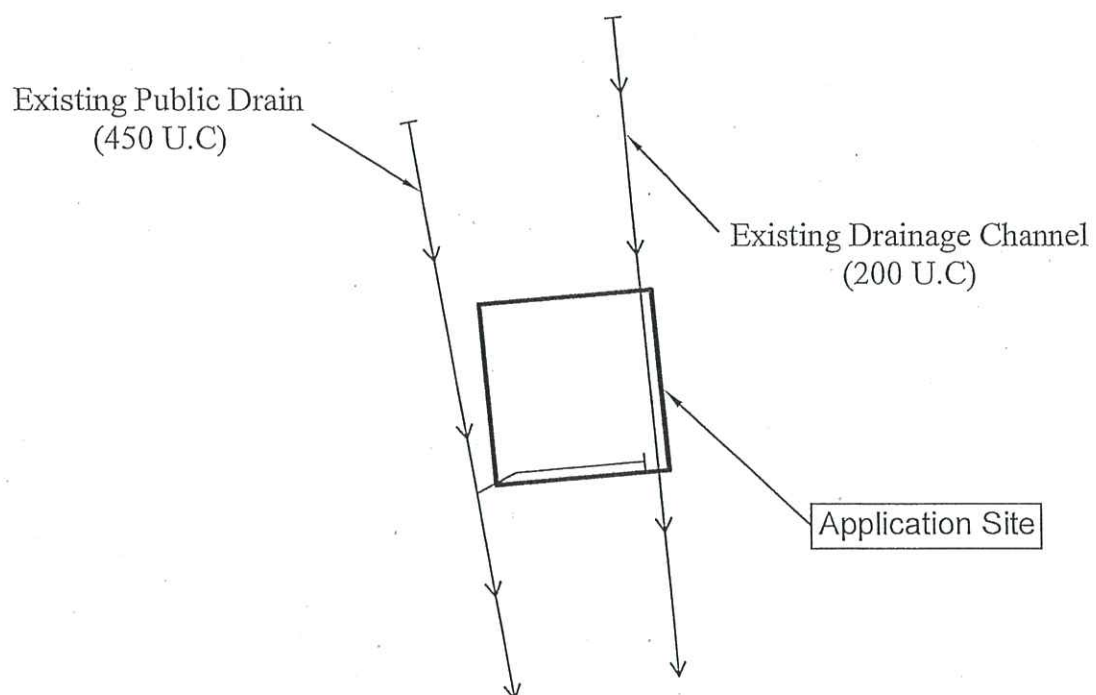
Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(A 7053)

Not to scale

September 2021



Site Area : 138m²

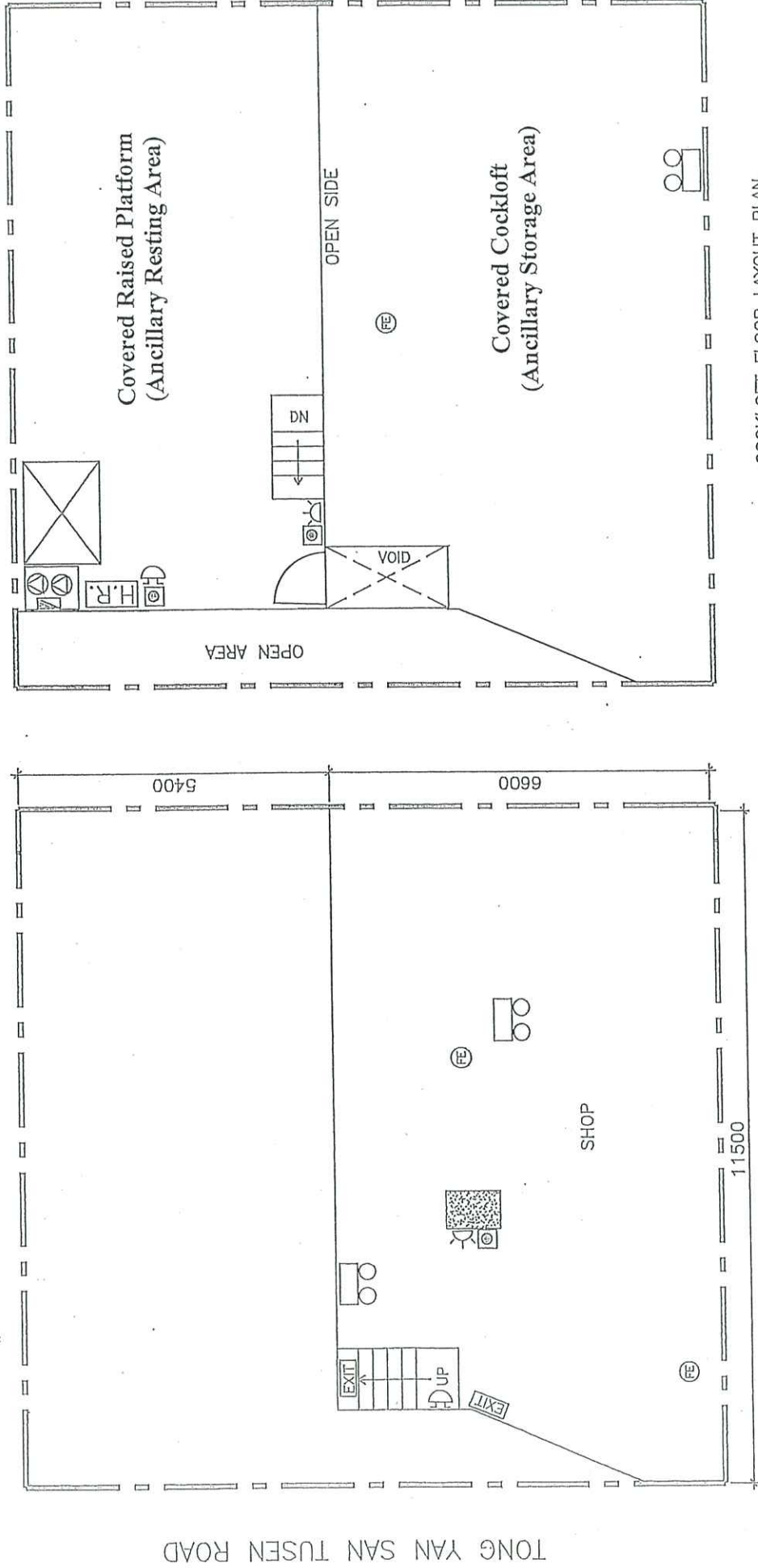
1 : 500	Drainage Proposal Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
September 2021		Plan 4 (A 7053)

LEGEND :

- Application Site
- 2m³ F.S. Water Tank x 1
- Fixed F.S. Pump x 2
- Fire Alarm Hosereel Pump Control Panel x 1

- Hosereel x 1
- Fire Alarm Bell x 2
- Manual Fire Alarm Call Point x 3
- Visual Fire Alarm x 2

- Emergency Light x 3
- Exit sign x 2
- 5.0kg CO² Gas type Fire Extinguisher x 3



GROUND FLOOR LAYOUT PLAN

COCKLOFT FLOOR LAYOUT PLAN

1:1000

Fire Service Installation Proposal

Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 5
(A 7053)

September 2021

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1119

Our Ref.: TL21371 /A7053

22 October 2021

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

Dear Sir,

Further Information

**S.16 Application for
“Temporary Retail Shop for Hardware Groceries Use”
for a Period of 5 Years on**

Lot No. 1375 R.P. (Part) in D.D. 121 and adjoining Government Land

Tong Yan San Tsuen, Yuen Long, New Territories

(Application No. A/YL-TYST/1119)

We refer to the comments from Drainage Services Department and Highways Department for the captioned planning application dated 19.10.2021. Please refer to the attachment for our responses.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

1. Responses to Departmental Comments
2. Plan 4a - revised Drainage Proposal
3. Compliance letter on drainage condition for application no. A/YL-TYST/929

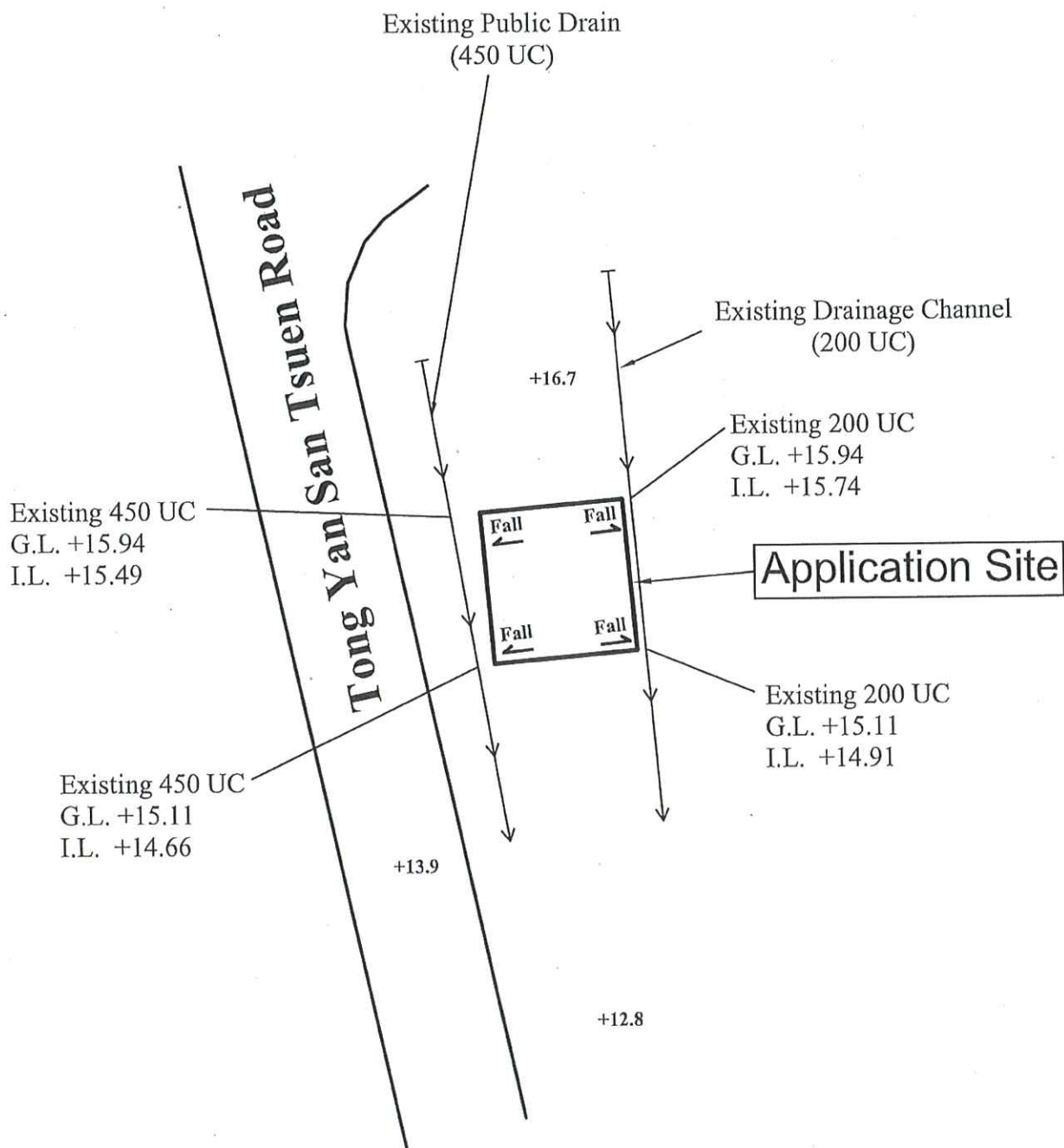
Responses to Departmental Comments**Application No. A/YL-TYST/1119**

<u>Comments of the Engineer/Mainland North, Drainage Services Department (DSD)</u>	<u>Response</u>
<p>1. The existing 450UC and 200UC indicated on Plan 4 are not public drain and not maintained by DSD. Detailed information of these drains, such as invert levels, gradients and the downstream up to the existing public drain maintained by DSD are required to be provided.</p>	<p>The existing 200UC was constructed by the developer of Jasper Court when they developed the neighbouring Lot No. 2039 in D. D. 121. It was connected to their drainage system. The applicant has obtained their consent to use this U-channel.</p> <p>The existing 450UC has been in existence since 2003. We understand that it is connected to the public drain.</p> <p>Please refer to Encl. 2 for the invert levels of the U-channel near the site.</p> <p>The proposed drainage facility was approved by DSD in the previous planning application no. A/YL-TYST/929 (Encl. 3).</p>
<p>2. The applicant is required to explain why no surface channels are provided at northern and southern side of the site.</p>	<p>The area within the shop falls to the east and west. As the U-channels on both sides have sufficient capacity to divert the surface waters away, no surface channels are provided at the northern and southern side of the site.</p>
<p>3. The applicant is reminded that catchpit shall be provided at junction and sharp bends of the proposed drainage channel.</p>	<p>Noted</p>
<p>4. There are existing public sewer maintained by DSD in Ma Fung Ling Road and in cycling track south of Jasper Court. Should the applicant choose to dispose of sewage of the proposed development through other means, views and comments from EPD should be sought.</p>	<p>Noted</p>

Responses to Departmental Comments**Application No. A/YL-TYST/1119**

<u>Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD)</u>	<u>Response</u>
(a) The proposed access arrangement cannot be identified. The applicant is required to clarify whether there is any vehicular access proposed. If affirmative, it should be clearly marked on plan for comment by all relevant departments including HyD and TD.	There is no vehicular access proposed for the application site.

Encl. 2



Site Area : 138m²

1 : 500	Drainage Proposal (Application No. A/YL-TYST/1119) Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2021		Plan 4a (A 7053)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference TL19074/A7053
本署檔號 Our Reference () in TPB/A/YL-TYST/929
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

18 July 2019

Dear Sir,

Compliance with Approval Condition (j) **Planning Application No. A/YL-TYST/929**

I refer to your submission dated 7.3.2019 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

You are reminded that all the existing drainage facilities shall be maintained throughout the approval period. Should you have any queries on the departmental comments, please contact Mr. Ryan C Y CHI (Tel: [REDACTED]) of DSD or the undersigned.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Ryan C Y CHI)

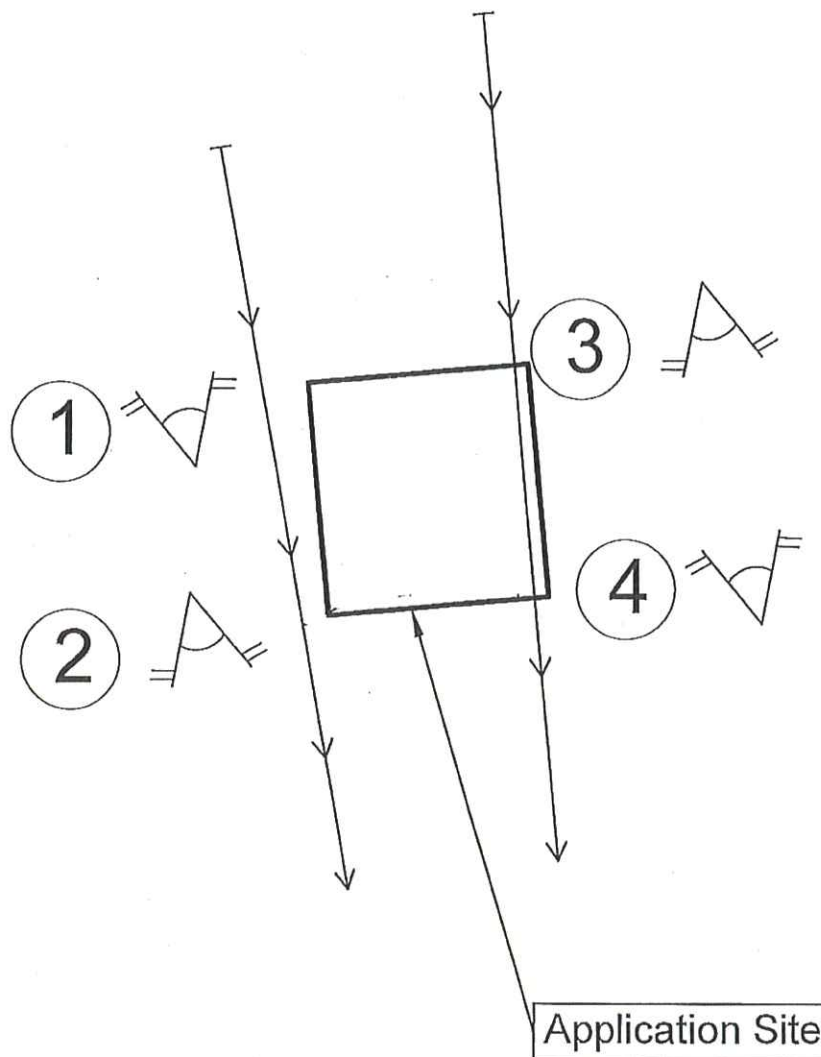
(Ref: (00DQ1W) in MN 10/YL/DD121/1375
dated 16.7.2019)

Internal

CTP/TPB (2)

KKN/EY/ey

Encl. 32



Site Area : 138m²

1 : 750

March 2019

**Viewpoint of Site Photos for
Existing Drainage Facilities**

Lot 1375 R.P. (part) in D.D. 121 and
Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 6
(A 7053)**

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1119

Our Ref.: TL21371 /A7053

3 November 2021

Secretary

By Post

Town Planning Board

and E-mail: tpbpd@pland.gov.hk

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

Further Information

S.16 Application for

“Temporary Retail Shop for Hardware Groceries Use”

for a Period of 5 Years on

Lot No. 1375 R.P. (Part) in D.D. 121 and adjoining Government Land

Tong Yan San Tsuen, Yuen Long, New Territories

(Application No. A/YL-TYST/1119)

We refer to the captioned planning application. We would like to clarify that the application period is 3 years.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

c. c. Ms. WONG Cheuk Man, Ophelia, Asst Town Plnr/Yuen Long West 1 by e-mail
(ocmwong@pland.gov.hk)

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.: A/YL-TYST/1119

Our Ref.: TL21392 /A7053

8 November 2021

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

By Post
and E-mail: tpbpd@pland.gov.hk

Dear Sir,

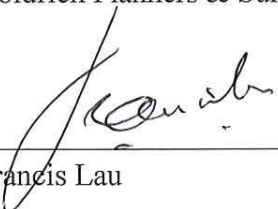
Further Information

**S.16 Application for
“Temporary Retail Shop for Hardware Groceries Use”
for a Period of 3 Years on
Lot No. 1375 R. P. (Part) in D.D. 121 and adjoining Government Land
Tong Yan San Tsuen, Yuen Long, New Territories
(Application No. A/YL-TYST/1119)**

We refer to the captioned planning application. Please note that this letter supersedes our further information letter to you dated 5.11.2021.

In addition to paragraph 2 of the justifications in the application, we would like to supplement that due to complications with the previous fire contractor, the applicant was unable to satisfy the fire services condition in the previous application no. A/YL-TYST/929. The applicant has arranged for a different registered fire services contractor. He undertakes to comply with the full fire services condition including the submission and implementation of a fire services installations proposal after the planning approval had been obtained.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

c. c. Ms. WONG Cheuk Man, Ophelia, Asst Town Plnr/Yuen Long West 1 by e-mail
(ocmwong@pland.gov.hk)

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/197	Proposed Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	25.4.2003	(4), (8), (13), (14), (15)
2	A/YL-TYST/311	Renewal of Planning Approval for Temporary Retail Shop for Hardware Groceries under Application No. A/YL-TYST/197 for a Period of 3 Years	7.4.2006 approved for 1 year [revoked on 7.7.2006]	(1), (3), (4), (6), (9), (13), (14), (15)
3	A/YL-TYST/371	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	4.1.2008 approved for 1 year [revoked on 4.10.2008]	(1), (3), (4), (5), (7), (9), (10), (13), (14), (15)
4	A/YL-TYST/449	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	18.12.2009 approved for 1 year	(1), (3), (4), (5), (7), (9), (10), (12), (13), (14), (15)
5	A/YL-TYST/496	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use under Application No. A/YL-TYST/449 for a Period of 3 Years	12.11.2010 approved for 1 year	(1), (3), (4), (5), (7), (9), (10), (12), (14), (15)
6	A/YL-TYST/558	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use under Application No. A/YL-TYST/496 for a Period of 3 Years	16.12.2011 approved for 1 year	(1), (3), (4), (5), (7), (9), (12), (14), (15)
7	A/YL-TYST/621	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use under Application No. A/YL-TYST/558 for a Period of 3 Years	7.12.2012 approved for 1 year	(1), (3), (4), (5), (7), (9), (12), (13), (14), (15)
8	A/YL-TYST/653	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use for a Period of 3 Years	13.12.2013 approved for 1 year	(1), (3), (4), (5), (7), (9), (10), (12), (13), (14), (15)
9	A/YL-TYST/700	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use for a Period of 3 Years	14.11.2014 approved for 1 year	(1), (3), (4), (5), (7), (9), (10), (12), (13), (14), (15)

10	A/YL-TYST/772	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	18.12.2015 until 18.12.2018	(1), (2), (3), (4), (5), (7), (9), (10), (12), (13), (14), (15)
11	A/YL-TYST/929	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” for a Period of 3 Years	7.12.2018 [revoked on 19.5.2021]	(1), (2), (3), (4), (5), (6), (7), (9), (10), (11), (13), (14)

Approval Condition(s):

- (1) No night time operation during specific time limit
- (2) No vehicle is allowed to queue back to or reverse onto/from public road
- (3) No operation is allowed on Sunday and public holidays
- (4) No workshop/metal cutting activities are allowed to be carried out on the site
- (5) No vehicles over 5.5 tonnes are allowed for the operation of the site
- (6) No parking/loading/unloading activity is allowed to be carried out on the site
- (7) No loading/unloading activity is allowed to be carried out at the northern site of the site or along Ma Fung Ling Road
- (8) Submission of drainage proposals and provision of drainage facilities
- (9) Maintenance of drainage facilities
- (10) Submission of a record of the existing drainage on the site
- (11) Provision of boundary fence on the site
- (12) Maintenance of boundary fence on the site
- (13) Submission and/or implementation of emergency vehicular access and/or fire services installations (FSIs) proposals/provision of FSIs
- (14) Revocation of planning approval if any of the conditions is not complied with at any time or by the specified date
- (15) Reinstatement of the site to an amenity area upon expiry of the planning permission

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/226	Proposed Temporary Storage of Building and Landscaping Material for a Period of 3 Years	2.4.2004 on review	(1), (2), (3), (4), (5)
2	A/YL-TYST/289	Proposed Temporary Plant Nursery, Retail Shop and Domestic Use for a Period of 3 Years	24.6.2005	(2), (3)

Rejection Reason(s):

- (1) The proposed development is not in line with the planning intention of the “R(B)1” zone. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed development is not compatible with the surrounding residential uses.

- (3) Insufficient information in the submission to demonstrate that the proposed development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) No information in the submission to demonstrate that a satisfactory vehicular access arrangement would be provided to the site and adequate spaces would be provided for manoeuvring of vehicles within the site.
- (5) Approval of the application would set an undesirable precedent for other similar applications to proliferate into the “R(B)1” zone. The cumulative effect of approving such applications would result in a general degradation of the environment in the area.

寄件日期: 2021年10月18日星期一 2:27
收件者: tpbpd
主旨: A/YL-TYST/1119 DD 121 Tong Yan San Tsuen

5-1

A/YL-TYST/1119

Lot 1375 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen

Site area : About 138sq.m Includes Government Land of about 12sq.m

Zoning : "Res (Group B) 1"

Applied development: Hardware Shop / 5 years

Dear TPB Members,

It is amazing that a shop that has operated for so many years is still deficient when it comes to fire conditions.

Meanwhile buildings in urban districts are subject to constant inspections and what some consider to be over the top requirements. In my building double sets of fire doors had to be installed.

Members should consider a shorter time frame if agreeing to approve yet again.

Mary Mulvihill

5-2

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

參考編號

Reference Number:

211019-163457-99174

提交限期

Deadline for submission:

19/10/2021

提交日期及時間

Date and time of submission:

19/10/2021 16:34:57

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1119

「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。

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (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 Government Land (GL) and an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Within the Site, the GL is covered by Short Term Tenancy (STT) No. 2589 for the purpose of “Temporary Retail Shop for Hardware Groceries”. Lot No. 1375 in D.D. 121 is covered by Short Term Waiver (STW) No. 3294 to permit structures erected thereon for the purpose of “Temporary Retail Shop for Hardware Groceries”. The STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate. Besides, given the applied 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 Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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 potential environmental nuisances on the surrounding areas;
- (g) to note the comments of the Director of Fire Services that provision of fire service installations (FSIs) shall be demonstrated in form of F.S. Notes with all relevant standards and specifications. 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
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the

prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent from 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 Regulation 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 VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.