

15 NOV 2021

This document is received as  
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/1127 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 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](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/zh/plan\\_application/apply.html](https://www.info.gov.hk/tpb/zh/plan_application/apply.html)

### General Note and Annotation for the Form

#### 填寫表格的一般指引及註解

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

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A146-745T/1127
	Date Received 收到日期	15 NOV 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)

Exact Win Limited (朗漢有限公司)

### 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 1020 (Part), 1021 (Part) & 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 ..... 892 ..... sq.m 平方米 ☒ About 約  
Not more than  
☒ Gross floor area 總樓面面積 ..... 226 ..... sq.m 平方米 ☐ 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 ☐ 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 Sai Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group B)1' ("R(B)1") & 'Residential (Group D)' ("R(D)")
(f) Current use(s) 現時用途	Vacant site with structures  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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) 取得土地擁有人同意所採取的合理步驟

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

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
5/10/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/10/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 Metal and Home Appliance) 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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	691 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	201 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 226 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 226 .....sq.m <input 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: Retail shop (Not exceeding 6m, 1 storey), Structure 2: Site office (Not exceeding 6m, 2 storeys), Structure 3: Toilet (Not exceeding 3m, 1 storey), Structure 4: Electricity meter room (Not exceeding 3m, 1 storey), Structure 5: Store room (Not exceeding 3m, 1 storey), Structure 6: Water tank (Not exceeding 5m, 1 storey), Structure 7: Pump room (Not exceeding 5m, 1 storey), Structure 8: Rain shelter (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 8:00p.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 Sha Tseng Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>
--	---

**(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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

1. The proposed development is a shop & service which will sell metal and home appliances to nearby residents.
2. The application site is vacant at the moment.
3. The proposed development would benefit the residents in the vicinity by catering their demand for metal and home appliances especially that most of the residents in the adjoining area is low density housing.
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 including residential developments.
6. Similar shop and services in "R(B)1" zone such as A/YL-TYST/1029 adjacent to the application site was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel has been provided at the application site.
11. The proposed development is a column 2 use in the "R(B)1" and "R(D)" zones.
12. The application site is subject to a previous planning permission No. A/YL-TYST/820 approved for also shop and services use.
13. No workshop activity will be carried out at the application site at all times.
14. No medium goods vehicle, heavy goods vehicle and container trailer/tractor will access the site at all times.




**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



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

Consultant

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 /  
☐ HKIIA 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

15/10/2021

(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 willfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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


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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1020 (Part), 1021 (Part) & 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>           914 sq. m 平方米 <input checked="" type="checkbox"/> About 約            802             Nil sq. m 平方米 <input type="checkbox"/> About 約         </div> <div>           (includes Government land of 包括政府土地         </div> </div>
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
Zoning 地帶	'Residential (Group B)1' ("R(B)1") & 'Residential (Group D)' ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u>          </u> </div> <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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 <u>          </u> <input type="checkbox"/> Month(s) 月 <u>          </u> </div>
Applied use/ development 申請用途/發展	Temporary Shop and Services (Retail Shop for Metal and Home Appliance) 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	226 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<del>0.26</del> 0.15 <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	8	
(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	6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	22.53 % <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 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

**Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years**

at

**Lots 1020 (Part), 1021 (Part) & 1024 (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 or Sha Tseng Road. In view of that the proposed development is target for the nearby residents and villagers, 1 parking space of 5m x 2.5m sufficient for the parking of private car is proposed for the proposed development.
- 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)
Private car	0.18	0.18	1	1
Light goods vehicle	0.27	0.27	1.5	1.5
Total	0.45	0.45	2.5	2.5

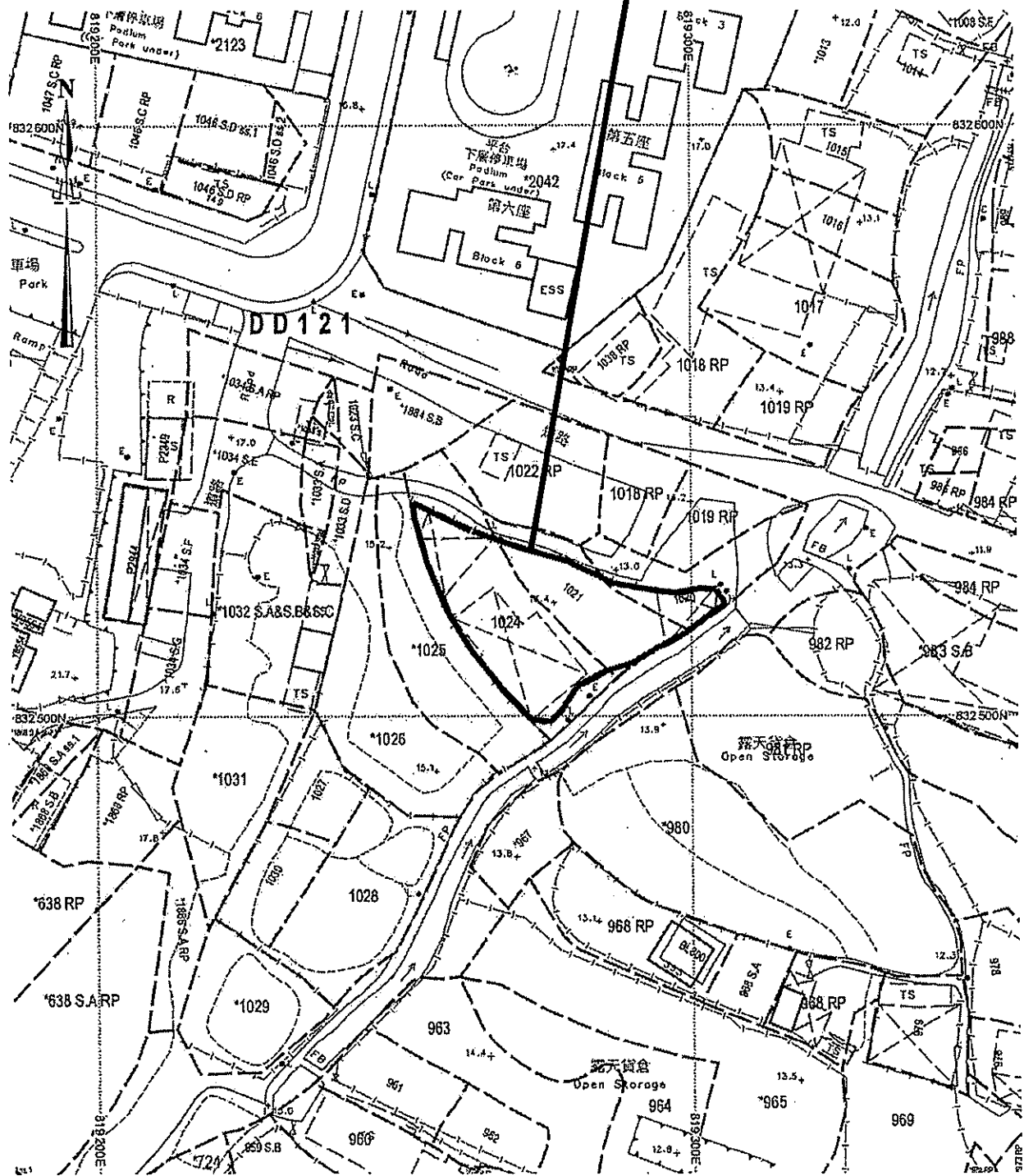
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 8:00 p.m. at all days including Sundays and public holidays.

Note 2: The pcu of private car and light goods vehicle are taken as 1 & 1.5 respectively.

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.

# Application Site



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years at Lots 1020 (Part), 1021 (Part) & 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

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 Metal and Home  
Appliance) for a Period of 3 Years at  
Lots 1020 (Part), 1021 (Part) & 1024  
(Part) in D.D. 121, Tong Yan San Tsuen,  
Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

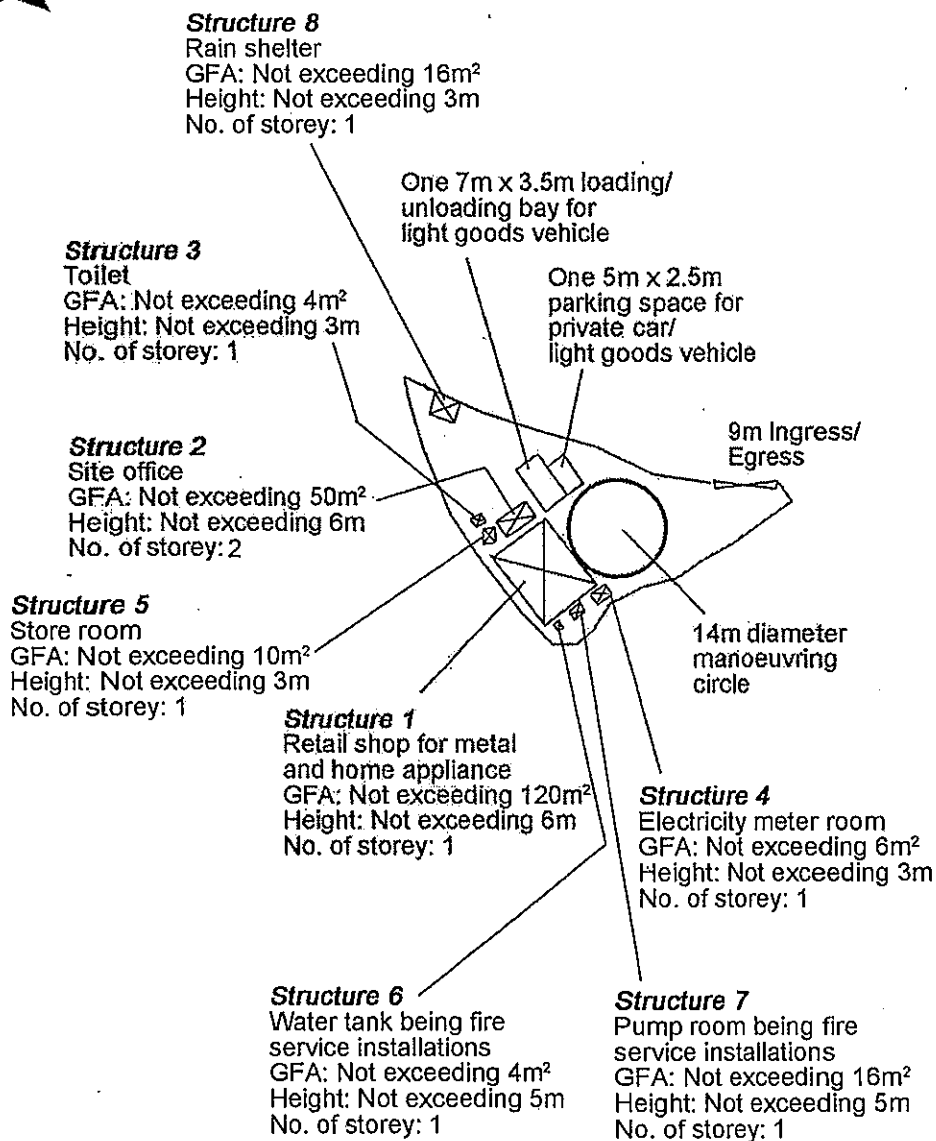
Drawing No. 圖號:

Figure 2

Remarks 備註:

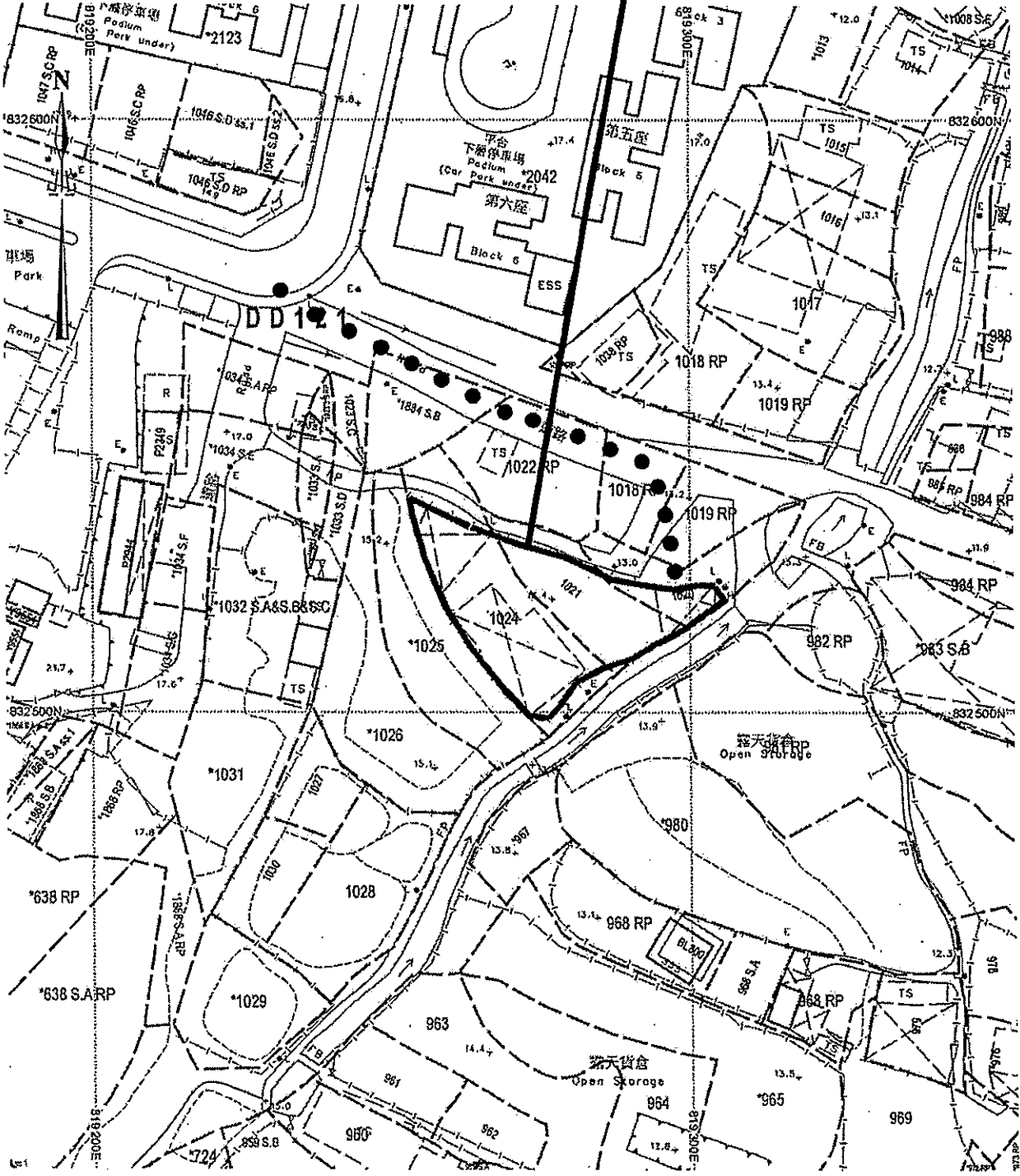
Scale 比例:

1:7500



<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years at Lots 1020 (Part), 1021 (Part) &amp; 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
---	---	---

#### Application Site



Project 项目名称:

Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years at Lots 1020 (Part), 1021 (Part) & 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 图名:

## Vehicular Access Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

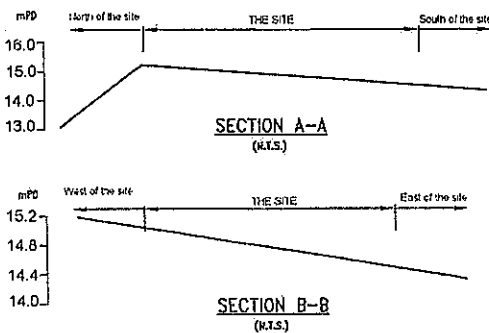
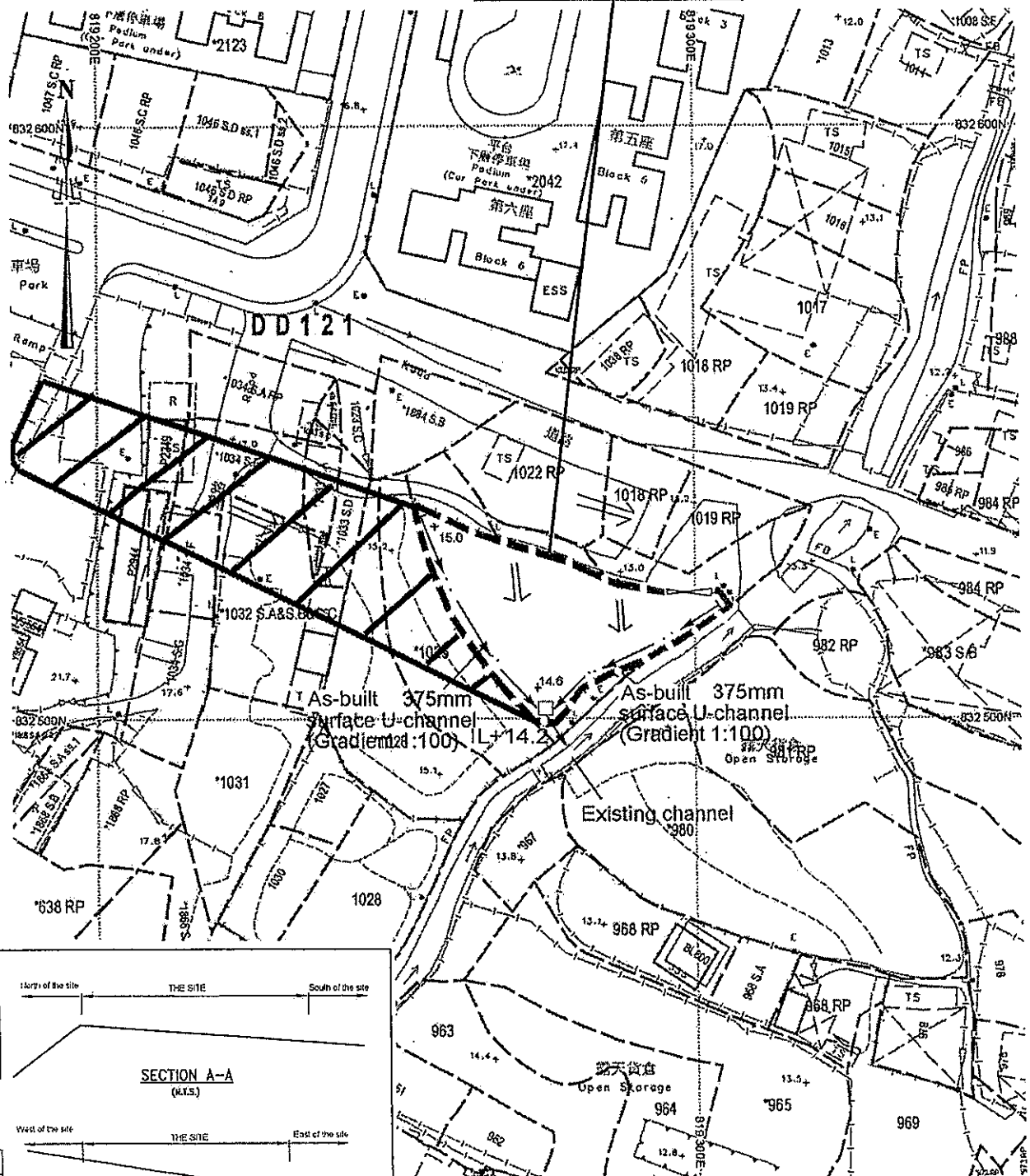
● ● ● Vehicular access leading  
from Sha Tseng Road/  
Tong Yan San Tsuen Road

Scale 比例:

1:1000



# Application Site



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years at Lots 1020 (Part), 1021 (Part) & 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- Site fencing
- Catchpit (with sand trap)
- ⇐ Flow of surface runoff
- +15.0 Level (in mPD)
- ▨ External catchment

Scale 比例:

1:1000

**Previous Application covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TYST/820	Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years	23.12.2016	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)

**Approval Condition(s):**

- (1) No operation during specific hours.
- (2) No medium goods vehicles and heavy goods vehicles including container tractor/trailer are allowed to be used, parked/stored on the site.
- (3) No queuing/queue back/reverse movement of vehicles on public road.
- (4) Maintenance of existing trees and landscape plantings.
- (5) Provision of boundary fence.
- (6) Submission and implementation of drainage proposal.
- (7) Maintenance of implemented drainage facilities.
- (8) Submission and implementation of fire service installations proposal.
- (9) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (10) Reinstatement of the application site upon expiry of planning permission.

**Similar Applications within/straddling the subject “R(B)1” and “R(D)” Zones on the OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TYST/445	Temporary Carpet Shop and Wholesale of Carpet for a Period of 3 Years	7.8.2009 [revoked on 7.6.2012]	(1), (2), (3), (4), (5), (6), (7)
2	A/YL-TYST/473	Proposed Temporary Retail Shop for Selling Stationery and Paper Products for a Period of 3 Years	7.5.2010 Approved for 1 year [revoked on 7.2.2011]	(1), (2), (3), (4), (5), (6), (7), (8)
3	A/YL-TYST/622 <sup>#</sup>	Temporary Carpet Shop and Wholesale of Carpet for a Period of 3 Years	7.12.2012	(1), (2), (4), (5), (6), (7), (8), (9), (10)
4	A/YL-TYST/709	Proposed Temporary Eating Place (Small Restaurant) and Shop and Services (Convenience Store/Supermarket and Laundry and Real Estate Agency) for a Period of 3 Years	17.4.2015 [revoked on 17.10.2016]	(1), (4), (5), (6), (9), (10), (12)
5	A/YL-TYST/767 <sup>#</sup>	Temporary Carpet Shop and Wholesale of Carpet for a Period of 3 Years	18.12.2015	(1), (2), (4), (5), (6), (9), (10)
6	A/YL-TYST/785	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	8.4.2016 [revoked on 8.10.2017]	(1), (3), (4), (5), (6), (7), (10), (12)
7	A/YL-TYST/859	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	10.11.2017	(1), (4), (5), (6), (7), (10), (11), (12)
8	A/YL-TYST/940 <sup>#</sup>	Temporary Carpet Shop and Wholesale of Carpet for a Period of 3 Years	1.2.2019 [revoked on 1.5.2021]	(1), (2), (4), (5), (6), (9), (10)
9	A/YL-TYST/998 <sup>@</sup>	Proposed Temporary Shop and Services for a Period of 3 Years	17.1.2020	(1), (2), (4), (5), (6), (9), (10)
10	A/YL-TYST/1029	Proposed Temporary Shop and Services for a Period of 3 Years	10.7.2020	(1), (2), (4), (5) (6), (9), (10), (11)
11	A/YL-TYST/1095 <sup>#</sup>	Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years	25.6.2021	(1), (4), (5), (6), (9), (10)
12	A/YL-TYST/1120	Proposed Temporary Shop and Services for a Period of 3 Years	12.11.2021	(4), (5), (6), (9), (10)

Remarks:

# Straddling the adjacent “Government, Institution or Community” zone

@ Straddling the adjacent “Village Type Development” zone

**Approval Condition(s):**

- (1) No night-time operation between specific hours.
- (2) No medium and heavy goods vehicles as defined in the Road Traffic Ordinance and tractors/trailers are allowed on the site.
- (3) Submission and/or implementation of (accepted) landscape proposal.
- (4) Submission of drainage proposal/records of the existing drainage facilities and implementation of the drainage proposal.
- (5) Submission and/or implementation of (accepted) water supplies for firefighting and/or 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 planning permission.
- (8) Submission of run-in/out proposal and provision of run-in/out.
- (9) No vehicle queuing and/or reversing of vehicles into or out from the site/public road are allowed.
- (10) Maintenance of existing/implemented drainage facilities on the site.
- (11) Maintenance of existing trees and/or landscape plantings on the site.
- (12) No vehicle is allowed to park/store on or enter/exit the site.
- (13) Provision of boundary fence on the site.
- (14) No open storage and workshop activities shall be carried out on the site.
- (15) No spraying and other workshop activities except general car beauty services are allowed on the site.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejected reason(s)</u></b>
1	A/YL-TYST/546	Temporary Shop and Services (Temporary Traffic Engineering Highway Sub-station and Sale Office of Traffic Engineering Equipments with Ancillary Display Area) for a Period of 3 Years	28.9.2012 (On Review)	(1), (2), (3), (4)
2	A/YL-TYST/915	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	21.9.2018	(5), (6)
3	A/YL-TYST/1047	Proposed Temporary Shop and Services for a Period of 3 Years	9.10.2020	(1), (6)
4	A/YL-TYST/1064	Proposed Temporary Shop and Services for a Period of 3 Years	22.1.2021	(1)
5	A/YL-TYST/1116	Proposed Temporary Shop and Services for a Period of 3 Years	29.10.2021	(1), (6)

**Rejected reason(s):**

- (1) The proposed development was not in line with the planning intention of the “R(D)” zone which was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. No strong planning justification had been given in the submission to justify a departure from the planning intention, even on a temporary basis.
- (2) The application did not comply with the TPB PG-No. 13E in that no previous planning approval had been granted for the use on the site and there were adverse departmental comments on and local objections to the application. The development was also not compatible with the current and planned residential use in the surrounding areas.
- (3) The applicant failed to demonstrate that the proposed development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) As no approval for similar uses had been granted in the subject "R(D)" zone since 2002, approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses to proliferate into the "R(D)" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.
- (5) The proposed development is not in line with the planning intention of the “R(B)1” zone, which is intended primarily for sub-urban medium-density residential developments.
- (6) The scale of the proposed development is excessive, and the applicant fails to demonstrate the need for the proposed development in the area.

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:

211130-130951-85451

提交限期

Deadline for submission:

14/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 13:09:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1127

「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。

tpbpd@pland.gov.hk

---

寄件者:  
寄件日期: 2021年12月13日星期一 2:59  
收件者: tpbpd  
主旨: A/YL-TYST/1127 Tong Yan San Tsuen

Dear TPB Members,

Not only has the operation been proceeding without approval for some years, it appears that conditions were never fulfilled as there were NINE extensions of time.

Five years have passed but no progress appears to have been made with regard to the various policy pledges re speeding up development of housing.

Approving other uses will further delay the process.

Mary Mulvihill

---

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 8 December 2016 2:16 AM CST  
**Subject:** A/YL-TYST/820 Tong Yan San Tsuen

A/YL-TYST/820  
Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long  
Site area : About 892 m<sup>2</sup>  
Zoning : "Res (Group B) 1" and "Res (Group D)"  
Applied Use : Retail / 2 Vehicle Parking

Dear TPB Members,

***The Development Secretary, Paul Chan, says there would be a plenty of affordable housing if just 1 percent of green belt sites were rezoned as residential land.***

Yet here we have an application for a Res B zoned site of almost 900sqmts to be used for retail.

Can TPB members please question DB, PD, Lands and the applicant on this point. Members of the public are not fools, most folk realize that all this bleating about land shortage is just a ruse to justify allowing the construction of luxury housing in prime areas and country parks while appropriately zoned sites are being used for commercial and storage.

TPB by granting approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise, is part of the problem.

TPB should reject this application as its approval would set an undesirable precedent and remove the incentive for government and commercial enterprises to get on with implementing solutions to free up Residential sites for their designated use.

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 Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot No. 1024 in D.D. 121 is covered by Short Term Waiver (STW) No. 4859 to permit structures erected thereon for the purpose of “Temporary Shop and Services (Retail Shop for Metal and Home Appliance)”. The STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (c) to note the comments of the Commissioner for Transport that the local track leading to the Site is not under her purview. You shall obtain consent of the owner(s)/ relevant parties of the local track for using it as the vehicular access to the Site. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site and Sha Tseng Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site and Sha Tseng Road;
- (e) to note the comments of the Director of the 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;
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;



- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that 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 Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO. 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. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department that based on the preliminary project boundary of the proposed Yuen Long South (YLS) Development, the Site falls within the boundary of the proposed YLS Development – Stage 4. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development – Stage 4 is being formulated.