

This document is received on - 5 JAN 2022
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
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 | A14L-7457/1145 |
| | Date Received 收到日期 | - 5 JAN 2022 |

- 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)

High Asset Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Anders Surveyors Company Limited

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | The Remaining Portion of Section P of Lot No. 1145 and The Remaining Portion of Section Q of Lot No. 1145 in D.D. 121 |
| (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 744.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 186 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | NIL sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | 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 | Open Space |
| (f) Current use(s) 現時用途 | Vacant (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。

☐ is not a "current land owner"³.
並不是「現行土地擁有人」³。

☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵ 的同意。

| Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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. 如上述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 _____ (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 _____ (DD/MM/YYYY)[#]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

| | | |
|--|---|---------------------------|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 | |
| | <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 | |
| | Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 | |
| | 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

Proposed temporary shop and services uses 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186..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率0.25..... ☒ About 約
- Proposed site coverage 擬議上蓋面積25..... % ☒ 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1..... 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
-4.5..... 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 10 sq. m 平方米 ☒ About 約

☒ shop and services 商店及服務行業 176 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 | 1 | temporary office and temporary shop and services uses |
| | | |
| | | |
| | | |
| | | |

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

5 car parking spaces for private car and 1 loading and unloading area

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.....

.....

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

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

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>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"> <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> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | 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"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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中請的資料。如有需要，請另頁說明。

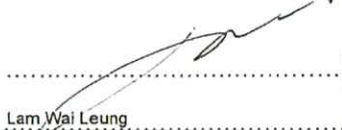
Please refer to the attached planning statement

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


Lam Wai Leung



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

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 註冊專業規劃師

Others 其他 RPS

on behalf of

代表

Anders Surveyors Company Limited

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

Date 日期

13 December 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途，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 <u>as far as possible</u> . 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 | The Remaining Portion of Section P of Lot No. 1145 in D.D. 121 and The Remaining Portion of Section Q of Lot No. 1145 in D.D. 121 | | |
| Site area 地盤面積 | 744.7 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | sq. m 平方米 | <input type="checkbox"/> About 約) |
| Plan 圖則 | Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 | | |
| Zoning 地帶 | Open Space | | |
| Applied use/ development 申請用途/發展 | Proposed temporary shop and services uses 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 | 186 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.25 <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 | 4.5 | 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) |
| | | 1 | Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" 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 | | 25 | % <input checked="" type="checkbox"/> About 約 |
| (v) No. of units 單位數目 | | NA | |
| (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 | 5 |
| | 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) _____ _____ | 5 |
| | Total no. of vehicle loading/unloading bays/lays-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) _____ _____ | 1 |

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

| | Chinese 中文 | English 英文 |
|--|--------------------------|-------------------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| <hr/> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

anders surveyors company limited
安國測量師行有限公司

Our Ref : AS-Land-0971

**S.16 Application for Temporary Shop and Services Uses for a Period of 5 Years -
Lots 1145 S.P RP and 1145 S.Q RP all in DD121, Tong Yan San Tsuen, Yuen Long, New Territories**

Anders Surveyors Company Limited

December 2021

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Appendices:

- 1 Location Plan**
- 2 Outline Zoning Plan**
- 3 Layout Plan**
- 4 Swept Path Analysis**
- 5 Site Photos**

1. Executive Summary

The Application Site ("the Site") comprises of Lots 1145 S.P RP and 1145 S.Q RP all in DD121, Tong Yan San Tsuen, Yuen Long, New Territories. It abuts onto Tong Yan San Tsuen Road with vehicular access point at its eastern boundary. The Site is applied for proposed "Temporary Shop and Services" use for a period of 5 years. The Site has an area of about 744.7 sq.m.. According to the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 ("the OZP"), the Site falls within an area zoned "Open Space" ("O").

Since the Site is small in scale and the proposed "Temporary Shop and Services" use for a period of 5 years is primarily serve the local residents in the neighbourhood, no adverse impact is anticipated in ecological, environmental and traffic aspects.

The justifications for the current planning application are as follows:- (a) No contravention to the Planning Intention. (b) Proposed Temporary Shop and Services is a column 2 use in "O" zone. Similar applications in "O" zone have been approved by the Board (Please refer to para. 7 of this planning statement). (c) The planning intention of "O" zone would not be jeopardized as the proposed development is temporary in nature. (d) The proposed development is compatible with the surrounding environment. (e) Minimizes carbon pollution and has a much lower impact on our environment by having renewable energy installation. (f) The proposed development could serve the local residents. (g) Owing to small scaled development, the proposed development will have minimal traffic impact, easy access for vehicles.

行政摘要

申請場地乃新界元朗唐人新村丈量約份第 121 約地段第 1145 S.P RP 及 1145 S.Q RP。申請場地緊靠唐人新村路，該申請場地東面設有車輛出入口。該申請場地建議作「臨時商店及服務行業」用途，使用期限為 5 年。申請場地面積約 744.7 平方米。根據第 S/YL-TYST/14 號唐人新村分區計劃大綱核准圖（「OZP」），該場地屬於「休憩用地」用途地帶（「O」）。

由於該申請場地規模較小，擬建議的「臨時商店及服務行業」用途主要服務於附近的當地居民，預計不會對生態、環境及交通方面產生不利影響。

規劃申請的理由如下：- (a) 無違反規劃意向；(b) 擬議「商店及服務行業」是「O」用途地帶屬《註釋》的「第二欄」用途，城市規劃委員會有過批准同區「O」用途地帶的類似申請，(c) 因為擬議的發展屬於臨時性質，「O」用途地帶的規劃意向不會受到影響，(d) 與附近的土地用途相融；(e) 通過安裝可再生能源，減少碳污染並減少對環境的影響；(f) 擬建發展項目可為當地居民提供服務；及 (g) 由於該發展項目規模較小，對交通影響極小，場地容易出入。

2. The Proposal

2.1 The applicant seeks to apply for planning approval to use the application site (the Site) for temporary shop and services for a period of 5 years. The Site has an area of about 744.7sq.m. (Layout Plan B). According to the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 ("the OZP"), the Site falls within an area zoned "Open Space" ("O"). According to the Notes of the OZP for "O" zone, "Temporary Shop and Services" is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently vacant (Site Photo 1).

2.2 The Site is accessible from Tong Yan San Tsuen Road (Location Plan), with the vehicular access located at its eastern boundary (Layout Plan). As shown on the Layout Plan A, a single-storey temporary structure (4.5 m high with total floor area of about 186 sq.m., plot ratio of 0.25) is proposed.

3. Proposed Operation

Solar panels, photovoltaics (PV), will be installed on the roof top of the single storey structure. By joining CLP's Renewable Energy Feed-in Tariff (FiT) Scheme, the applicant intends to generate renewable energy. That not only minimize the energy consumption by improving roof insulation but also generate renewable energy to improve environment to the public.

According to the applicant, the operation hours will be from 9:00 a.m. to 8:00 p.m. daily, including Sundays and public holidays. A loading/unloading bay for light goods vehicle is also proposed. The vehicular access is shown at the proposed Swept Path Analysis Plan.

4. Justifications for the Proposed Development

The justifications put forth by the applicant in support of the application are summarised as follows:

- (a) No contravention to the Planning Intention.
- (b) Temporary Shop and Services is a column 2 use in "O" zone. Similar applications in "O" zone have been approved by the Board (Please refer to para. 7 of this planning statement).
- (c) The planning intention of "O" zone would not be jeopardized as the proposed development is temporary in nature.

- (d) The proposed development is compatible with the surrounding environment.
- (e) Minimizes carbon pollution and has a much lower impact on our environment by having renewable energy (solar panels) installation.
- (f) The proposed development could serve the local residents
- (g) Owing to small scaled development, the proposed development will have minimal traffic impact, easy access for vehicles.

5. The Site and Its Surrounding Areas

The Site is located at the western side of Tong Yan San Tsuen Road (Location Plan), with the vehicular access located at its eastern boundary.

5.1 The Site is:

- (a) currently occupied; and
- (b) accessible via Tong Yan San Tsuen Road.

5.2 The surrounding areas have the following characteristics:

- (a) to its east and southeast are several rural workshops and vehicle repairing yards;
- (b) to its immediate north is a storage yard; to its further north is a concrete batching plant;
- (c) to its immediate west is an open storage yard; and
- (d) to its immediate south are a residential dwelling.

6. Planning Intention

The planning intention of the "O" zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

7. Similar cases in the vicinity

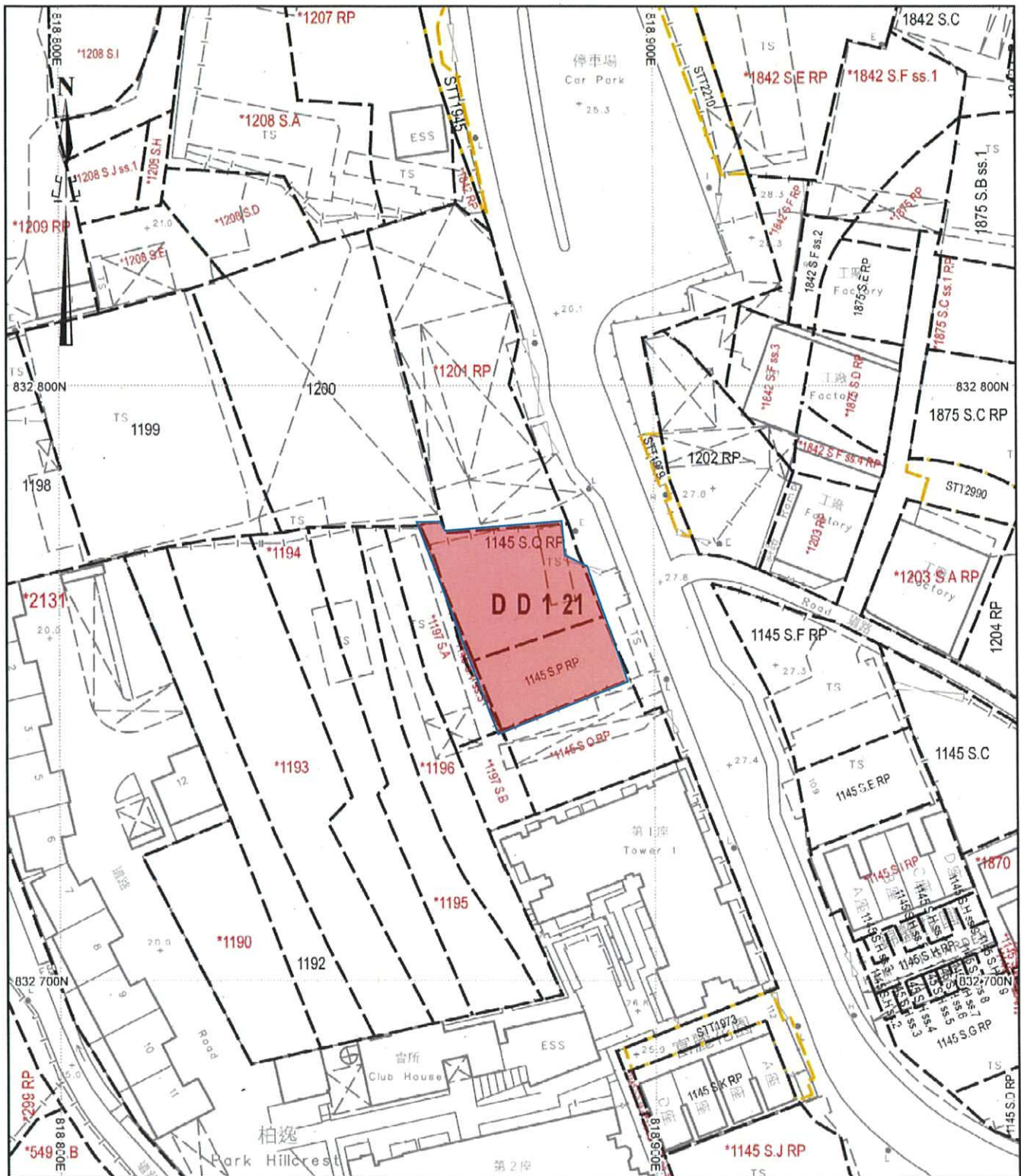
The proposed development would not set an undesirable precedent as there are not less than 7 precedent cases in the neighbouring vicinity since 2013.

| <u>Applicant No.</u> | <u>Application Premises</u> | <u>Applied Use</u> | <u>Floor Area (about) (m²)</u> | <u>Decision Date</u> | <u>Decision</u> |
|----------------------|---|--|---|----------------------|---|
| A/YL/241 | Lot 4290 in D.D. 116, Tai Tong, Yuen Long, New Territories | Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 6 Years | 250.1 | 16/03/2018 | Approved with condition(s) on a temporary basis |
| A/YL/247 | Lot 104 RP (Part) in D.D. 115 and Adjoining Government Land, Yuen Long, New Territories | Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Offices for a Period of 6 Years | 3,200.2 | 17/08/2018 | Approved with condition(s) on a temporary basis |
| A/YL/267 | Lot 4747 S.A RP (Part) in D.D. 116, Yuen Long, New Territories | Temporary Shop and Services for a Period of 6 Years | 125 | 20/11/2020 | Approved with condition(s) on a temporary basis |
| A/YL/215 | Lot 4297 in D.D. 116, Tai Kei Leng, Yuen Long, New Territories | Proposed Temporary Shop and Services (Farm Product and Grocery Shop with Ancillary Office and Storeroom) for a Period of 6 Years | 274.93 | 23/10/2015 | Approved with condition(s) on a temporary basis |
| A/YL/218 | Lot 4585 RP in D.D. 116 and Adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories | Proposed Temporary Shop and Services (Real Estate Agency and Car Audio Shop) for | 255 | 19/2/2016 | Approved with condition(s) on a temporary basis |

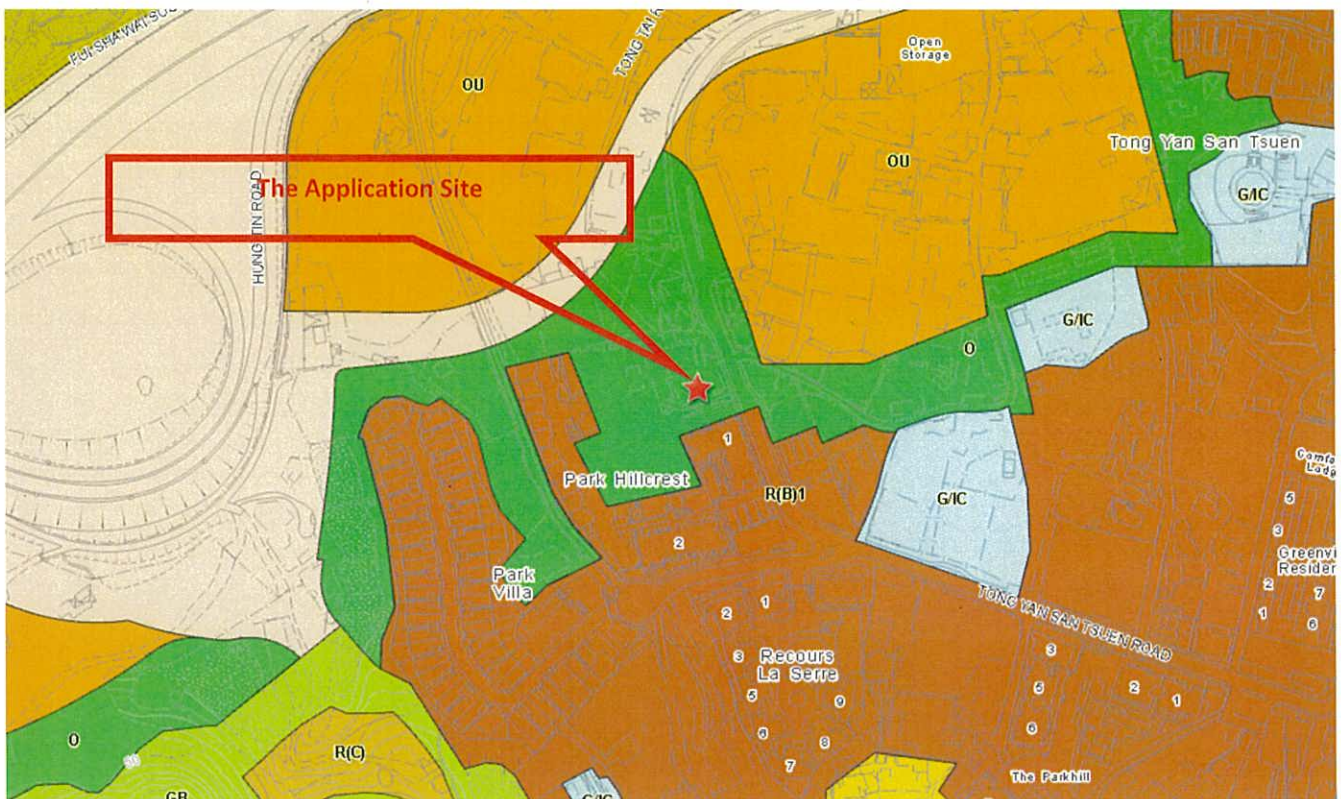
| | | | | | |
|----------|---|--|-------|------------|---|
| | | a Period of 6 Years | | | |
| A/YL/233 | Lots 4581 S.A (Part) and 4581 RP (Part) in D.D. 116, Tai Kei Leng, Yuen Long, New Territories | Proposed Temporary Shop and Services (Real Estate Agency, Book Shop and Ancillary Site Office) for a Period of 6 Years | 303.7 | 22/9/2017 | Approved with condition(s) on a temporary basis |
| A/YL/200 | G/F, 1/F & Flat Roof, Lot 4582 S.A. (Part) and Lot 4583 RP (Part) in D.D. 116, Tai Kei Leng Road, Yuen Long, New Territories. | Proposed Shop and Services (Retail Shop) | 78.6 | 16/08/2013 | Approved with condition(s) on a temporary basis |

8. Conclusions

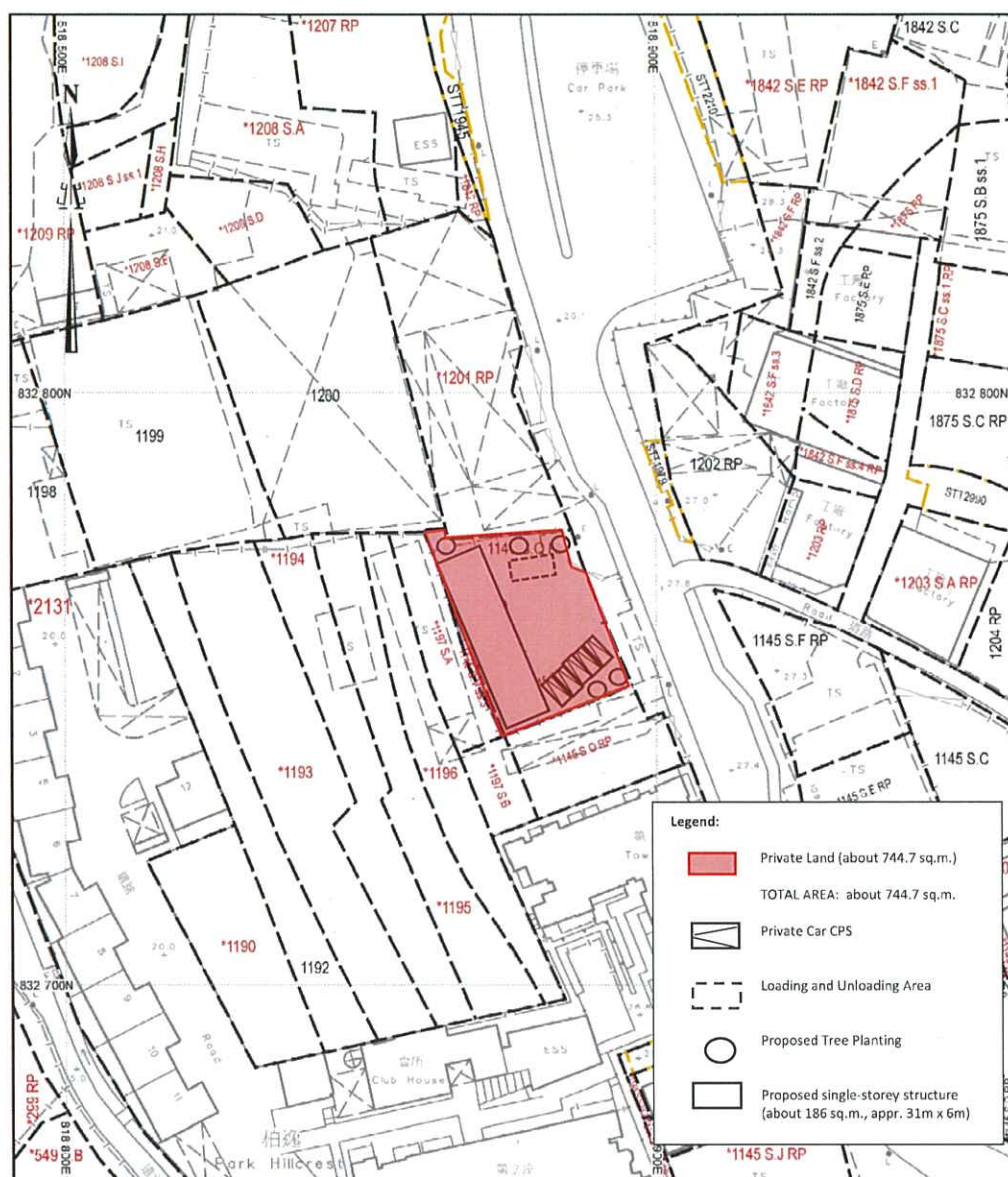
- (a) No contravention to the Planning Intention.
- (b) Temporary Shop and Services is a column 2 use in "O" zone. Similar applications in "O" zone have been approved by the Board (Please refer to para. 7 of this planning statement).
- (c) The planning intention of "O" zone would not be jeopardized as the proposed development is temporary in nature.
- (d) The proposed development is compatible with the surrounding environment.
- (e) Minimizes carbon pollution and has a much lower impact on our environment by having renewable energy installation.
- (f) The proposed development could serve the local residents
- (g) Owing to small scaled development, the proposed development will have minimal traffic impact, easy access for vehicles.



Location Plan



Excerpt of Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Layout Plan



Swept Path Analysis



Photo 1 – Application Site is Vacant



Photo 2 – Tong Yan San Tsuen Road



Photo 3 – showing the vehicular access

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S16 case A/YL-TYST/1145
12/01/2022 09:54



From:

To:

Cc:

[REDACTED]
<tpbpd@pland.gov.hk>

<ccycheung@pland.gov.hk>, <chleung2@pland.gov.hk>, <aklleung@pland.gov.hk>,
<ccycheung@pland.gov.hk>

File Ref:

1 attachment



Appendix 1 - Layout Plan B-3.pdf

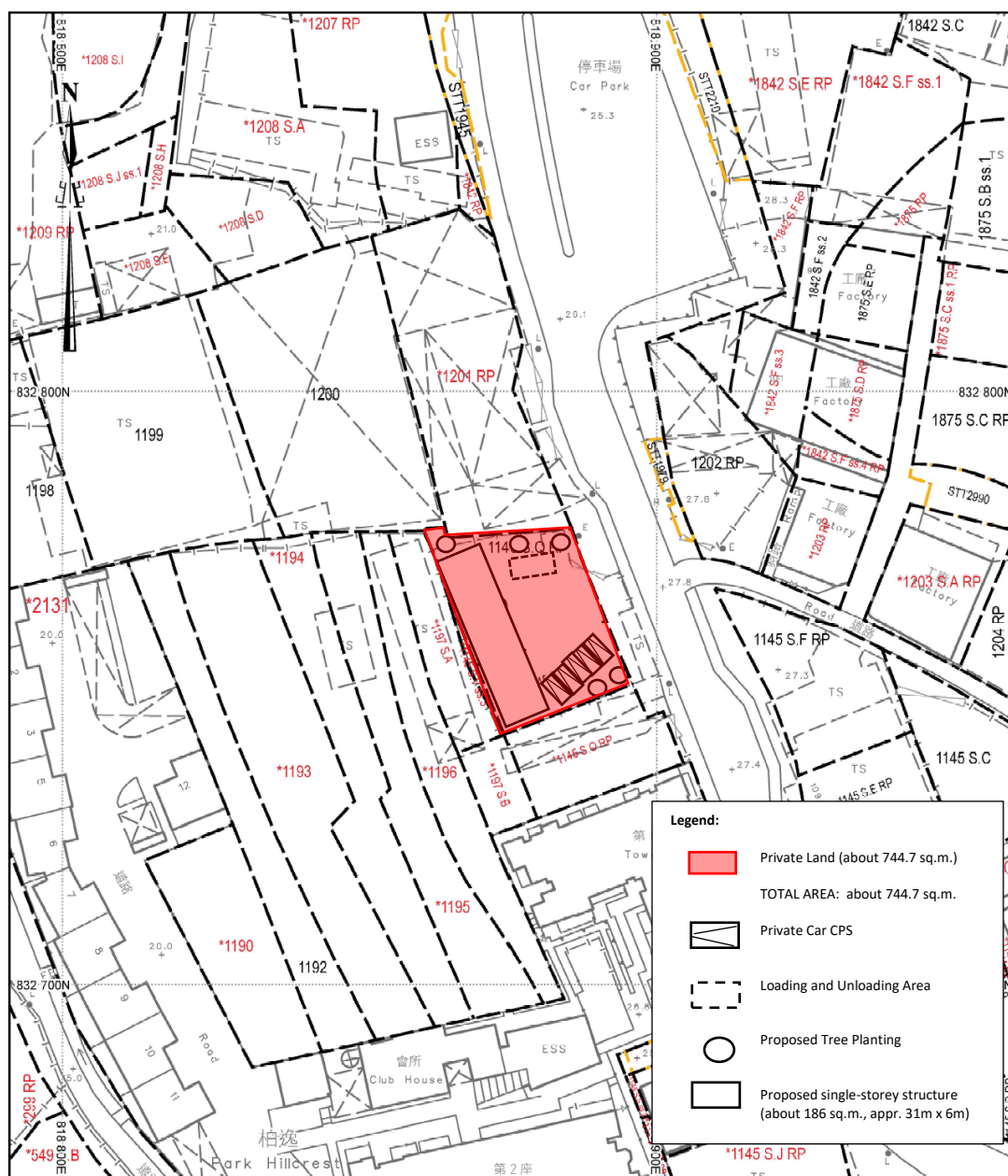
Dear Sirs,

Attached is the correct layout plan (Appendix 1 of the Planning Statement) for the captioned case.

Regards,

Emus LAM

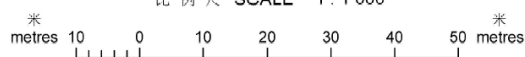
[REDACTED]



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Layout Plan

anders surveyors company limited
安國測量師行有限公司

Our Ref : AS-Land-0971
Date : 25 February 2022

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

Dear Sirs,

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)
(No. A/YL-TYST/1145)**

**Temporary Shop and Services Uses for a Period of 5 Years -
Lots 1145 S.P RP and 1145 S.Q RP all in DD121,
Tong Yan San Tsuen, Yuen Long, New Territories**

In response to TD's comment on 25 February 2022, we have the following further information to address TD's comments.

As the Application Premises is located at a remote area away from the town centre of Yuen Long and Tuen Mun. It aims to attract neighbourhood store or similar types of businesses such as convenience store, mini-sized supermarket which serve the local shoppers only. For this reason, the applicant anticipate shoppers would be those residents within walking distance from the residential blocks nearby. Only handful of the potential shoppers would drive to shop at the Application Premises. In addition, the loading and unloading activity would be targeted to take place during non-peak hours. In the worst case scenario, the application estimates traffic generation for the Application Premises as follows:-

Traffic Generation Estimates for the Application Premises (pcus/hour)

| Unit | AM Peak | | PM Peak | |
|----------------------|------------|------------|------------|------------|
| | Generation | Attraction | Generation | Attraction |
| Application Premises | 8 | 8 | 10 | 12 |

For the estimated maximum size of vehicles going to/from the proposed development, the applicant anticipates 5.5 Ton truck will be used for the loading and unloading goods for the stores. The maximum size of the vehicles of 5.5 Ton truck is approximately 13'-17' length, 7' height, 6' width.

Should you have any query, please feel free to contact the undersigned on 2370 -0438.

For and on behalf of
Anders Surveyors Company Limited

A handwritten signature in black ink, appearing to read 'Lam Wai-leung', written in a cursive style.

Lam Wai-leung, Emus
Director

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Further Information: A/YL-TYST/1145

25/02/2022 16:00

From: Emus Lam [REDACTED]
To: akleung <akleung@pland.gov.hk>
Cc: <ocmwong@pland.gov.hk>
File Ref:

Dear Aaron,

In response to Transport Department's comment, we would specific the time periods of AM Peak and PM Peak as follows:-

AM Peak = The maximum hourly traffic flow between 7am-10am

PM Peak = The maximum hourly traffic flow between 4pm-7pm

Regards,

Emus LAM

[REDACTED]

Similar Applications within the Subject “O” Zone on the Tong Yan San Tsuen OZP

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC)</u> | <u>Approval Condition(s)</u> |
|---|-------------------------------|---|---|---|
| 1 | A/YL-TYST/799 | Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years | 12.8.2016 | (1), (2), (3), (4), (5), (6), (7), (8), (9), (10) |
| 2 | A/YL-TYST/973 | Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years | 16.8.2019 <i>[revoked on 16.2.2021]</i> | (1), (2), (5), (6), (8), (9), (11), (12), (13) |
| 3 | A/YL-TYST/1101 | Proposed Temporary Shop and Services for a Period of 3 Years | 23.7.2021 | (1), (2), (5), (6), (8), (9), (12), (13) |

Approval Condition(s):

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

J-3

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

參考編號

Reference Number:

220121-151350-77743

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

21/01/2022 15:13:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1145

「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。

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:

220117-115310-59656

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

17/01/2022 11:53:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1145

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Monica

意見詳情

Details of the Comment :

規劃申請用地附近已有不少倉庫及水泥廠, 大型貨車違泊及貨櫃箱亂霸佔馬路, 經常阻礙行人道路及馬路, 附近公眾泊車處欄杆每年撞毀數次, 沙塵滾滾空氣污染不斷上升, 嚴重影響附近民居生活。規劃申請用地令情況日益嚴重, 望慎重考慮民生需要, 至少歸還可以行走的行人道路給居民。

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:

220118-114100-79374

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

18/01/2022 11:41:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1145

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kong

意見詳情

Details of the Comment :

The information provided by the applicant simply saying that the area applying for retail and service usage . I object to this application if applicant unable to provide more details on elaborating Retail and Services . Better for the applicant to

Since my family is live around the area, and it is funny that this application is not circulated to the residents nearby.

Pls ask the applicant for more details on retail and service . Because it is too broad that can be anything.

5-4

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AYL-TYST/1145 DD 121 Tong Yan San Tsuen
01/02/2022 02:28

From:

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

File Ref:

AYL-TYST/1145

Lots 1145 S.P RP and 1145 S.Q RP in D.D. 121, Tong Yan San Tsuen, Yuen Long

Site area : About 744.7sq.m

Zoning : "Open Space"

Applied use : Shop and Services / 6 Vehicle Parking / **5 Years**

Dear TPB Members,

The OS zoning is intended to provide recreational facilities for a growing community.
No previous approval history for brownfield use.

Note that the Applicant mentions selling electricity to CLP. Is this a Solar Farm operation? No mention of how many panels to be installed.

The application is for 5 years but this is not sufficient time to recover the costs of installation of solar panels. Any impediment to the provision of OS should be avoided.

Members should seek clarification as to the true intention of the Applicant.

Mary Mulvhill

Advisory clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (b) to note the comments of the Commissioner for Transport that the land between the entrance of the proposed development and Tong Yan San Tsuen Road is not under her purview. Consent of the owners/managing parties of the land should be obtained 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;
- (c) 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 run-in/out should be constructed in accordance with the latest version of his department's Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. The access road connecting the Site with Tong Yan San Tsuen Road is not and will not be maintained by his office. His office should not be responsible for the maintenance of any access connecting the Site with Tong Yan San Tsuen Road;
- (d) 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 Aspect of Temporary Uses and Open Storage Use" should be followed to minimise any potential environmental nuisances on the surrounding area;
- (e) 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;
- (f) 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 the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. Any temporary shelters or converted containers for office, storage, washrooms or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried at building plan submission stage; and

- (g) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Yuen Long South (YLS) Development – Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. Extension of the planning permission may not be supported in future and no substantial works shall be carried out in view of the planned YLS Development – Stage 2 Phase 2.