This document is need. 1 1 APR 2022
The Town Planning Beard will formally acknowledge the data of receipt of the application only upon receipt of all the required information and documents.



APPLICATION FOR PERMISSION A/YL-1151/1166 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*

適用於抵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)及有關終等臨時用途/發展的許可續期,應使用表格第 S16-I 號。

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

申請人如欲在本地報章刊登<u>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</u>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 請來附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,謂吳真說明

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/XL-7457/1166
	Date Received 收到日期	1 1 APR 2022

- 1. 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 櫻城市規劃委員會(下稱「委員會」)秘書收。
- 2. 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, I 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 樓及新界沙田上禾港路 1 號沙田政府合署 14 樓)索取。
- 3. 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
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /回Company 公司 /□Organisation 機構)

Blessline Company Limited (銘恩貿易有限公司)

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 2526 (Part), 2530 (Part), 2531 (Part) & 2532 RP (Part) in D.D. 124, Hung Shui Kiu, 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 310 sq.m 平方米☑About 約 Not more than ☑Gross floor area 總樓面面積 140 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)	Nilsq.m 平方米 □About 約

Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 statutory plan(s)				ng Plan				
	构著	形法定瞬间的名稱系	经编数					
(e)	Land use zone(s) involved 沙及的土地用途地帶							
	,		· • • • • • • • • • • • • • • • • • • •	Shop and services (Shop for selling vegetable)			
(i)		rent use(s)						
	H.A.	7开始		(If there are any Government, institution or community	finalities where Macters on			
				plun and specify the use and gross than area) (MITTH-PRESET - BURDON-FUNDS IN STREET FORES.				
4.	"Cı	irrent Land Ow	ner" of A	pplication Site 申請地點的「現行土地	と擁有人 」			
		ant 中間人 —			y ram - marawa e e y ger y ger troop can beyn ar yn gell e g g e yn glyddiol ar y g y ganad e nad g			
	is the	sole "current land" 一的「现行出地擁	owner**** (ple 有人。***(哥	ase proceed to Part 6 and attach documentary proof 纖纖填寫第 6 部分,並実附紧權說明文件)。	of ownership).			
	is one of the "current land owners" (please attach documentary proof of ownership). 是其中一名『現行土地據行人』"《清爽附業權證明文件》。							
IZ)	is not a "current land owner". 並不是「現行上地掛賽人」"。							
	□ The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上(請繼續填寫第 6 部分)							
5.	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斌							
(a)	Ace	ording to the record(s) of the Lan	d Registry as at(DI)/Mi urrent land owner(s) ***.	//YYYY), this application			
	形势	土地油加速敞至		F	日的記錄· 這宗申請共衆			
(b)	The	applicam 申請人 -						
				"current land owner(s)".				
	已取得							
	Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」。同意的評估							
		No. of 'Current Land Owner(s)' 「現行:北地擁有 人」數目	Land Regist	/address of premises us shown in the record of the ry where consent(s) has have been obtained 開播記錄正獨得記錄時數字數字數字數字	Date of consent obtained (DD/MM/YYYY) 取得可能的自即 (日/日/年)			
			·	,				
		(Fleuse use separate s	hects if the spa	oce of any box above is insufficient. 如上程作的方法的含	- 四下形・番牙可短冊)			

<u> </u>		rent land owner(s))" notified [I]	医通知 「现行士	地挺有人」"		
I.a	nd Owner(s)* 现行土地據 人,數日	Land Registry w	ress of premises a here notification(紀錄已發出過過	s) has/have been	given	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)	
	#		rennania, m, pang adan semenanberawan kabusus ar ma		·		
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(Ple	ise use separatos	heets if the space of	any box above is in	mufficient. \$11.1.5	似任何力格的实	· 阿尔瓦·苏丹瓦敦明)	
		e steps to obtain co 取得土地擁有人	*				
Rea	sonable Steps to	Obtain Consent o	if Owner(s) 現	是土地擁有人的	回電所採取	的合理步骤	
	□ sent request for consent to the "current land owner(s)" on(DD/MM/YYYY)*** 於(日/月/年)內每一名『現行土地擁有人」"郵煙要求同意裝**						
Rea	Reasonable Steps to Give Notification to Owner(s) - 向土地擁有人發出強勁所採扣的合理步驟						
	published notices in local newspapers on(DD/MM/YYYY) ^{&} 於(日/月/年)在指定報章線申請刊登一次通知 ^{&}						
Z	9/2/2022 (DD/MM/YYYY) ^R						
	於	(臼/月/4	年)在中間地點/	中游域所域阳	近的與明位質	(贴出關於該中國的通	
Ø		relevant owners' c ral committee on _				comnittee(s)/manage	
•	於 處,與有關的		/年)把通知寄往	相關的黎主立刻	发达图/紫主线	是員會/互助委員會或	
Oth	ers 14:40						
	others (please 其他(新指明						
•			mat (Mariana) de contrata de Mariana (m. 1700). En esta de Mariana			agan ngayang di danadan da kabanan ngayan da da anadan da da anadan da da an nagan da da da an nagan da da da Banan da	
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•				Wildrigginson and grown or the growther points were designed to a security	unanteres processores de la constante de la co		

6. Type(s) of Application 申請類別					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas					
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展					
(For Renewal of Permissio	n for Temporary Use or Develo	pment 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)			
	Proposed Temporary Shop a Period of 3 Years	and Services (Shop for Selling Vegetable) for a			
(a) Proposed		·			
use(s)/development					
擬議用途/發展					
	(Dlagge illustrate the details of the m	500000 00 0 00000			
(In Tiffication and a f	"	roposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for	│ ☑ year(s) 年	3			
申請的許可有效期	□ month(s) 個月				
(c) Development Schedule 發展網	·····································				
Proposed uncovered land area	掛議露天十地面積	sq.m ☑About 約			
Proposed covered land area 携					
_		n'			
	s/structures 擬議建築物/構築物	受 X (III ・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・			
Proposed domestic floor area	擬議住用樓面面積 .				
Proposed non-domestic floor	area 擬議非住用樓面面積	Not more than 140sq.m □About 約			
Proposed gross floor area 擬詞	義總樓面面積	Not more than 140sq.m □About 約			
		es (if applicable) 建築物/構築物的擬議高度及不同樓層 w is insufficient) (如以下空間不足,請另頁說明)			
Structure 1: Shop & services (Not exceeding 5.2m, 1 storey)				
Structure 2: Toilet (Not exceed	ding 3m, 1 storey)				
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
,					
Proposed number of car parking	spaces by types 不同種類停車位	的採議數日			
	-				
Private Car Parking Spaces 私家		Nil Nil			
Motorcycle Parking Spaces 電單		Nil			
Light Goods Vehicle Parking Spa		Ni)			
Medium Goods Vehicle Parking Heavy Goods Vehicle Parking Sp	-	NGI			
Others (Please Specify) 其他 (記	•	NΔ			
Outers (Flease openity) 英胞 (a	H 7 1 7 1 7 1 7 1 7 1 7 1 7 1 7 1 7 1 7	1711			
Proposed number of loading/unit	Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
		•			
Taxi Spaces 的土車位		Nil			
Coach Spaces 旅遊巴車位	1918 de minimum d'	Nil 1 space of 7m x 3.5m			
Light Goods Vehicle Spaces 輕	•	1 space of /m x 3.5m Nil			
Medium Goods Vehicle Spaces		Nil			
Heavy Goods Vehicle Spaces 重 Others (Please Specify) 其他 (i		NA			
Omers (Frease specify) 共他 (E	词フリツリ	1111			

Prop	Proposed operating hours 接接各種時間					
			•	idays including public holidays	, 	Knogetategeandiae

(d)	Any vehicular acce the site/subject build 是否有电路邀往地 有關建築物?	iss to ing?	s.是 S.E.	appropriate) 有一條現有車路。(新建列車路名稱) /ehicular access leading from Hung Si	(知道用)) um Road illustrate on p	lan and specify the
	•	No) 否]		•
(¢)		use separa isons for n	te sheets ot providi	發展計劃的影響 to indicate the proposed measures to min ng such measures. 如斯契的語,對另頁		
(0)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有鐵築物的改動?	Yes 是 No 否 Yes 是	Plea	nse provide details 新提供許諾 is indicate on site plan the boundary of concernsion, the extent of filling of land/pond(s) and/or exce	ed land/pond(s), a	**********
			(新月 映館)	地盟平面劉宗平有關土地。广池班界線,以及河北	•	上及/現18上的細節及/
(ii)	Does the development proposal involve the operation on the right? 摄解發展是语涉及右列的工程?			Filling of pand 填遊 Area of filling 填塘间積 Depth of filling 填塘深度 Area of filling 填土间積 Depth of filling 填土厚度 Excavation of land 挖土	m 来 sq.m 平方来 m 来	DAbout 约 DAbout 约 DAbout 约
	,	No W		Depth of excavation 接土深度	m 3K	UAbout #J
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會	On slopes Affected	· 對交班 supply 型 ige 對排 · 對斜坡 by slopes e Impact	対供求 Ye 水 Ye 受斜坡影響 Ye 構成景觀影響 Ye		No 不會 Q No 不會 Q
	否造成不良影響?	Visual In Others (P	ipact 构页 lease Spe	文訊使影響 Yookity) 其他 (請列明) Yo	es 會口 es 會口	No 不會 立 No 不會 乙

diameter 流程時	tate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 據後減少是經的措施。如即及於代樹本、語說明受影響樹木的數目、及胸高度的樹 支品種(德可)

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The second secon	7. TO ASSESSED THE SECOND TO T
(B) Renewal of Permission for 位於鄉郊地區臨時用途/發	Temporary Use or Development in Rural Areas 展的許可實期
(a) Application number to which the permission relates	A//
與計可存限的申請指揮	
(b) Date of approval 獲批給許可的日期	·····································
(c) Date of expiry 許可屆滿日期	(DD FI/MM 月/YYYY 年)
(d) Approved use/development 已批给許可的用途/發展	•
一种种种的种种的种种的种种	
	The permission does not have any approval condition 许可定义有任何的常路件
	Applicant has complied with all the approval conditions 中海人已境行金部門が条件
	〇 Applicant has not yet complied with the following approval condition(s): 中海人的中華子子列的智修件:
(c) Approval conditions	
Waste	
	Reason(s) for non-compliance: 你未被行的原因:
できるようなである。 では、これでは、これでは、これでは、これでは、これでは、これでは、これでは、これ	(Please use separate sheets if the space above is insufficient) (知以上預期不足上海學及為例)
(f) Renewal period sought	口 year(s) 年
要求的續期期間	I memb(s) 例月

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現新中韻人提供中離理由及支持其中語的資料。如有驚要、語另頁說明)。
1. The proposed development is a column 2 use so that a planning application is submitted for the consideration of the Town Planning Board. 2. The application site subjects to no planning application for shop & services use.
3. The proposed development is intended to sell vegetable to the nearby residents at the application site.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning. 5. The proposed development is not incompatible with the surrounding environment.
6. Shop & services uses with planning permission such as A/YL/245 and A/YL-PS/624 were granted with planning permission. Similar preferential treatment should be granted to the current application. 7. Minimal traffic impact.
8. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours. 9. Insignificant drainage impact because surface U-channel will be provided at the application site.
10. Loading/unloading bay is proposed for the proposed development. Only light goods vehicle not exceeding 5.5 tonnes will be allowed to enter/park at the application site for the convenience of staff. There is also a public vehicle park outside the application site so that clients could park their ear at the public vehicle park before they get into the shop. II. The application site is not owned by Government so that the acquisition of land for "G/IC" use takes time. As such, the temporary conversion of the application site for another use would be a prudent use of scarce land resource.

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	Form No. S16-III 安格第 S16-III 號
8. Declaration 聲明	
"hereby declare that the particulars given in this application - 本人通此聲明,本人就這深中讀是交的資料,據本人與	n are correct and true to the best of my knowledge and belief. 的技術信,均屬的數論語。
such materials to the Board's website for browsing and dov	aterials submitted in an application to the Board and/or to upload valoading by the public free-of-charge at the Board's discretion. 科技製及/攻上概至委員會網絡、供公眾免費瀏覽最下版。
Signature 第四 第四 第四	② 口Applicant 中涵人 / 忍 Authorised Agent 獲控維代理人
Patrick Tsui	Consultant
Name in Block Letters 姓名(詩以正锆填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s)	學會 / □ HKIA 香港建築師學會 / 學會 / □ HKIE 香港工程師學會 / 世學會 / □ HKIUD 脅港城市設計學會
on behalf of Metro Planning & Development Compan 代表	y Limited (都市規劃及餐展顧問有限公司)
🔀 Company 公司 / 📋 Organisation Name	and Chop (if applicable) 機構名稱及繁章(如適用)
Date 日期 24/2/2022	(DD/MM/YYYY EI/JE/JE)
Rem	ark 储註
The materials submitted in an application to the Board and public. Such materials would also be uploaded to the Board the Board considers appropriate.	the Board's decision on the application would be disclosed to the 's website for browsing and free downloading by the public where 對申請所作的決定。在委員會認為合適的情況下,有關申請
Wari	ning 努告

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况下,就追宗申請提出在任何要項上是虚假的陳述或資料,即屬違反《刑事罪行條例》

Statement on Personal Data 個人資料的發明

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

委員會就追宗中諸所收到的個人資料會交给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 都委员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,包括公布這宗中訓供公眾查閱,同時公布申請人的姓名供公眾查閱;以及

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

- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph I above, 申請人就這家申請提供的個人資料,或亦會向其他人士投薪,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(私線)條例》(第 486 章)的規定,中請人有權查周及更正其個人資料,如依查閱及更正個人資料應向委員會秘書提出有關要求,其地址為香港北角港華道 333 號北角政府台署 15 樓。

Gist of Application 申請摘要						
consultees, uploaded deposited at the Plan (講盡量以英文及中	nils in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 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署規劃資料查詢處以供一般參閱。)					
Application No.	(For Official Use Only) (請勿填寫此欄)					
申請編號						
•						
Location/address 位置/地址	Lots 2526 (Part), 2530 (Part), 2531 (Part) & 2532 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.					
Site area 地盤面積	310 sq. m 平方米 ☑ About 約					
	(includes Government land of包括政府土地 0 sq. m 平方米 □ About 約)					
Plan	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14					
圖則						
·						
Zoning	'Government, Institution or Community' ("G/IC")					
地帶						
Type of	☐ Temporary Use/Development in Rural Areas for a Period of					
Application	位於鄉郊地區的臨時用途/發展為期					
申請類別						
	☑ Year(s) 年3 □ Month(s) 月					
·	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					
	l. · · · · · · · · · · · · · · · · · · ·					
	□ Year(s) 年 □ Month(s) 月					
Applied use/ development	Temporary Shop and Services (Shop for Selling Vegetable) for a Period of 3 Years					
申請用途/發展						
,						
L	<u></u>					

(i)	Gross floor area		sq.m 平方米		Plot Ratio 地積比率	
-	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	NA	□ About 約 □ Not more than 不多於	NA	□About 約 □Not more than 不多於
		Non-domestic 非住用	140	□ About 約 □ Not more than 不多於	0.452	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	NA			
		Non-domestic 非住用	2			-
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA		□ (Not	m 米 more than 不多於)
			NA		□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	5.2		. ☑ (Not	m 米 more than 不多於)
·			1		· 🗆 (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積			45.	16 %	☑ About 約
(v)	No. of parking	Total no. of vehicl	le parking spac	es 停車位總數		0
	spaces and loading / unloading spaces 停車位及上落客貨 車位數目	, –	ng Spaces 電 icle Parking S	單車車位 paces 輕型貨車泊車	-	0 0 0
			hicle Parking	g Spaces 中型貨車泊 Spaces 重型貨車泊車 (請列明)		0
		Total no. of vehic 上落客貨車位/		ading bays/lay-bys		1
	·	Taxi Spaces 的 Coach Spaces 施 Light Goods Veh Medium Goods V Heavy Goods Ve Others (Please Sp	磁巴車位 niclé Spaces 車 Véhicle Spaces shicle Spaces <u>i</u>	。中型貨車位 重型貨車車位		0 0 1 0

Proposed Temporary Shop and Services (Shop for Selling Vegetable) for a Period of 3 Years

at

Lots 2526 (Part), 2530 (Part), 2531 (Part) & 2532 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site had been paved. The site is covered by a single structure. The application site occupies an area of about 310m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by a public vehicle park to the north. The Woodsville is found to the east. Hung Shun Road is also found to the north of the site.
- B. Level and gradient of the subject site & proposed surface channel
- 1.1.3 It has a gradient sloping from southwest to northeast from about +13.0mPD to +12.6mPD. (Figure 4)
- C. Catchment area of the proposed drainage provision at the subject site
- 1.1.4 The land to the south of the site is comparatively higher than the application site bit structures were found to the immediate south of the site so that they blocks the stormwater from the north. The eastern part of the site is also found comparatively higher than the application site but drainage facilities was found to the east which is a residential development called Woodsville. The stormwater from the west is also blocked by an existing structure. The land to the north is found lower than the application site.
- 1.1.5 As such, no external catchment has been identified.
- D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site
- 1.1.6 As shown in Figure 4, a public manhole SCH1030720 is found to the north of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 310m²; (Figure 4)
- ii. The knoll to the west is untouched and unpaved. It is assumed that the value of run-off co-efficient (k) of the entire catchment is taken as 1.

Difference in Land Datum =
$$13m - 12.6m = 0.4m$$

L = $26m$

Average fall = 0.4m in 26m or 1m in 65m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)
$$= 0.14465 \left[L/(H^{0.2} \times A^{0.1}) \right]$$

$$t_c = 0.14465 \left[26/(1.54^{0.2} \times 310^{0.1}) \right]$$

$$t_c = 1.94 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 325 mm/hr

By Rational Method,
$$Q_1 = 1 \times 325 \times 310 / 3,600$$

 $\therefore Q_1 = 27.99 \text{ l/s} = 1,679.17 \text{ l/min} = 0.032 \text{m}^3/\text{s}$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:80 in order to follow the gradient of the application site, 225mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 225mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged to the public manhole SCH1030720 via a proposed 375mm surface U-channel to the north of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff from adjacent areas.
 - (e) For any drainage works outside the site boundary, the applicant would obtain consent of DLO/YL, LandsD or other lot owners on the proposed works before commencement of works.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a vehicular track leading from Hung Shun Road. Having mentioned that the site is intended for shop and services (shop for selling vegetable) in only 352m², traffic generated by the proposed development is extremely insignificant.
- 2.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay will be available for loading/unloading use. In view of that the loading/unloading of vegetable will be infrequent and short-lived, the proposed loading/unloading bay to serve the proposed use would be sufficient.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

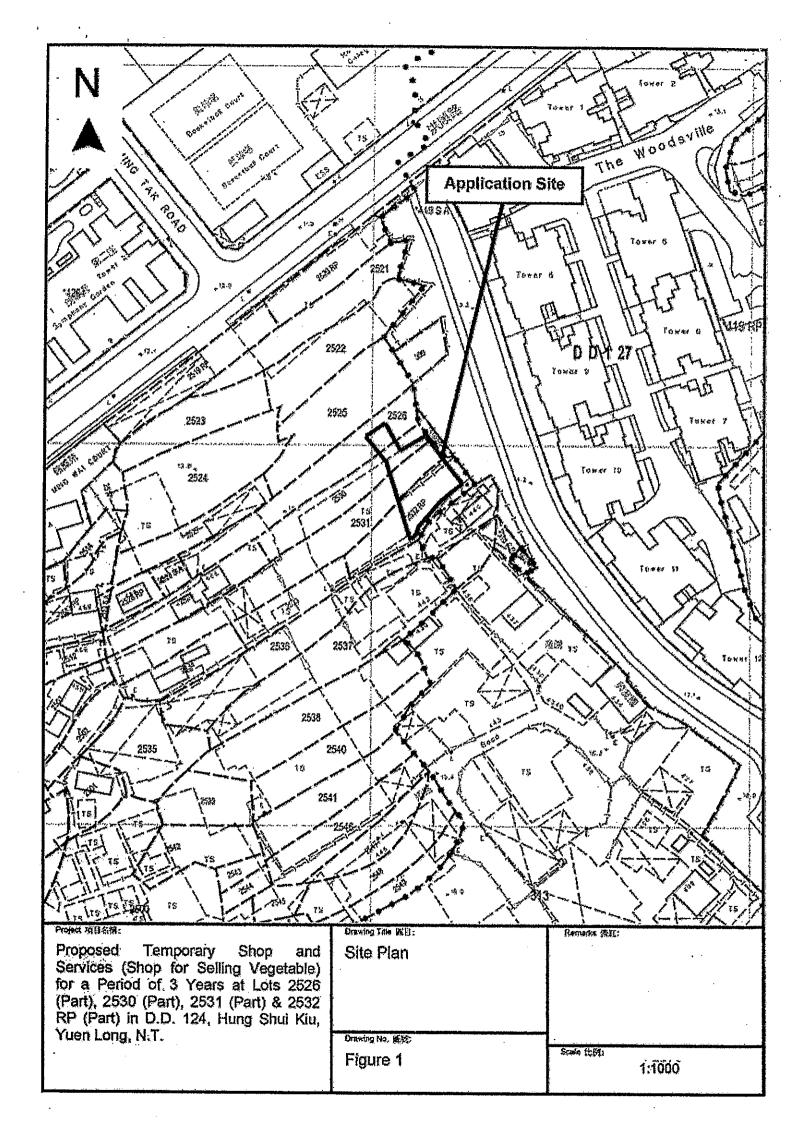
Type of	Average Traffic	Average Traffic	Traffic	Traffic
Vehicle	Generation Rate	Attraction Rate	Generation Rate	Attraction Rate
	(pcu/hr)	(pcu/hr)	at Peak Hours	at Peak Hours
			(pcu/hr)	(pcu/hr)
Light goods vehicle	0.15	0.15	0.	0

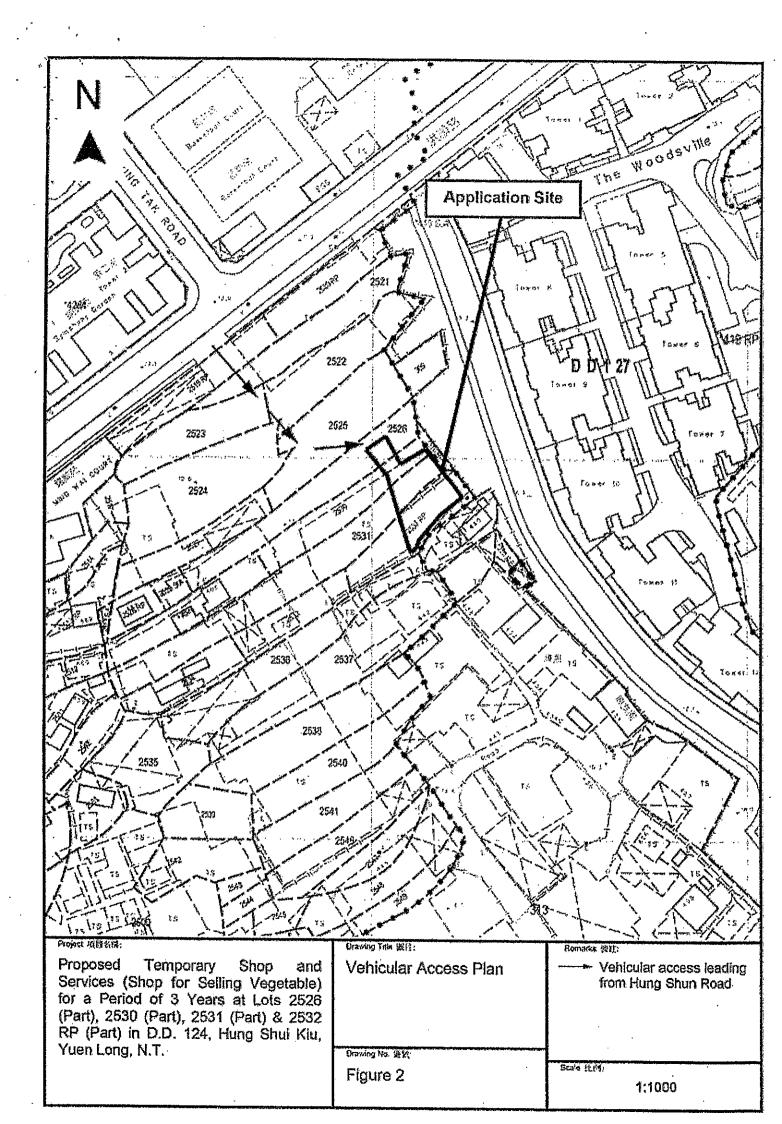
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of light goods vehicle is taken as 1.5.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Hung Shun Road.







7m wide Ingress/Egress One 7m x 3.5m loading/unloading bay /for light goods vehicle

Structure 1
Shop and services
(Shop for selling vegetable)
GFA: Not exceeding 120m²
Height: Not exceeding 5.2m
No. of storey: 1

Structure 2
Toilet
GFA: Not exce

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

Project 项目名用:

Proposed Temporary Shop and Services (Shop for Selling Vegetable) for a Period of 3 Years at Lots 2526 (Part), 2530 (Part), 2531 (Part) & 2532 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

Oraving Title 歌语:

Proposed Layout Plan.

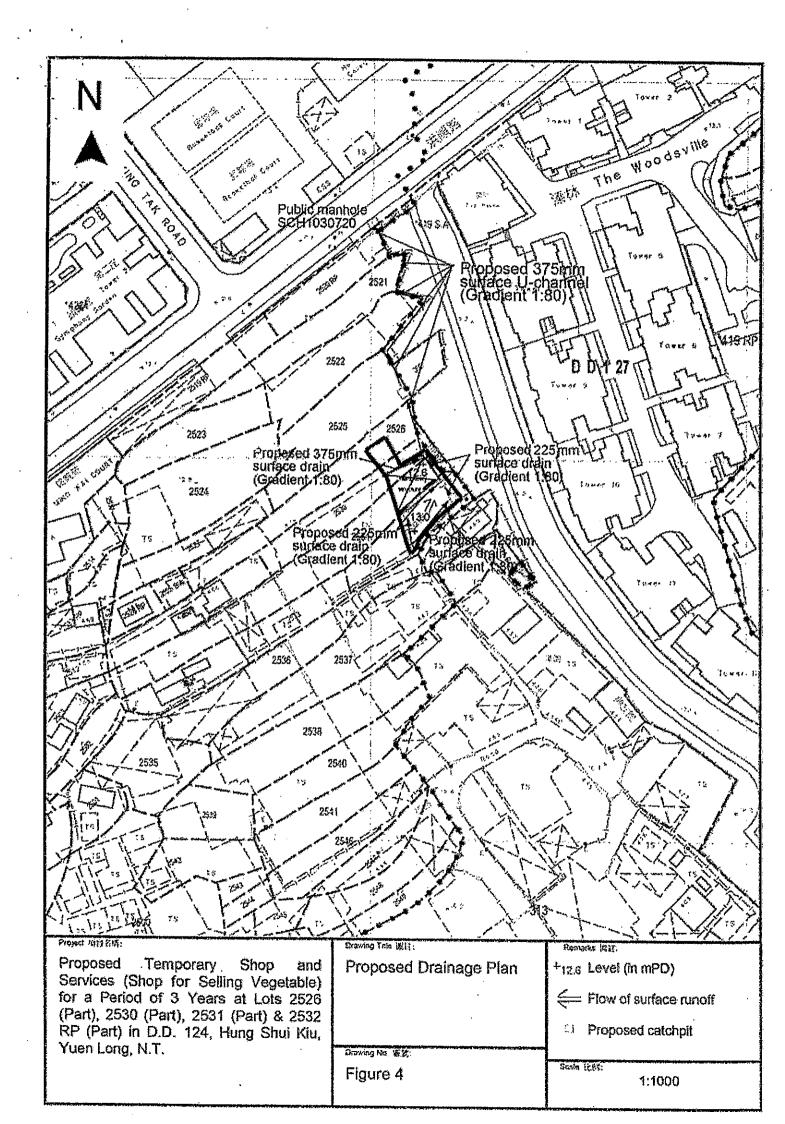
Remarks Will:

Drawing (ks. 集製:

Figure 3

Scale H.[4]:

1:1000



收到・城市規劃委員会

1 1 APR 2022

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

Form No. S16-III を格第 S16-III 別

APPLICATION FOR PERMISSION

A/YE-TYST/1157 **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

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/發展或該等臨時用涂/發展的許可續期的建議*

*Form No. \$16-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)及有關胺等臨時用途/發 展的許可續期,應使用表格第S1G-1 號。

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

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行 土地擁有人所指定的其中一項台理步驟,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
- ^a Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 潜在適當地方註明編號

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

Mease 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 「V」 at the appropriate box (詩在遙當的方格內上加上「V、號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/VL-TYST/157
	Date Received 收到日期	1 1 APR 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。
- 2. 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 樓及新界沙田上禾報路 1 號沙田政府合署 14 樓)索取。
- 3. 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。

i.	Name of Applicant	申請人姓名/名稱
	TARRES OF TAP byronwa	1 1/3 / 4 / 12 12 12 13

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

Blessline Company Limited (銘恩貿易有限公司)

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 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) & 2533 (Part) in D.D. 124, Hung Shui Kiu, 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	図Site area 地盤面積
(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

(ŋ)	Name and number of the related statutory plan(s) 有關法定國則的名稱及無難					
(c)	Land use zone(s) involved					
	er de amende in justice de service en service en september de parteur en justice par d'escription de parteur p	Shop and services (Shop for selling household products)				
(1)	Current ese(s) 現時用途	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如於任何政策,接ば政計監禁施,計在認即上級永,並注照日政及經典而而的)				
4.	"Current Land Owner" o	「Application Site 申請地點的「現行土地擁有人」				
The	applicant 中部人 -	本人工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工				
	is the sole "current land owner" 是唯一的「现行上地旅行人」"	(please proceed to Part 6 and attach documentary proof of ownership). 《結婚物質為第6部分、並失時素權證明文件)。				
	is one of the "current land owners—是其中一名「現行土地擁有人」	·····································				
Ø						
] The application site is entirely on Government land (please proceed to Part 6). 中語地點完全位於政府上地上(話繼續填写第 6 部分)					
5.	Statement on Owner's Co	asent/Notification				
-		通知土地擁有人的陳述				
(a)	involves a total of	Land Registry as at				
(b)	The applicant 申請人 —					
		"current land owner(s)"。 名「現行上地接行人」"的问意。				
	Details of consent of "current land owner(s)" * obtained 取得「現行上地擁有人」 的 适的詳問					
American Constitution of Const	Cand Owners) Land R	nberiaddress of premises as shown in the record of the (DDMM/YYYY) egistry where consent(s) has/have been obtained 地注所處記錄正數得可能與影響/地形地址: (日/月/年)				
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	(District Heat Carpenta & heate 16 th	ic space of any box above is insufficient. In FUNCEO 1/120012000 H · *#527(1998)				

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	La	n. of 'Current nd Owner(s)' 現行土地接 人」 數目	Land Regi	stry where no	premises as s nification(s) l 已经出通知的	as/have been	given	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
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Ø		faken reasonabl :取合理步振以			~			
	Rea	sonable Steps to	Obtain Co	nsent of Own	ien(s) 取得。	上上排有人的	回藏所採取的	内合理步骤
		sent request fo						(DD/MM/YYYY)**
	Reas	sonable Steps to	Give Notil	ication to Ov	vner(s) föj-l:	地擁有人發	出通知所採用	的合理步骤
		published noti					•	YY)*
	Ø	posted notice i		ent position o DOMM/YY		ication sitc/pr	emises on	
		於	({	引用(年)在引	动地患/中	削處所或附近	i的联明位置	队出脚於該中的的通知
,	M	office(s) or run	al committe	e on	2/2/2022	(DD/MM/	YYYY)*	committee(s)/manageme >員會/互助委員會或管
		此 · 咬有關的	度中委員會	jr ^{či}				·
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(d)	Any vehicular acce the site/subject build 是否有單陷通往地 有關建築物?	ess to ing?	us 尼	☑ There is an existing access appropriate) 有一條現有車路。(皆註明) Vehicular access leading from □ There is a proposed access width) 有一條接觸車路。(當在)	車路名仰(如適用)) n Hung Shun Road s. (please illustrate on p	lan and specify the
		N	o 25			
(¢)	(If necessary, please	use separa Isons for n	ite shec ot prov	磁 發 展 計 側 的 影 響 ets to indicate the proposed meas riding such measures. 如常要的能		
(1)	Does the development proposal involve alteration of existing building? 極議發展計劃是否包括現有建築物的數例?	Yes 是 No 资		Please provide details 商提供详	**************************************	**************************************
o de la constanta de la consta		Yes 强	(B)	lease indicate on site plun the boundary version, the extent of filling of land/poud(s 科用地銀平断網路本行出土地/泥塘野紅 統例)] Diversion of stream 河道改道) audior excavation of lead)	
(ii)	Does the development proposal involve the operation on the right? 擬議發與是否涉及右列的工程?		June] Filling of pond 填始 Area of filling 填建简能 Depth of filling 填地深度] Filling of land 填土 Area of filling 填土简微 Depth of filling 填土厚度		DAbout 約
		No 🀔] Excavation of land 挖土 Area of excavation 挖土節幣 Depth of excavation 挖上深度	•	
(iii)	Would the development proposal cause any adverse impacts? 接議發展計測會否造成不良影響?	On traffi On water On drain On slope Affected Landsca Tree Fell Visual In	e 對交 r supply age 對 s 對斜 by slop be Impr ing f upact	,對供水 排水	Yes 會 □	No 不容曾 以 以 以 以 以 以 以 以 以 以 以 以 以 以 以 以 以 以 以

Annual contraction of the contra	
dian ätä	se state measure(s) to minimise the impact(s). For tree felling, please state the number, neter at breast height and species of the inflected trees (if possible) 即基釐減少影響的措施。如涉及砍伐樹本,縮說明受影響樹本的數目,及胸高度的樹 【经及品種(傷可)
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A	***************************************
(B) Renewal of Permission 位於鄉郊地區臨時用설	for Temporary Use or Development in Rural Areas 公發展的許可續期
(a) Application number to wh	tich .
the permission relates	A/
與許可有關的申請编號	
(b) Date of approval	是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是
獲批給許可的日期	(DD EI/MM 月/YYYY 年)
* ************************************	
(c) Date of expiry	CONSTRUCTION FOR CHILD AND CONSTRUCTION OF THE
許可稱將日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 巴批給許可的用達/發展	
	门 The permission does not have any approval condition 许可能设行任何制管条件:
	□ Applicant has complied with all the approved conditions 中游人巴姆子全部研究作
	□ Applicant has not yet complied with the following approval condition(s): 中語人仍未履行下列的常條件:
(c) Approval conditions 附帶條件	
	Reason(s) for non-compliance: 伊未祝行的原因:
•	
r former ambonnous de trust formatismi en la Viella-Golden de Constantin de La Constantin de Constan	(Please use separate sheets if the space above is insufficient) (如以上空間不足,結果互展明)
(f) Renewal period sought	门 year(s) 程
要求的繪即期間	门 month(s) 個片

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現績中請人提供中簡理由及支持其中請的資料。如有循學,請另質說例)。
1. The proposed development is a column 2 use so that a planning application is submitted for the consideration of the Town Planning Board. 2. The application site subjects to no planning application for shop & services use.
3. The proposed development is intended to sell vegetable to the nearby residents at the application site.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning. 5. The proposed development is not incompatible with the surrounding environment.
6. Shop & services uses with planning permission such as A/YL/245 and A/YL-PS/624 were granted with planning permission. Similar preferential treatment should be granted to the current application. 7. Minimal traffic impact.
8. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours. 9. Insignificant drainage impact because surface U-channel will be provided at the application site.
10. Loading/unloading bay is proposed for the proposed development. Only light goods vehicle not exceeding 5.5 tonnes will be allowed to enter/park at the application site for the convenience of staff. There is also a public vehicle park outside the application site so that clients could park their car at the public vehicle park before they get into the shop. 11. The application site is not owned by Government so that the acquisition of land for "G/IC" use takes time. As such, the temporary conversion of the application site for another use would be a prudent use of searce land resource.
12. The household products including floor wiper, buckets, scourer, rubber cloths, window wiper and alike.
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£:		Form No. \$16-III 基格第 \$16-III 號
8. Declaration 聲明	, '	
Thereby declare that the particula 本人新此聲明,本人就近崇申;	ars given in this application are con 請提交的資料,據本人所知及所	rect and true to the best of my knowledge and belief. 信·均衡美性無影。
such materials to the Board's wel	bsite for browsing and downloading	submitted in an application to the Board and/or to upload g by the public free-of-charge at the Board's discretion. 及/或上航至委員會網站、供公眾免費瀏覽或下載。
Signature 変異 Patr	ick Tsui	Applicant 申請人 / ② Authorised Agent 獲榜權代理人 Consultant
**************************************	to the state of th	
1	in Block Letters 請以正構填寫)	Position (if applicable) 職位 (如適用)
以業資格 	□ Member 會員 / □ Fellow of □ HKIP 香港規劃師學會 / □ HKIS 香港測量師學會 / □ HKILA 香港園境師學會/ □ RPP 註冊專業規劃師 □ Others 其他	□ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 / □ HKIUD 香港城市設計學會
		cd (都市規劃及發展顧問有限公司)
☑ Company 公司	/ [] Organisation Name and Ch	op (if applicable) 機構名稱及蓋章(如適用)
Date 日期	24/2/2022 (D	D/MM/YYYY EI/月/年)
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public. Such materials would also the Board considers appropriate.	o be uploaded to the Board's websi 慰交们申語資料和委员會對申請	rd's decision on the application would be disclosed to the te for browsing and free downloading by the public where 所作的決定。在委員會認為合腦的情况下,有關申請
NATIONAL TANDENCE BENEDAL	(** ** ** ** ** ** ** ** ** ** ** ** **	

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况下,就這宗申請提出在任何要項上是虚假的陳述或資料,即獨進反《刑事罪行條例》

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
 - 委員會就追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;
 - 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 處理道宗申請,包括公布道宗申請供公眾查閱·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. 方便申納人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph I above. 申請人就適宗申請提供的個人資料,或亦會向其他人士披露,以作上並第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私絕)條例》(第486章)的規定,申請人有權查閱及更正其個人資料。如依查閱及更正個人資料, 應向委員會秘書提出有關要求,其地址為香港北角流華道333號北角政府合署15樓。

Gist of Applica	tion 申請摘要
consultees, uploaded deposited at the Plan (請盡量以英文及中	rils in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 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 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) & 2533 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.
Site area 地盤面積	610 sq. m 平方米 ☑ About 約
	(includes Government land of 包括政府土地 0 sq. m 平方米 □ About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	'Government, Institution or Community' ("G/IC")
Type of Application 申請類別	☑ 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
	☑ Year(s) 年 <u>3</u> □ Month(s) 月
	□ 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
<u>.</u>	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Shop for Selling Household Products) for a Period of 3 Years
· .	

(i)	Gross floor area and/or plot ratio		sq.m 平方米		Plot Ratio 地積比率	
-	總樓面面積及/或 地積比率	Domestic 住用	NA	□ About 約 □ Not more than 不多於	NA ,	□About 約 □Not more than 不多於
		Non-domestic 非住用	450	□ About 約 ☑ Not more than 不多於	0.738	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	NA			
,		Non-domestic 非住用	2			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA		. □ (Not	m 米 more than 不多於)
			NA		□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	5.2		☑ (Not	m 米 more than 不多於)
			. 1		□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積			73.	77 %	☑ About 約
(v)	No. of parking	Total no. of vehicle	e parking space	s 停車位總數		0
	spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Medium Goods V	ng Spaces 電罩 icle Parking Sp ehicle Parking nicle Parking Sp	I車車位 aces 輕型貨車泊車 Spaces 中型貨車だ paces 重型貨車泊車	車位	0 0 0 0 0
,		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)				1 0 0 1 0
L			·		·	

Proposed Temporary Shop and Services (Shop for Selling Household Products) for a Period of 3 Years

at.

Lots 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) & 2533 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site had been paved. The site is covered by a single structure which will be modified into two structures. The application site occupies an area of about 610m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by a public vehicle park to the north. The Woodsville is found to the east. Hung Shun Road is also found to the north of the site.
- B. Level and gradient of the subject site & proposed surface channel
- 1.1.3 It has a gradient sloping from southwest to northeast from about +13.2mPD to +12.8mPD. (Figure 4)
- C. Catchment area of the proposed drainage provision at the subject site
- 1.1.4 The land to the south of the site is comparatively higher than the application site bit structures were found to the immediate south of the site so that they blocks the stormwater from the north. The eastern part of the site is also found comparatively higher than the application site but drainage facilities was found to the east which is a residential development called Woodsville. The land to the west of the site is about the same as the application site. The land to the north is found lower than the application site.
- 1.1.5 As such, no external catchment has been identified.
- D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site
- 1.1.6 As shown in Figure 4, a public manhole SCH1030720 is found to the north of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

i. The area of the entire catchment is approximately 610m²; (Figure 4)

ii. The knoll to the west is untouched and unpaved. It is assumed that the value of run-off co-efficient (k) of the entire catchment is taken as 1.

Difference in Land Datum =
$$13.2m - 12.8m = 0.4m$$

L = $35m$
... Average fall = $0.4m$ in $35m$ or $1m$ in $87.5m$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)
$$= 0.14465 [L/(H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [35/(1.14^{0.2} \times 610^{0.1})]$$

$$t_c = 2.6 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 320 mm/hr

By Rational Method,
$$Q_1 = 1 \times 320 \times 610 / 3,600$$

 $\therefore Q_1 = 54.22 \text{ l/s} = 3,252.33 \text{ l/min} = 0.06\text{m}^3/\text{s}$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:110 in order to follow the gradient of the application site, 300mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged to the public manhole SCH1030720 via a proposed 375mm surface U-channel to the north of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, is inevitably for the provision of surface. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff from adjacent areas.
 - (e) For any drainage works outside the site boundary, the applicant would obtain consent of DLO/YL, LandsD or other lot owners on the proposed works before commencement of works.

Annex 2 Estimated Traffic Generation

- The application site is served by a vehicular track leading from Hung Shun Road. Having mentioned that the site is intended for shop and services (shop for selling household products) in only 676m², traffic generated by the proposed development is extremely insignificant.
- 2.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay will be available for loading/unloading use. In view of that the loading/unloading of vegetable will be infrequent and short-lived, the proposed loading/unloading bay to serve the proposed use would be sufficient.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

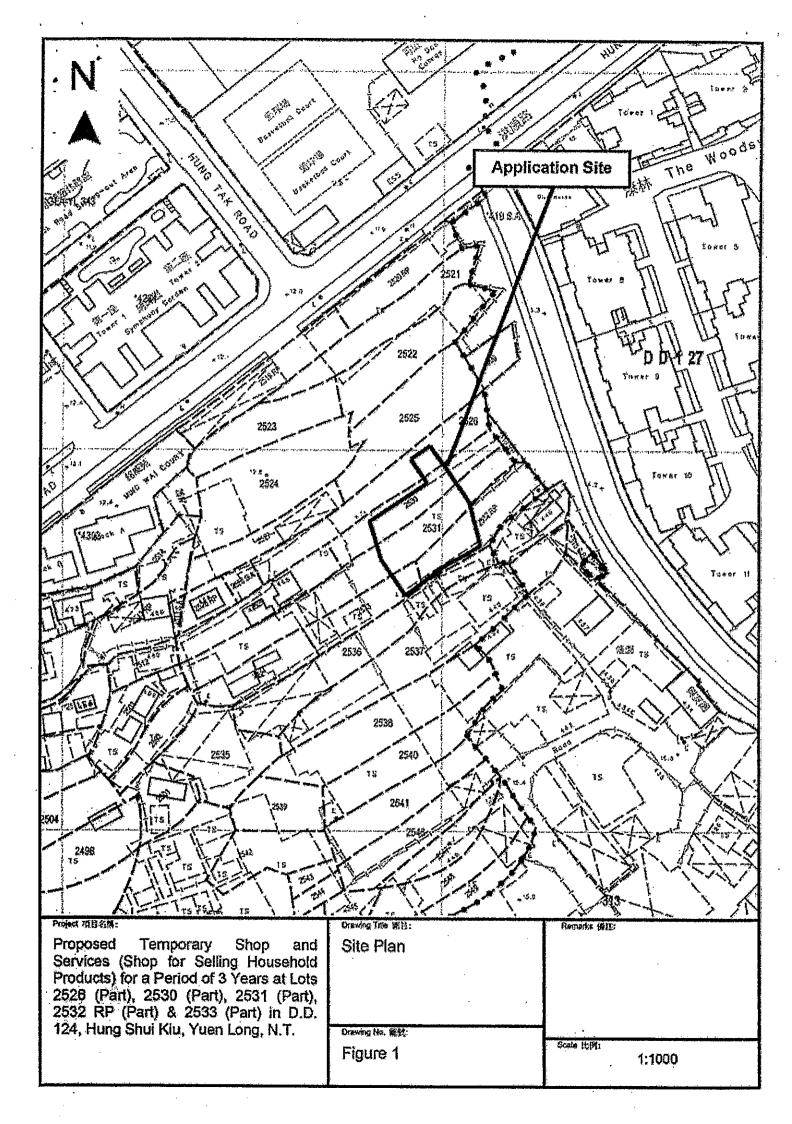
Type of	Average Traffic	Average Traffic	Traffic	Traffic
Vehicle	Generation Rate	Attraction Rate	Generation Rate	Attraction Rate
	(pcu/hr)	(pcu/hr)	at Peak Hours	at Peak Hours
			(pcu/hr)	(pcu/hr)
Light goods vehicle	0.15	0.15	0	0

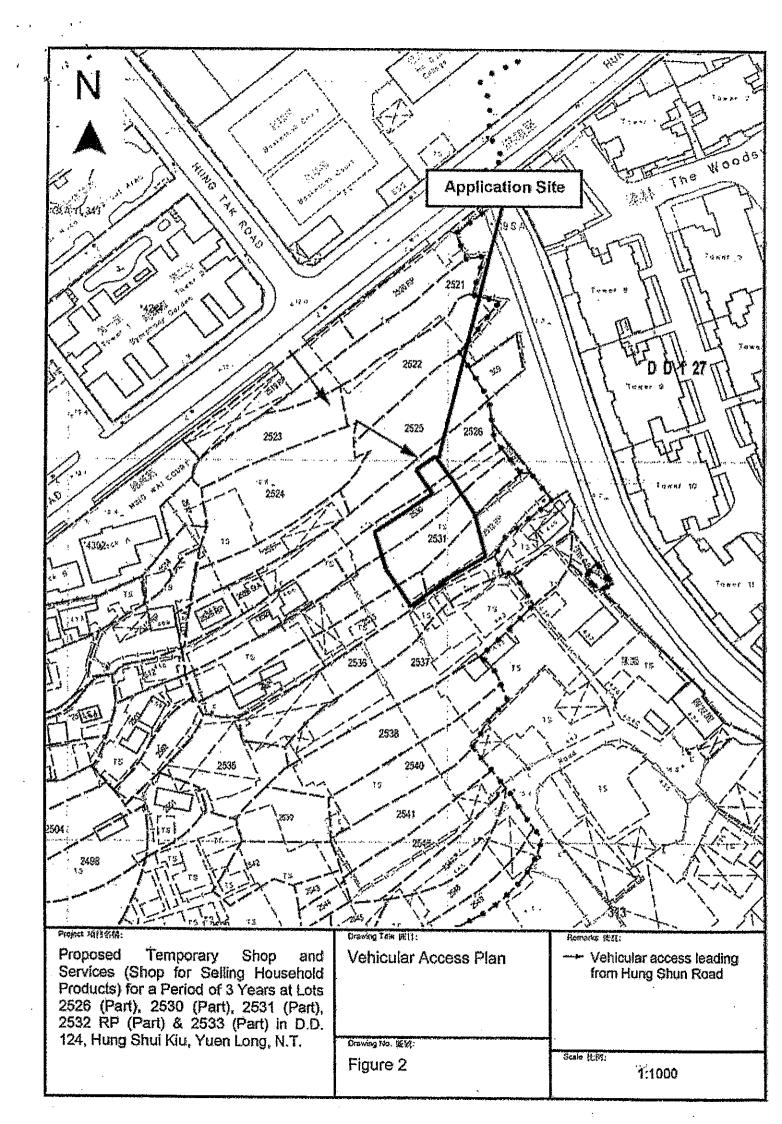
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of light goods vehicle is taken as 1.5.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Hung Shun Road.





7.3m wide Ingress/Egress

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

Structure 1 Shop & services (Shop for selling household products) & tollet GFA: Not exceeding 225m² Height: Not exceeding 5.2m No. of storey: 1 Structure 2
Shop & services
(Shop for selling
household products)
GFA: Not exceeding 225m²
Height: Not exceeding 5,2m
No. of storey: 1

Structure 2

Project 項目名稱:

Temporary Shop and Proposed: Services (Shop for Selling Household Products) for a Period of 3 Years at Lots 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) & 2533 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

Cirawing Tale MEH:

Proposed Layout Plan

Toilet (About 4m²)

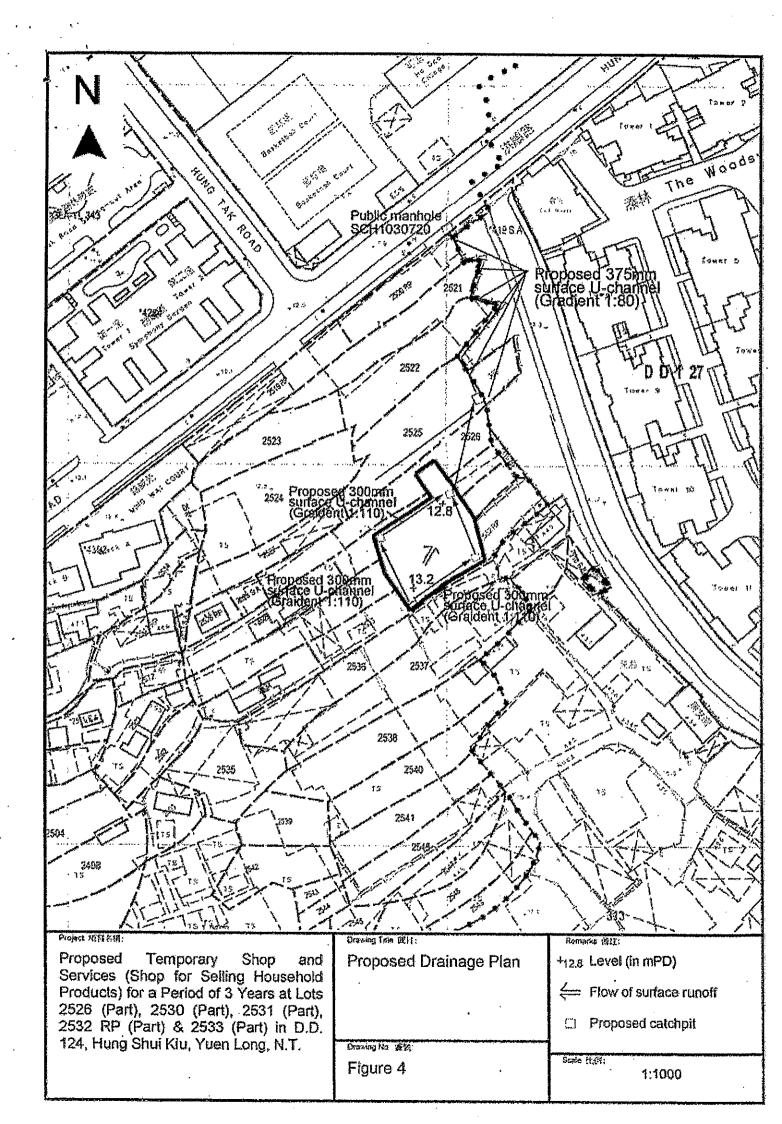
Remarks (RII)

Oranging No. 1614:

Figure 3

Scale Itilli

1:1000



Total: 2 pages

Date: 27 May 2022

TPB Ref.: A/YL-TYST/1156

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Shop for Selling Vegetable) for a Period of 3 Years at Lots 2526 (Part), 2530 (Part), 2531 (Part) & 2532 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

We are glad to submit the updated Annex 2 for your further processing of the captioned application.

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

Yours faithfully,

Patrick Tsui

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

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a vehicular track leading from Hung Shun Road. Having mentioned that the site is intended for shop and services (shop for selling vegetable) in only 310m², traffic generated by the proposed development is extremely insignificant.
- 2.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay will be available for loading/unloading use. In view of that the loading/unloading of vegetable will be infrequent and short-lived, the proposed loading/unloading bay to serve the proposed use would be sufficient.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

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

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

- Note 2: The pcu of light goods vehicle is taken as 1.5.
- Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Hung Shun Road.

Total: 2 pages

Date: 27 May 2022

TPB Ref.: A/YL-TYST/1157

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Shop for Selling Household Products) for a Period of 3 Years at Lots 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) & 2533 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, N.T.

We are glad to submit the updated Annex 2 for your further processing of the captioned application.

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

Yours faithfully,

Patrick Tsui

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

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a vehicular track leading from Hung Shun Road. Having mentioned that the site is intended for shop and services (shop for selling household products) in only 610m², traffic generated by the proposed development is extremely insignificant.
- 2.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay will be available for loading/unloading use. In view of that the loading/unloading of vegetable will be infrequent and short-lived, the proposed loading/unloading bay to serve the proposed use would be sufficient.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of	Average Traffic	Average Traffic	Traffic	Traffic	
Vehicle	Generation Rate	Attraction Rate	Generation Rate	Attraction Rate	
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Light goods vehicle	0.15	0.15	0	0	

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

- Note 2: The pcu of light goods vehicle is taken as 1.5.
- Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Hung Shun Road.

Previous Application covering the Application Site

Rejected Application

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC)	Rejection Reasons
1	A/YL-TYST/455	Temporary Warehouse for Storage of Power Cable, Multi-core Cable, Earth Strip, Control Panel for Transformer and Panel Support Channel Iron with Ancillary Office and Workshop for a Period of 3 Years	18.9.2009	(1), (2)

Rejection Reasons

- (1) the applied use was not compatible with the residential and school uses in the surrounding areas. It would generate adverse environmental impact on these uses. No strong planning justification had been given in the submission to demonstrate why the development which used heavy vehicles for transportation and involved workshop activities should be tolerated, even on a temporary basis.
- (2) there was no information in the submission to demonstrate why suitable sites within the "Open Storage", "Industrial" and "Industrial (Group D)" zones on the Tong Yan San Tsuen Outline Zoning Plan could not be made available for the applied use.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

• no adverse comment on the applications.

2. Traffic

- (a) Comments of the Commissioner for Transport (C for T):
 - no adverse comment to the applications from traffic engineering point of view; and
 - the local track leading to the application sites (the Sites) is not under her purview.
- (b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - no adverse comment on the applications.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the applications; and
- no environmental complaint concerning the Sites received in the past three years.

4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the proposed developments from the pubic drainage point of view;
- the applicant should be reminded of the detailed comments on the submitted drainage proposal (for application No. A/YL-TYST/1156) (**Drawing A-3a**). There is no adverse comment on the submitted drainage proposal (for application No. A/YL-TYST/1157) (**Drawing A-3b**); and
- should the Town Planning Board (the Board) consider the applications acceptable from the planning point of view, approval conditions requiring the submission of revised drainage proposal (for application No. A/YL-TYST/1156 only), and implementation and maintenance of the drainage proposals for the developments to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

• no objection to the applications.

6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposals subject to fire service installations (FSIs) being provided to his satisfaction.
- in consideration of the design/nature of the proposals, FSIs are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

• as there is no record of approval granted by the Building Authority for the existing structures at the Sites, he is not in a position to offer comments on their suitability for the use proposed in the applications.

8. <u>District Officer's Comments</u>

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

• his office has not received any comments from the locals.

9. Other Departments

• Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD), Director of Agriculture, Fisheries and Conservation (DAFC) and Commissioner of Police (C of P) have no comment on the applications.

Appendix IV of RNTPC Paper No. A/YL-TYST/1156 and 1157

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application sites (the Sites);
- (b) the planning permissions are given to the development/use under application. They do not condone any other development/uses (i.e. storage and warehouse uses) which currently exist on the Sites but not covered by the applications. Immediate action should be taken to discontinue such development/uses not covered by the permissions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Sites comprise 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; and
 - (ii) the lot owner(s) will need to apply to her office for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed uses are temporary in nature, only applications 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(s) will be approved. If such application(s) 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Sites; and
 - (ii) sufficient space should be provided within the Sites for manoeuvring of vehicles. No queuing and reverse movement of vehicles onto/from public roads are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Sites to the nearby public roads and drains; and
 - (ii) the access road connecting the Sites with Hung Shun Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Sites with Hung Shun Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) 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;. Other measures such as to avoid direct line of sight to the nearby Noise Sensitive Receivers during loading/unloading and no use of public announcement system or speaker on the Site, etc. should be considered to minimise any noise nuisance to nearby residents;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposals that:

- (i) the drainage plan is illegible and a revised drainage plan clearly showing the proposed drainage facilities shall be submitted (for application No. A/YL-TYST/1156);
- (ii) the proposed 375mm surface U-channel outside the subject lot down to the existing public carchpit no. SCH1030720 are inside other private lots. DLO/YL, LandsD should be consulted and consent from the relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works; and
- (iii) there is no public sewer connection available in the vicinity, views and comments from the DEP regarding the sewage disposal arrangement of the proposed developments shall be sought;
- (h) to not the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed developments;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and his contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Sites;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposals, 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;
 - (ii) 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; and
 - (iii) 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;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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 applications;
 - (ii) 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 Sites under the BO;
- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Sites, 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;
- (iv) the Sites 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;
- (v) the Sites do 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

Reference Number:

220425-191327-66326

提交限期

Deadline for submission:

10/05/2022

提交日期及時間

Date and time of submission:

25/04/2022 19:13:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1156

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kam 朗峰園

意見詳情

Details of the Comment:

本人是申請地點A/YL-TYST/1156「對面居住的居民」(洪順路9號 朗峰園),反對申請

- 1)這位置屬非法僭建,現址正在是非法「批發」「上落」大陸蔬菜,如菜市場,早已擾 民不斷
- 2)時間 每日早上清晨5:00,什至晚上7時開始到深夜3點 發出大量噪音,每更 不時有20 呎貨櫃,5.5噸貨車交收,發出「引擎聲」(不時深夜響遍朗峰園)
- 3)工人上落貨聲噪音污染,上落貨「積車」「刺耳的金屬聲」
- 工人從貨車把「菜籃子」,擲地的巨響聲,大到連我關了窗也被嘈醒。從早到深夜(本人多次報,沒有改善)
- 4)地點周圍是「私人休息居住」,「學童學習的學校」,不應是工業,或商業或商場 或喧鬧的街市
- 5) 地點周圍 早已不安寧,不應加劇噪音,再度「破壞居住安寧」 例如非法僭建的「金龍雅苑海鮮小菜館」,和「非法停車場」,污染特點是『單向』路環,每日不斷的「泊車聲」,無限的「倒車聲」,「上落貨聲」,由早上到深夜的,居民早已煩躁不安。
- 6)不但「破壞居住安寧」更直接「影響樓價」表現,別人搵食,朗峰園居民不應附上深 重代價

(早前 朗峰園業主立案法團一致通過 早前反對 金龍雅苑海鮮小菜館附近加建面積https://www.info.gov.hk/tpb/tc/plan_application/A_YL-TYST_1110.html)

本人極力反對此申請,希望局方否缺有關申請