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

e-form No. S16-I
電子表格第 S16-I 號

APPLICATION FOR PERMISSION
A/YL-TYST/1306 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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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	A/R-TTST/1306
	Date Received 收到日期	2025-02-03

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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樓及新界沙田上禾輋路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

LAW Chun Chung (羅振忠) (Mr. 先生)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot No. 1375 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 138 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 193 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)	12 sq.m 平方米 <input checked="" type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"Residential (Group B)1"</p>
<p>(f) Current use(s) 現時用途</p>	<p>Retail shop</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

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

The applicant 申請人 –

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 27/01/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".
根據土地註冊處截至 27/01/2025 (日/月/年)的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)".

已取得 1 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)
1	Lot No. 1375 RP in D.D. 121	20/11/2024

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

- ☐ has notified "current land owner(s)".

已通知 名「現行土地擁有人」。

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

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

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

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

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers[&] on (DD/MM/YYYY)
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on (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處，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	<p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)</p> <p>(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)</p>		
(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
(f) Additional Information (if applicable) 附加資料 (如適用)			

(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	
(b) Intended use/development 有意進行的用途/發展	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)	

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

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

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

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

- | | | |
|--------------------------|--|--|
| <input type="checkbox"/> | Plot ratio restriction
地積比率限制 | From 由 to 至 |
| <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | Site coverage restriction
上蓋面積限制 | From 由 % to 至 % |
| <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | Non-building area restriction
非建築用地限制 | From 由 m to 至 m |
| <input type="checkbox"/> | Others (please specify)
其他 (請註明) | |

- (b) Additional Information (if applicable)
附加資料（如適用）

(v) For Type (v) application 供第(v)類申請

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

Temporary Shop and Services for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	193 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	1.4	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	90.6 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	2 storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
	5 m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目		
average unit size 單位平均面積	sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目		

<input checked="" type="checkbox"/> Non-domestic part 非住用部分		<u>GFA 總樓面面積</u>
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目)
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services 商店及服務行業	193 sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> 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)	
<input type="checkbox"/> 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)	

<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不 少於
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米	<input type="checkbox"/> 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]
		Refer to Plan 3

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途		
(e) Additional Information (if applicable) 附加資料（如適用）		

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
<p>Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)</p> <p>擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月）</p> <p>(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))</p> <p>（申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份）</p> <p><u>Existing structure on site</u></p> <div style="height: 150px;"></div>

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tong Yan San Tsuen Road _____
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces _____ 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces _____ 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces _____ 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces _____ 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____
	No 否	<input checked="" type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces _____ 的士車位 Coach Spaces _____ 旅遊巴車位 Light Goods Vehicle Spaces _____ 輕型貨車車位 Medium Goods Vehicle Spaces _____ 中型貨車車位 Heavy Goods Vehicle Spaces _____ 重型貨車車位 Others (Please Specify) 其他 (請列明) _____
	No 否	<input checked="" type="checkbox"/>

<p>Additional Information (if applicable) 附加資料（如適用）</p>	
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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，請另頁註明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。

[illegible]

10. Justifications 理由

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

Please refer to planning statement at Appendix I.

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 this application 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 Signed with recognised
簽署 e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

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

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 1375 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long		
Site area 地盤面積	138 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 12 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
Zoning 地帶	"Residential (Group B)1"		
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	193 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (□ Include 包括 □ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (□ Include 包括 □ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台	
(iv) Site coverage 上蓋面積		90.6 %	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 _____ Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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)		
<u>Location Plan, Site Plan, Drainage Proposal, FSI Proposal, Plan showing nearest public transport services</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Executive Summary

1. The application site is on Lot No. 1375 RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 138 m², including government land of about 12 m².
3. The application site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is ‘Temporary Shop and Services’ for a Period of 5 Years. According to the Notes of the OZP, the applied use is a Column 2 use within the “R(B)1” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A two-storey temporary structure with building height of about 5 m is provided for retail shop use to satisfy local residents’ needs for hardware groceries. The gross floor area is about 193 m².
6. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗唐人新村丈量約份第 121 約地段第 1375 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 138 平方米，包括約 12 平方米政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「住宅(乙類)1」地帶。
4. 申請用途為「臨時商店及服務行業（為期 5 年）」。根據有關分區計劃大綱圖的《注釋》，申請用途在大綱圖上的「住宅(乙類)1」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點提供 1 個高度約 5 米的雙層臨時構築物作銷售用途以滿足當地人士對五金雜貨的需求，總樓面面積約 193 平方米。
6. 營運時間為每日上午八時三十分至下午六時三十分（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. LAW Chun Chung (“the Applicant”) in support of the planning application for ‘Temporary Shop and Services for a Period of 5 Years’ (“the Development”) at Lot No. 1375 RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 1375 RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories. The Site is accessible from Tong Yan San Tsuen Road.
3. The site area is about 138 m², including government land of about 12 m²

Application Background

4. The Site is the subject of the previously approved application no. A/YL-TYST/1119 for the same use approved by the Rural New Town Planning Committee (“the Committee”). The previous planning approval was revoked on 13.8.2023 as the Applicant failed to comply with condition (d) on the implementation of the fire service installations proposal satisfactorily. He was unable to apply for an independent water metre and electricity metre within the time limit. The Applicant would like to seek approval from Town Planning Board for the same use on the Site.

Planning Context

5. The Site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
6. The planning intention of the “R(B)” zone is primarily intended for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
7. According to the Notes of the OZP, the applied use is a Column 2 use within the “R(B)” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
8. Provided that the structure of the Development is temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(B)1” zone.

Development Parameters (Plan 3)

9. A two-storey structure is provided on site. The following table summarises the details of the structure:

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

10. All development parameters remain the same as the previous approval (A/YL-TYST/1119).
11. Operation hours are from 8:30 a.m. to 6:30 p.m. daily, including Sundays and public holidays.
12. The Development is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.
13. There is no parking and/or loading/unloading space provided within the Site. A 5.3 tonnes heavy goods vehicle is used for delivery of materials. No heavy goods vehicle will be used.
14. It is anticipated that the loading/unloading activities is limited to less than 15 minutes once a day and the traffic impact to Tong Yan San Tsuen Road should be minimal. No loading/unloading activities will be carried out along Ma Fung Ling Road.

Previous Applications

15. The Development has been approved since 2003 under 12 planning approvals for a total of 21 years as shown below:

Application No.	Applied Use	Date of Approval	Period of Approval
A/YL-TYST/197	Proposed temporary retail shop for hardware groceries	25.4.2003	3 Years
A/YL-TYST/311	Renewal of planning approval for temporary retail shop for hardware groceries	7.4.2006 (Revoked)	1 Year
A/YL-TYST/371	Temporary retail shop for hardware groceries	4.1.2008 (Revoked)	1 Year
A/YL-TYST/449	Temporary retail shop for hardware groceries	18.12.2009	1 Year
A/YL-TYST/496	Renewal of planning approval for temporary retail shop for hardware groceries	12.11.2010	1 Year
A/YL-TYST/558	Renewal of planning approval for temporary retail shop for hardware groceries	16.12.2011	1 Year

Application No.	Applied Use	Date of Approval	Period of Approval
A/YL-TYST/621	Renewal of planning approval for temporary retail shop for hardware groceries	7.12.2012	1 Year
A/YL-TYST/653	Renewal of planning approval for temporary retail shop for hardware groceries	13.12.2013	1 Year
A/YL-TYST/700	Renewal of planning approval for temporary retail shop for hardware groceries	14.11.2014	1 Year
A/YL-TYST/772	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	18.12.2015	3 Years
A/YL-TYST/929	Renewal of Planning Approval for Temporary "Retail Shop for Hardware Groceries" for a Period of 3 Years	7.12.2018 (Revoked)	3 Years
A/YL-TYST/1119	Temporary Shop and Services for a Period of 3 Years	12.11.2021 (Revoked)	3 Years

Similar Applications

16. There are 8 similar applications for ‘shop and services’ use approved by the Committee within the “R(B)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-TYST/1029	Proposed Temporary Shop and Services for a Period of 3 Years	10.7.2020
A/YL-TYST/1127	Proposed Temporary Shop and Services for a Period of 3 Years	14.1.2022
A/YL-TYST/1143	Renewal of Planning Approval for Temporary Shop and Services (Convenience Store) for a Period of 3 Years	18.2.2022
A/YL-TYST/1186	Proposed Temporary Shop and Services for a Period of 3 Years	11.11.2022
A/YL-TYST/1216	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	23.6.2023
A/YL-TYST/1248	Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years	12.1.2024
A/YL-TYST/1250	Temporary Shop and Services for a Period of 3 Years	16.2.2024
A/YL-TYST/1277	Proposed Temporary Shop and Services for a Period of 3 Years	20.9.2024

17. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “R(B)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

19. The Development involves the erection of a two-storey temporary structure, the applied use is considered not incompatible with surrounding land uses mainly comprising warehouses, shop and services and residential dwellings. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

20. Public transport services are available in the vicinity of the Site (about 30 m to the west). The walking time to the nearest Green Minibus Stop is about 1 minute (**Plan 6**).

Drainage

21. The drainage proposal (**Plan 4**) was accepted by the Chief Engineer, Mainland North of the Drainage Services Department. The Applicant would maintain the same drainage facilities as those accepted and implemented under the previous application.
22. The existing drainage facilities have been generally maintained in good conditions throughout the approval period of previous applications.

Fire Safety

23. The Fire Service Installation (FSI) proposal was accepted by the Director of Fire Services (**Plan 5**). The Applicant has installed relevant fire safety equipment and is applying for an independent water metre and electricity metre.

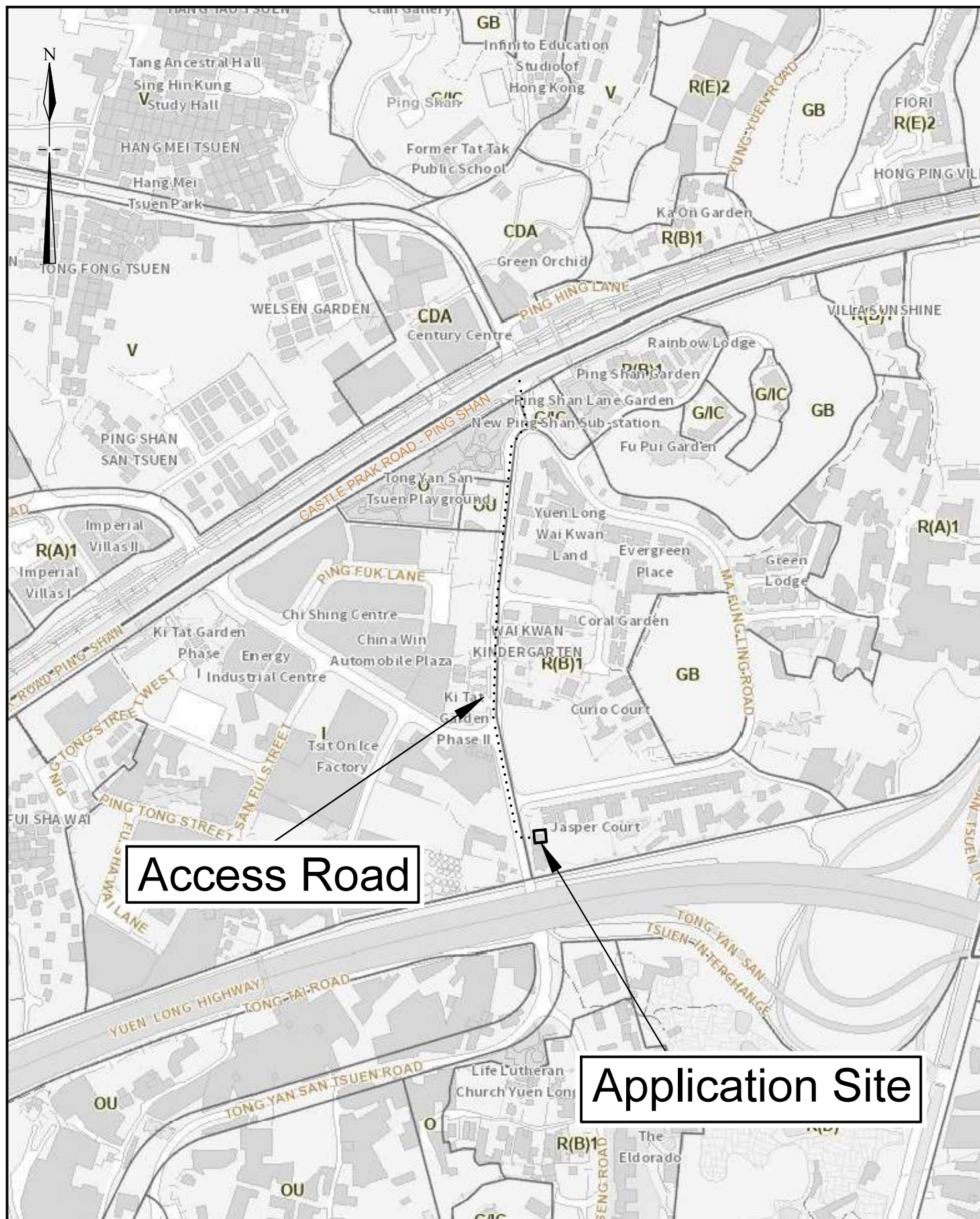
Environment

24. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Planning Gain

26. The Development serves to meet the demand of local residents in the vicinity for hardware groceries. Nearby residents do not have to travel to Yuen Long Town to obtain such goods. They could save time and cost of travelling.

- End -



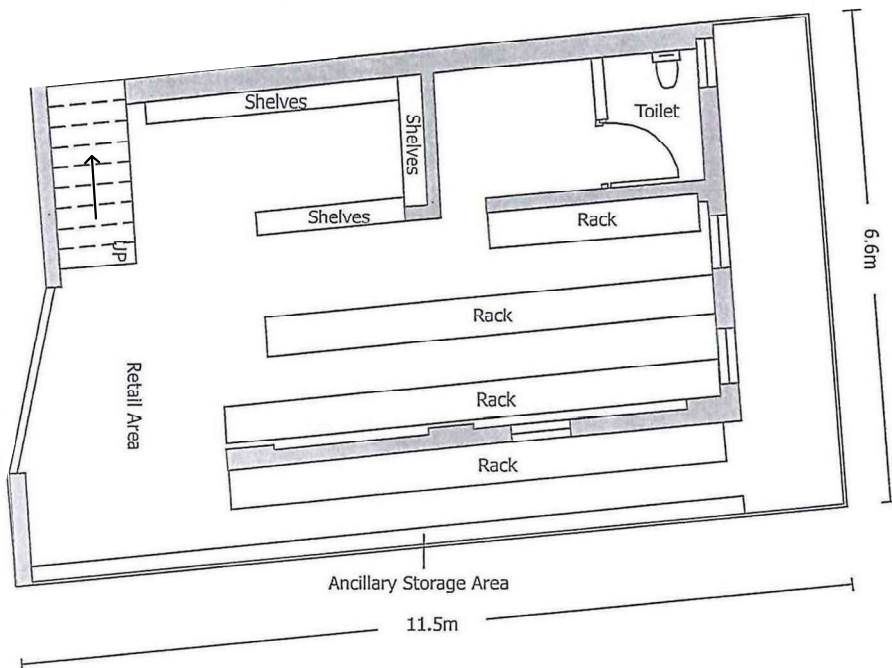
Extracted from Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Not to scale	Location Plan and Outline Zoning Plan	Goldrich Planners & Surveyors Ltd.
October 2024		Plan 1 (A 7053)

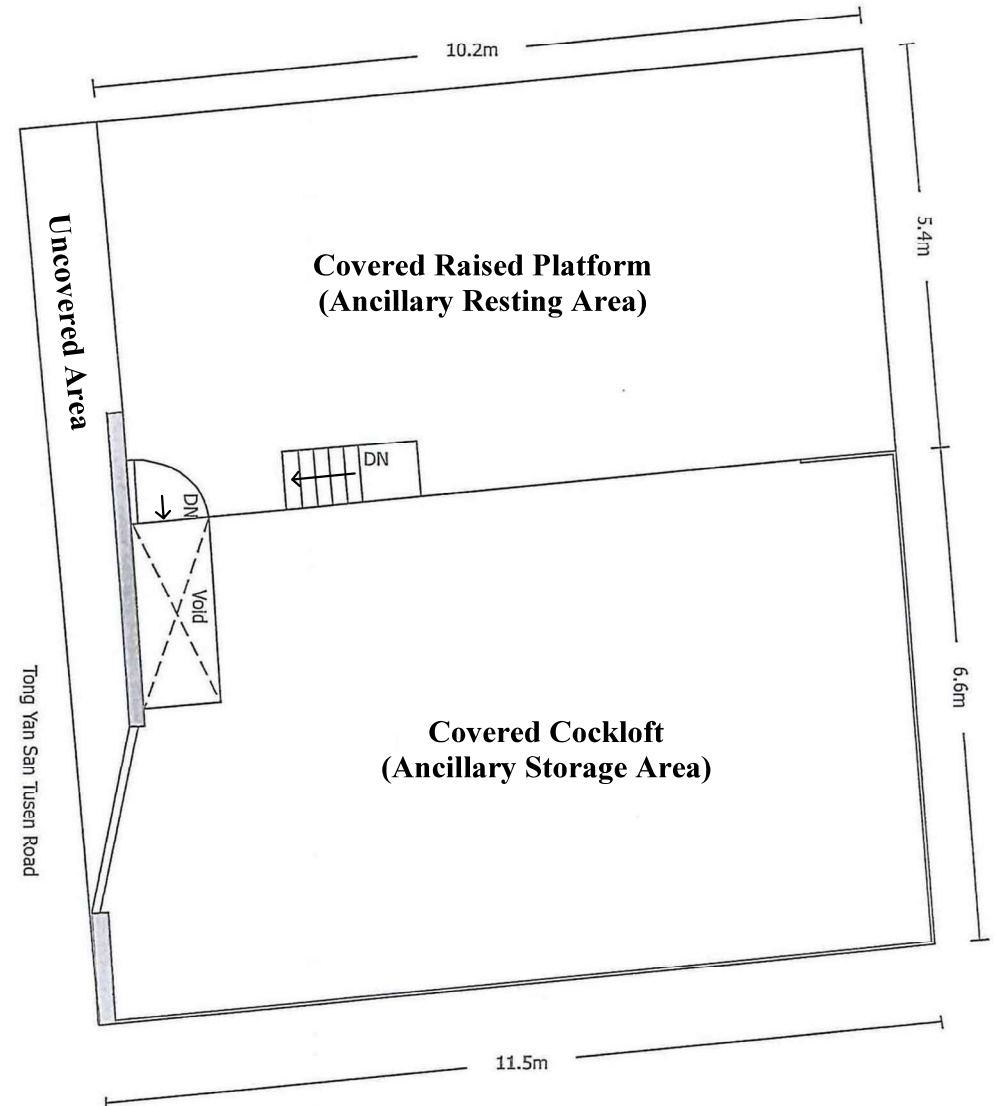
Lot 1375 R.P. (part) in D.D. 121 and
Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories



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



G/F LAYOUT PLAN



COCKLOFT LAYOUT PLAN

Not to scale

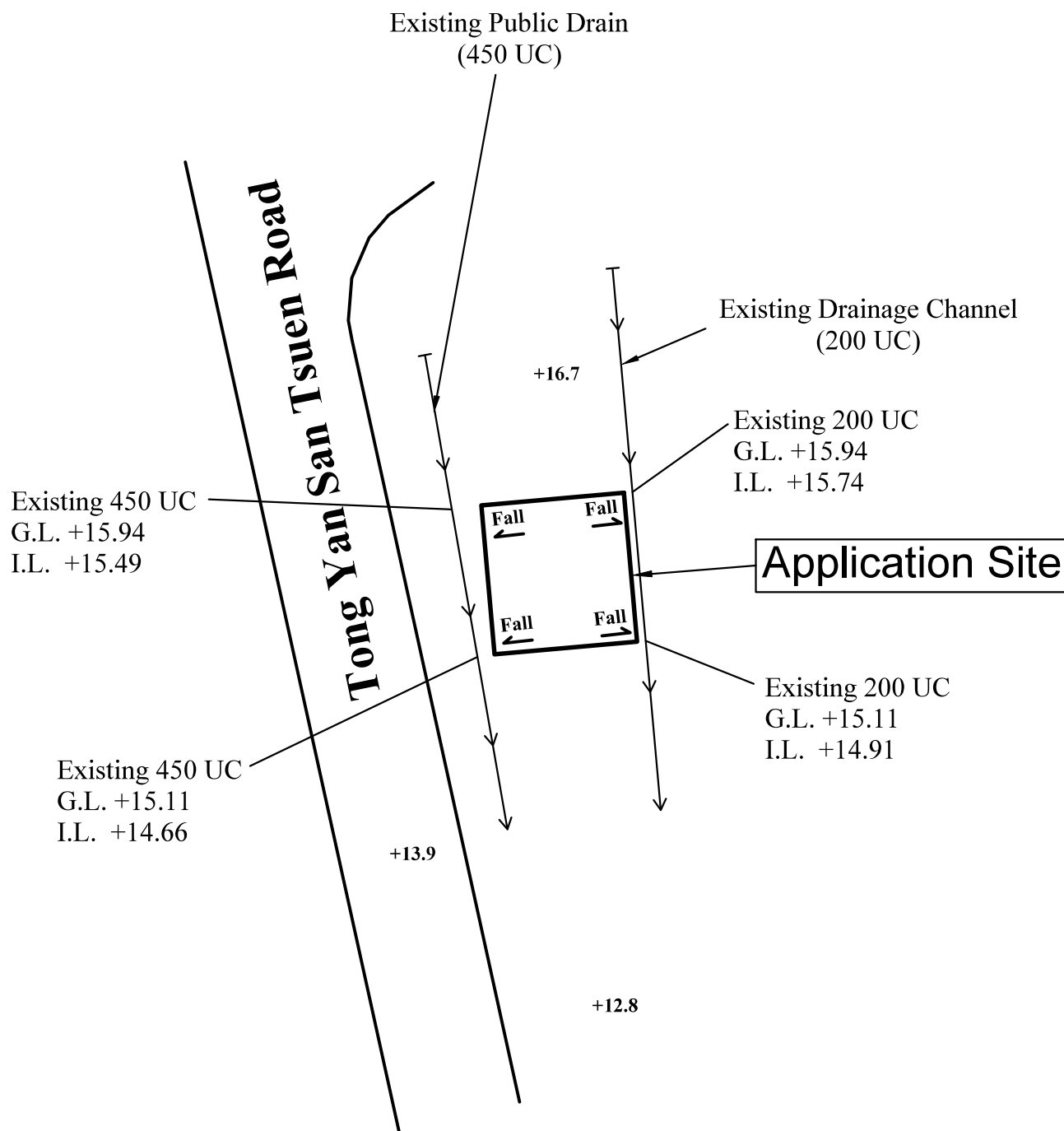
October 2024

Layout Plan

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

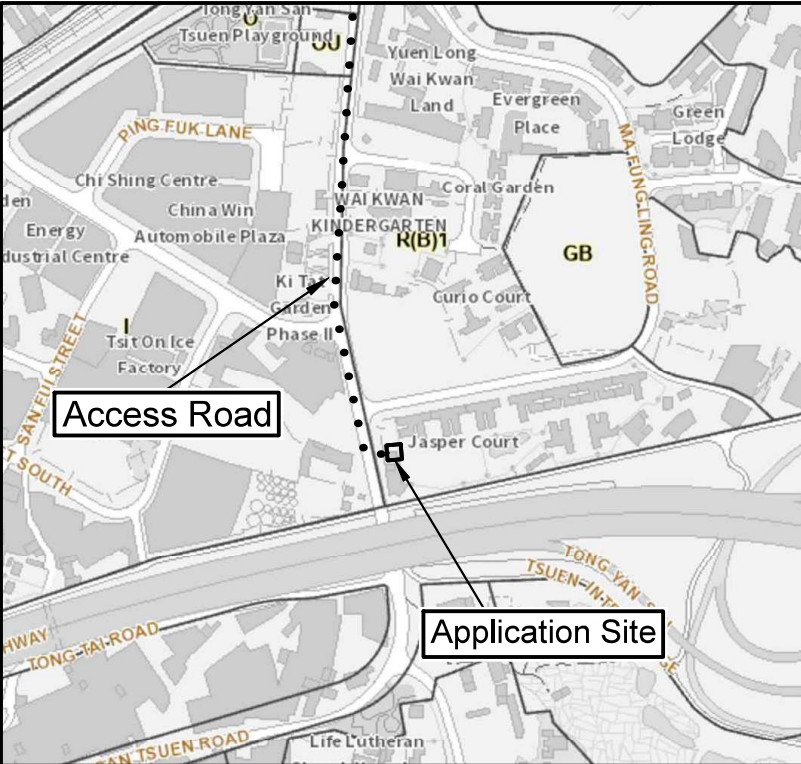
Goldrich Planners &
Surveyors Ltd.

Plan 3
(A 7053)

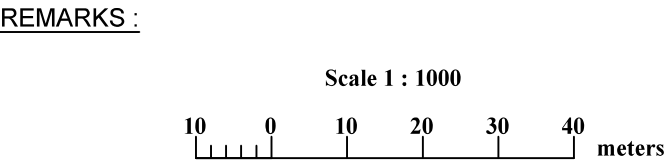


Site Area : 138m²

1 : 500	Drainage Proposal Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2024		Plan 4 (A 7053)

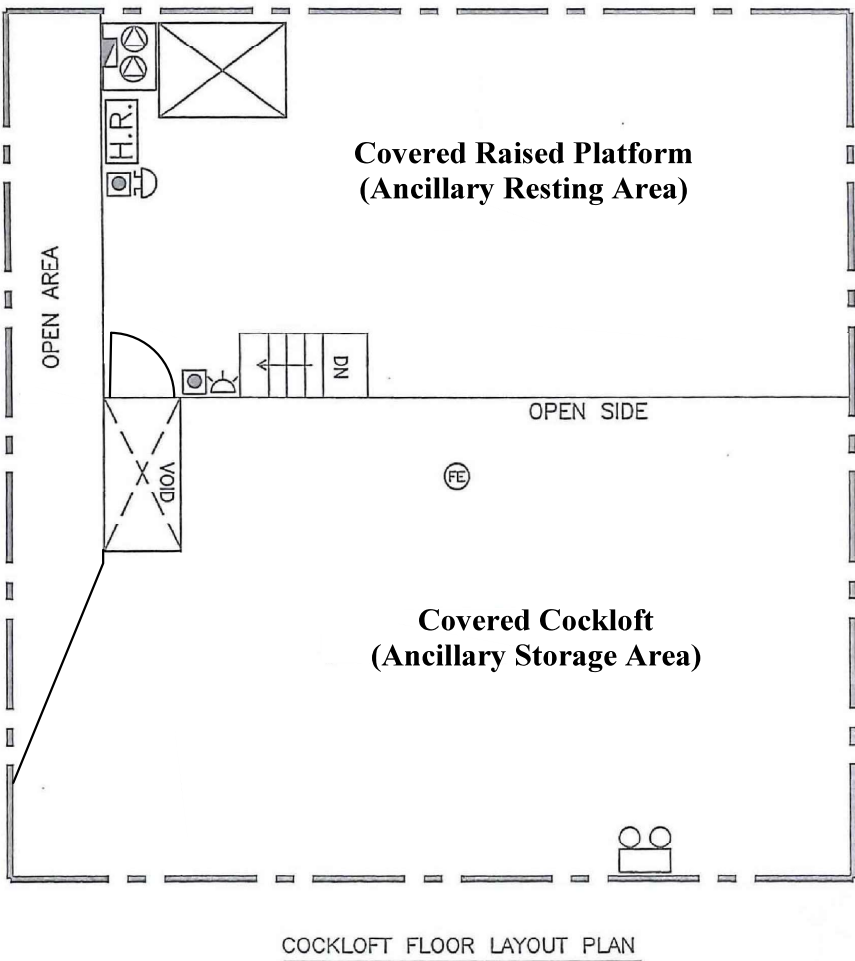
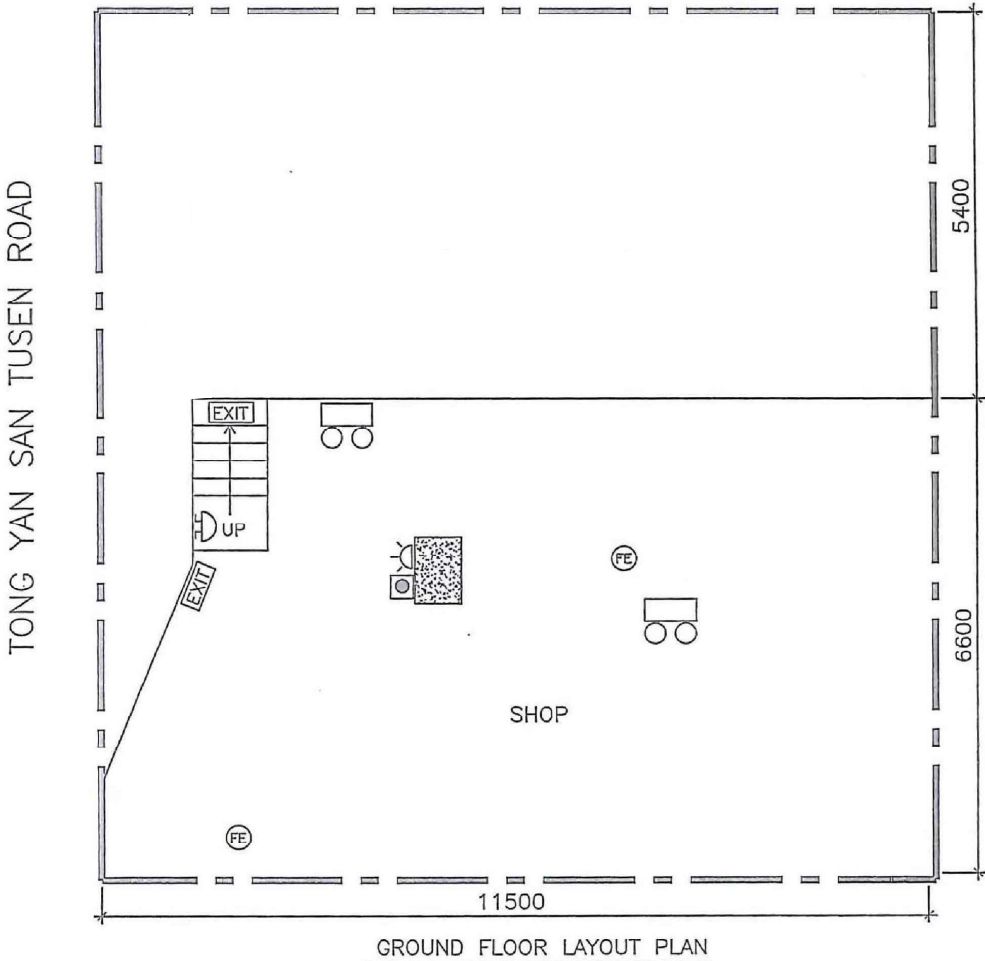


- FS NOTES:**
- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
 - (ii) Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter 5/2008.
 - (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
 - (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
 - (v) A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.

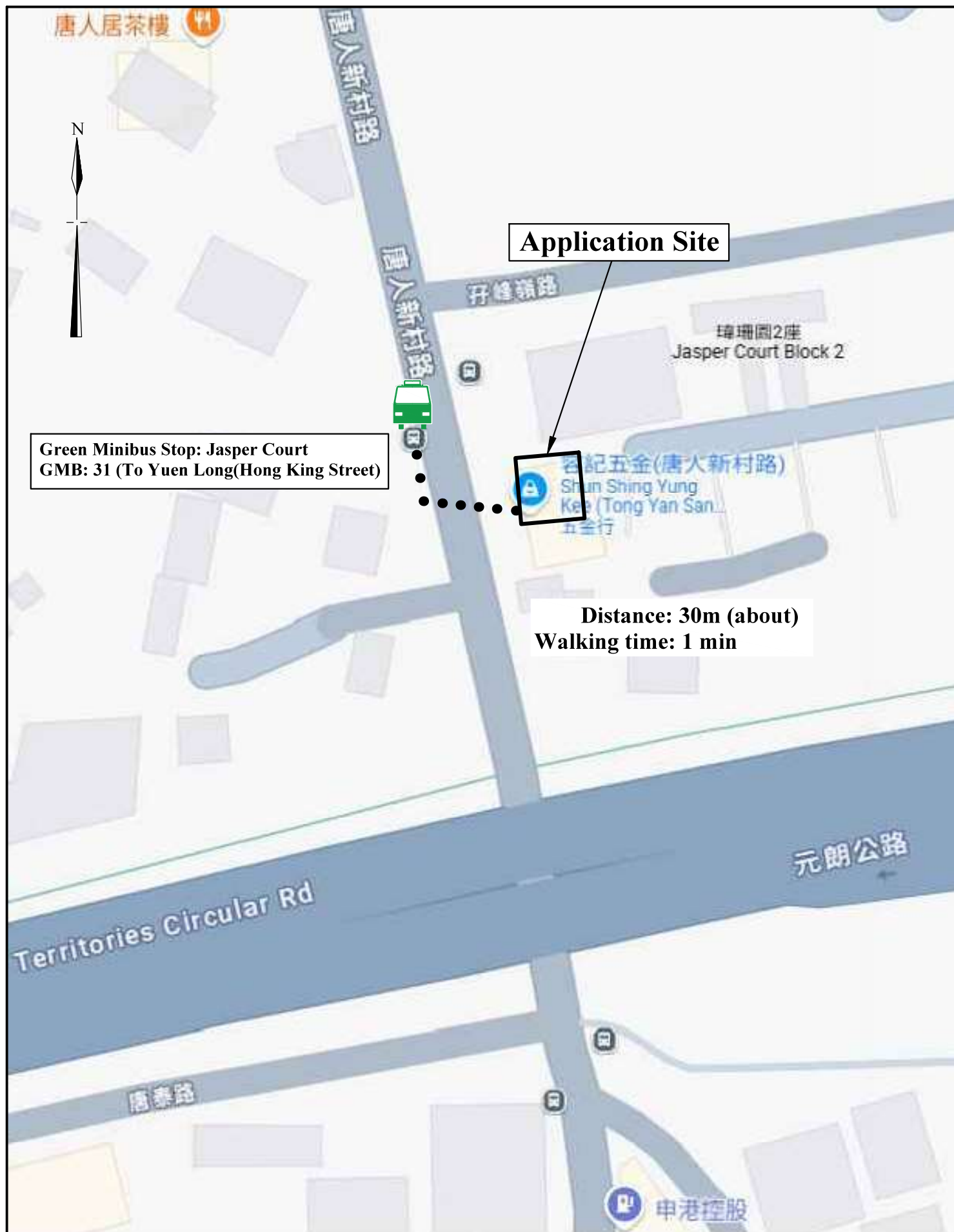


LEGEND :

	Application Site	
	2m ³ F.S. Water Tank	x1
	Fixed F.S. Pump	x2
	Fire Alarm Hosereel Pump Control Panel	x1
	Hosereel	x1
	Fire Alarm Bell	x2
	Manual Fire Alarm Call Point	x3
	Visual Fire Alarm	x2
	Emergency Light	x3
	Exit sign	x2
	5.0 Kg CO2 Gas type Fire Extinguisher	x3



1:1000 (A3)	Fire Service Installations Proposal Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2024		Plan 5 (A 7053)



N.T.S	Plan Showing Nearest Public Transport Service Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
November 2024		Plan 6 (A 7053)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

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Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1306

Our Ref.: A7053/TL25080

11 March 2025

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

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

Dear Sir,

Submission of Further Information (FI)

**Temporary Shop and Services for a Period of 5 Years in “Residential (Group B)1” Zone,
Lot 1375 RP (Part) in D.D. 121 and Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories
(Application No. A/YL-TYST/1306)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous submission under our reference A7053/TL25078 dated 10.3.2025.

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



Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

(Attn.: Mr. Edwin YEUNG)

By E-mail only

Further Information for Planning Application No. A/YL-TYST/1306**Response-to-Comments****Comments from the Transport Department**

I.	Comments	Responses
1.	The applicant should clarify what goods would be traded in the retail services;	Hardware groceries and construction materials, including fasteners, pipes, cement, concrete, tools etc. would be sold in the development.
2.	The applicant should clarify whether there would be vehicles going into/from the application site;	No vehicles would be going into/from the application site. A loading/unloading space for light goods vehicle is proposed on the southern side near the site (about 1 minute walking distance). Please refer to the Plan showing the location of loading/unloading space for details (Plan 7). It is expected that the loading/unloading activity of material would take about 15 minutes. As such, it would not cause adverse traffic impact to Tong Yan San Tsuen Road.
3.	The applicant should be reminded no parking is allowed on the public road except at the designated locations.	Noted.

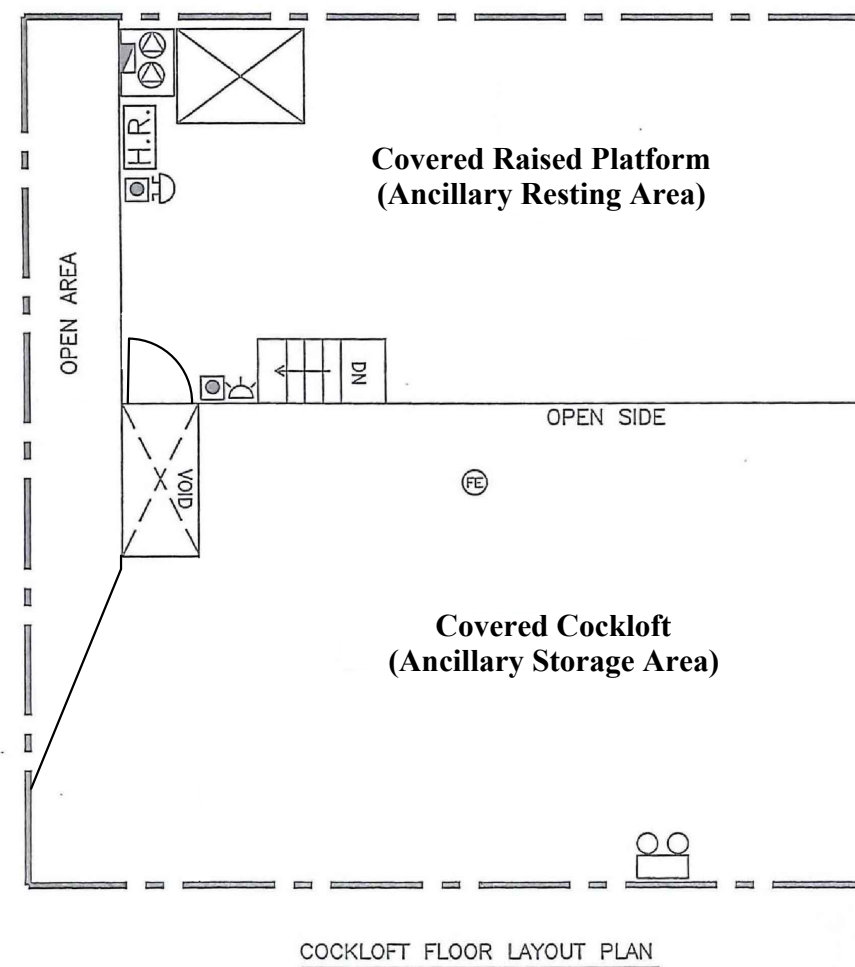
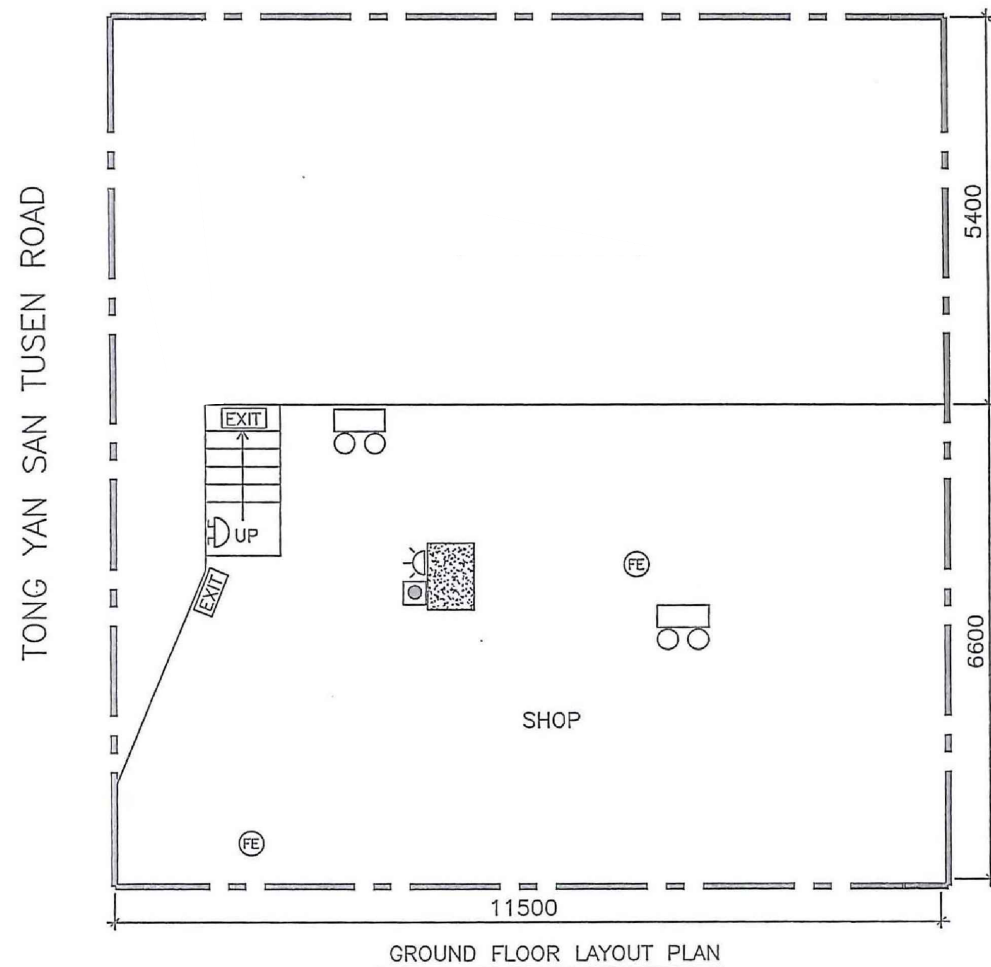
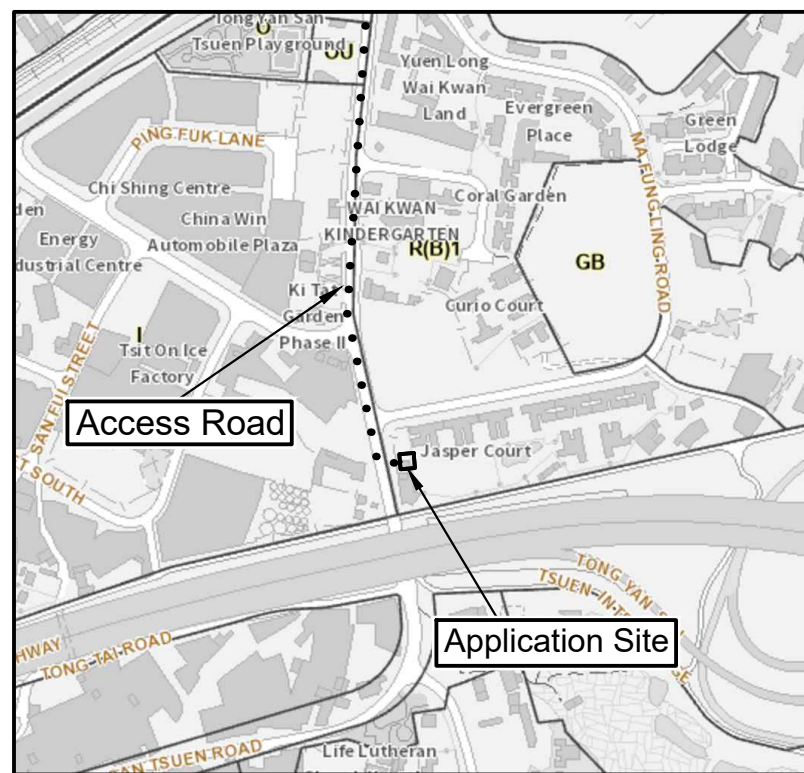
Comments from the Director of Environmental Protection

II.	Comments	Responses
1.	It is noted from the planning statement that a 5.3 tonnes heavy goods vehicle will be used for delivery of materials and no parking space nor loading/unloading space will be provided at the Site. Please clarify whether heavy goods vehicles (medium/heavy goods vehicles, with a permitted gross vehicle weight exceeding 5.5 tonnes) will be involved.	The applicant would like to clarify that only light goods vehicle will be used for delivery of materials. No medium/heavy goods vehicles will be involved.

Comments from the Director of Fire Services

III.	Comments	Responses
1.	Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022.	Noted. The FSI proposal has been revised (Plan 5).

- END -

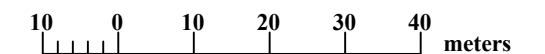


FS NOTES:












- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m³ FS water tank shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.

REMARKS :

Scale 1 : 1000



LEGEND :

- | | | |
|---|---|----|
|  | Application Site | |
|  | 2m ³ F.S. Water Tank | x1 |
|  | Fixed F.S. Pump | x2 |
|  | Fire Alarm Hosereel Pump Control Panel | x1 |
|  | Hosereel | x1 |
|  | Fire Alarm Bell | x2 |
|  | Manual Fire Alarm Call Point | x3 |
|  | Visual Fire Alarm | x2 |
|  | Emergency Light | x3 |
|  | Exit sign | x2 |
|  | 5.0 Kg CO ₂ Gas type Fire Extinguisher | x3 |

1:1000 (A3)

March 2025

Fire Service Installations Proposal

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

**Goldrich Planners &
Surveyors Ltd.**

Plan 5
(A 7053)

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/197	Proposed Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	25.4.2003
2	A/YL-TYST/311	Renewal of Planning Approval for Temporary Retail Shop for Hardware Groceries under Application No. A/YL-TYST/197 for a Period of 3 Years	7.4.2006 [approved for 1 year] [revoked on 7.7.2006]
3	A/YL-TYST/371	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	4.1.2008 [approved for 1 year] [revoked on 4.10.2008]
4	A/YL-TYST/449	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	18.12.2009 [approved for 1 year]
5	A/YL-TYST/496	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use under Application No. A/YL-TYST/449 for a Period of 3 Years	12.11.2010 [approved for 1 year]
6	A/YL-TYST/558	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use under Application No. A/YL-TYST/496 for a Period of 3 Years	16.12.2011 [approved for 1 year]
7	A/YL-TYST/621	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use under Application No. A/YL-TYST/558 for a Period of 3 Years	7.12.2012 [approved for 1 year]
8	A/YL-TYST/653	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use for a Period of 3 Years	13.12.2013 [approved for 1 year]
9	A/YL-TYST/700	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” Use for a Period of 3 Years	14.11.2014 [approved for 1 year]
10	A/YL-TYST/772	Temporary Retail Shop for Hardware Groceries for a Period of 3 Years	18.12.2015
11	A/YL-TYST/929	Renewal of Planning Approval for Temporary “Retail Shop for Hardware Groceries” for a Period of 3 Years	7.12.2018 [revoked on 19.5.2021]
12	A/YL-TYST/1119	Temporary Shop and Services for a Period of 3 Years	12.11.2021 [revoked on 12.8.2023]

Rejected Applications

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

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
2	A/YL-TYST/289	Proposed Temporary Plant Nursery, Retail Shop and Domestic Use for a Period of 3 Years	24.6.2005	(2), (3)

Rejection Reason(s):

- (1) Not in line with the planning intention of the “Residential (Group B) 1” zone.
- (2) Not compatible with the surrounding residential uses.
- (3) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental/drainage impacts on the surrounding areas.
- (4) No information in the submission to demonstrate that a satisfactory vehicular access arrangement would be provide to the site and adequate spaces would be provided for manoeuvring of vehicles within the site.
- (5) Approval of the application would set an undesirable precedent for other similar applications.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No adverse comment on the application.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the application site (the Site) received in the past three years.

3. Drainage

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

- no in-principle objection to the development;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under the previous planning application No. A/YL-TYST/1119; and
- should the current application be approved by the Town Planning Board (the Board), approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1119 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

5. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that one structure is proposed in the application. 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 unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. District Officer's Comments

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

His office has not received any feedback from locals.

7. Other Departments

The following departments have no comment on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Short Term Tenancy (STT) and Short Term Waiver (STW) holders/lot owner(s)/applicant shall either (i) remove the unauthorized structure(s) and cease the illegal occupation of the Government land (GL) not covered by the current planning application immediately; or (ii) include the unauthorized structure(s) and the adjoining GL being unlawfully occupied in the current planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for the modification of STW and STT condition to permit the structure(s) erected and the occupation of the GL;
 - (ii) the application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by his department; and
 - (iii) his department reserves the right to take enforcement action against the STT holder/lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;
- (e) to note the comments of the Commissioner for Transport (C for T) that:

no parking is allowed on the public road except at the designated locations;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) 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 Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas;

(h) to note the comments of the Director of Fire Services (D of FS) that:

the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) 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;
- (ii) 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;
- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
- (iv) 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;
- (v) 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
- (vi) detailed checking under the BO will be carried out at building plan submission stage.