

This document is received on - 9 NOV 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C/284
	Date Received 收到日期	- 9 NOV 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Charter Triumph Limited (正俊有限公司)

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 1865 S.C & 1865 RP in D.D. 120 & Adjoining Government Land, Tai Shu Ha Road East, 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	<input checked="" type="checkbox"/> Site area 地盤面積 460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 815 sq.m 平方米 <input type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	243	sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Yuen Long Outline Zoning Plan No. S/YL/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Vehicle repair workshop (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
15/9/2021 (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/9/2021 (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Temporary Shop & Services for a Period of 6 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 | Not more than 815 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 1.77 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 94.57 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 2 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | Not more than 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 | Not more than 13.6 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | Not more than 7 | m 米 | <input type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☒ shop and services 商店及服務行業 760 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)
 55m² for water tank and pump room for
 fire service installations

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Parking, loading/unloading & manoeuvring space and shop & services
	1/F	Shop and services
2	G/F	Water tank and pump room for fire service installations

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

300mm surface U-channel

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

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

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

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

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

July 2022

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 No 否</p>	<p><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))</p> <p>Tai Shu Ha Road East</p> <p><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)</p>														
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input checked="" 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)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>2</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>NA</td> <td></td> </tr> </table>	Private Car Parking Spaces 私家車車位	2	Motorcycle Parking Spaces 電單車車位	0	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	Others (Please Specify) 其他 (請列明)		NA	
Private Car Parking Spaces 私家車車位	2															
Motorcycle Parking Spaces 電單車車位	0															
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0															
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0															
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0															
Others (Please Specify) 其他 (請列明)																
NA																
<p>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？</p>	<p>Yes 是 No 否</p>	<p><input checked="" 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)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>0</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>NA</td> <td></td> </tr> </table>	Taxi Spaces 的士車位	0	Coach Spaces 旅遊巴車位	0	Light Goods Vehicle Spaces 輕型貨車車位	1	Medium Goods Vehicle Spaces 中型貨車車位	0	Heavy Goods Vehicle Spaces 重型貨車車位	0	Others (Please Specify) 其他 (請列明)		NA	
Taxi Spaces 的士車位	0															
Coach Spaces 旅遊巴車位	0															
Light Goods Vehicle Spaces 輕型貨車車位	1															
Medium Goods Vehicle Spaces 中型貨車車位	0															
Heavy Goods Vehicle Spaces 重型貨車車位	0															
Others (Please Specify) 其他 (請列明)																
NA																

9. Impacts of Development Proposal 擬議發展計劃的影響			
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>			
<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>	
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p> <p>No 不會 <input checked="" type="checkbox"/></p>
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>			

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）。

1. The application site is zoned 'Village Type Development' zone. The proposed development is temporary in nature and it would not jeopardize the long term planning intention of the zone.
2. The nature and form of development is not incompatible with the surrounding environment.
3. The proposed development is a shop which would benefit the villagers in the vicinity.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
5. The operation hour of the proposed development is 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.
6. 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 and clients.
7. The applicant has submitted justifications and drainage plan to support his application. In view of the nature, scale and form of the development, the proposed development would not generate significant impact to the surrounding environment.
8. Similar planning application for shop has been approved in the proximity to the application site. (TPB Ref.: A/YL/250)
9. The applicant has submitted estimated traffic generation to support the application. It is demonstrated that the actual traffic generation and attraction would be insignificant.
10. The additional site area will be totally covered by water tank and pump room for fire service installations.

11. Declaration 聲明

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

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

Signature
簽署



Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

24/9/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

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

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

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

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

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

Proposed Temporary Shop & Services (Retail Shop for Selling Hardware Accessories) for a Period of 6 Years
at
Lots 1865 S.C & 1865 RP in D.D. 120 & Adjoining Government Land,
Tai Shu Ha Road East, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

1.1.1 The application site had been paved and occupied an area of about 460m². About 55m² at the eastern part will be totally covered by a water tank and pump room for fire service installations and no surface U-channel will cover such location.

1.1.2 The application site will be occupied for a retail shop for hardware accessories.

B. Level and gradient of the application site & proposed surface channel

1.1.3 The lowest point of the site is at the northwestern part which is about +6.6mPD. The highest point of the site is at the southeastern part which is about +6.9mPD.

C. Catchment area of the proposed drainage provision at the application site

1.1.4 According to **Figure 3**, it is noted that the land to surrounding the application site commands a higher level than the application site but an open drain was found to the immediate east of the application site. Moreover, the site is adjoining Tai Shu Ha Road East and Shap Pat Heung Road where roadside drain is available. As such, no external catchment is identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 3**, an open drain is found to the east 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 (except the portion covered by pump room and water tank for fire service installations) is approximately 405m²; (**Figure 3**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 6.9\text{m} - 6.6\text{m} = 0.3\text{m}$$

$$L = 25\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 25\text{m} \text{ or } 1\text{m in } 83.33\text{m}$$

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

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

$$t_c = 0.14465 [25 / (1.2^{0.2} \times 450^{0.1})]$$

$$t_c = 1.91 \text{ minutes}$$

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 350mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 350 \times 405 / 3,600$$

$$\therefore Q_1 = 39.375 \text{ l/s} = 2,362.5 \text{ l/min} = 0.04\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 300mm surface U-channel at 1:140 gradient 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 at gradient of about 1:140 along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 The collected stormwater will then be discharged to the existing open drain to the east of the application site via the proposed 300mm surface U-channel outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, surface 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 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of

load into public drainage.

- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will seek the consent of land owners or District Lands Office/Yuen Long for works outside application site prior to the commencement of works.
- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping.
 - (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. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Tai Shu Ha Road East. Having mentioned that the site is intended for temporary shop and services (retail shop for hardware accessories) in a temporary structure having a footprint of only 460m² and 55m² will be reserved for water tank and pump room for fire service installations, traffic generated by the proposed development is extremely insignificant.
- 2.2 One loading/unloading bay for vehicle not exceeding 5.5 tonnes is proposed at the application site for loading/unloading of hardware accessories. In view of that the applicant provides delivering service to the clients, it is believed that traffic attracted to the application site will be minimal. Sufficient manoeuvring space is proposed within the application site for the manoeuvring of vehicle. No queueing of traffic outside the application site and reverse action onto public road will be the result.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.4	0.4	1	1
Light goods vehicle	0.3	0.3	1.5	1.5
Total	0.7	0.7	2.5	2.5

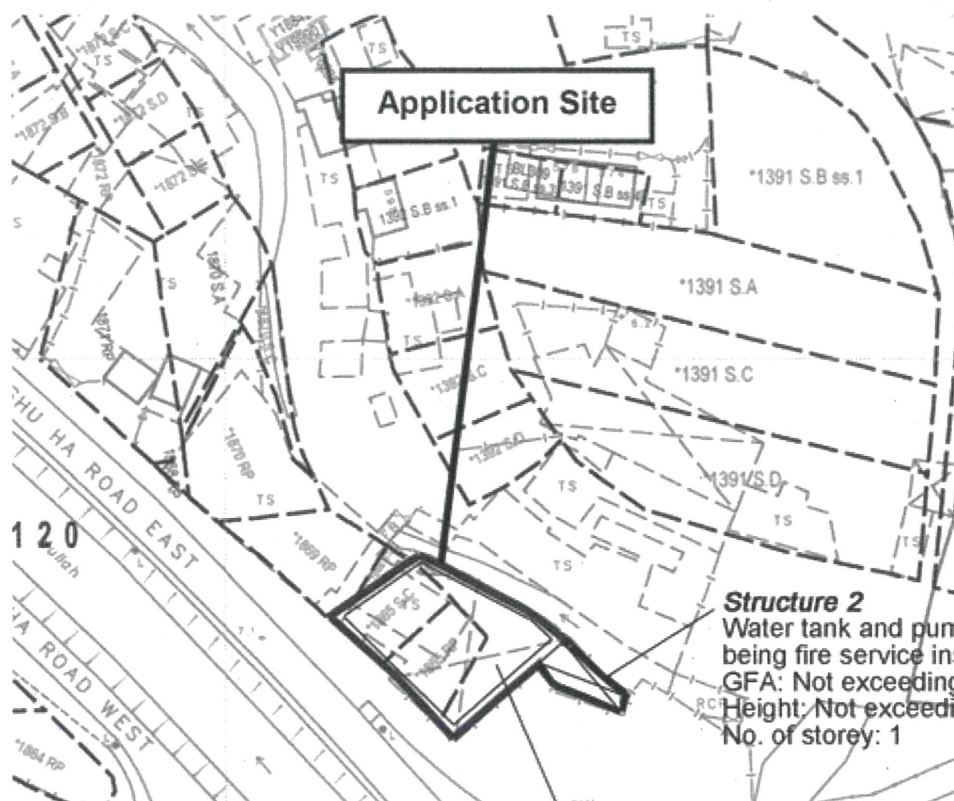
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

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

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

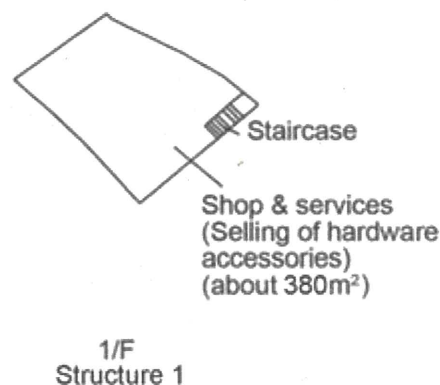
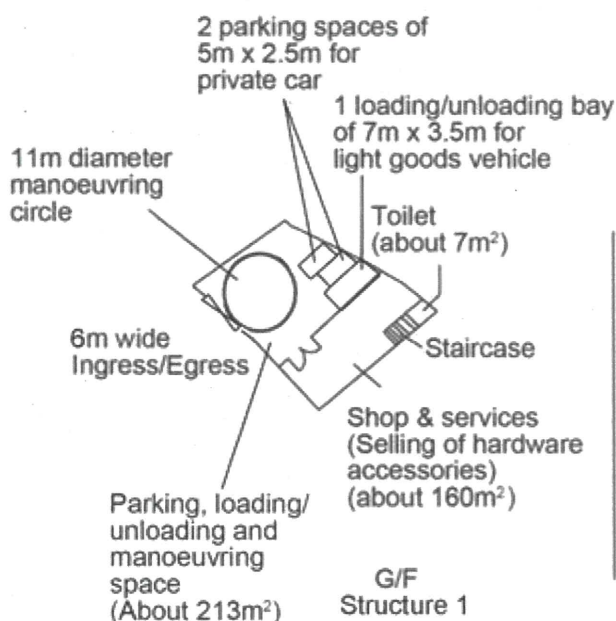
- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the adjacent area.

N



Structure 2
Water tank and pump room
being fire service installations
GFA: Not exceeding 55m²
Height: Not exceeding 6m
No. of storey: 1

Structure 1
Shop & services
GFA: Not exceeding 760m²
Height: Not exceeding 7m
No. of storey: 2



Project 項目名稱:

Proposed Temporary Shop & Services
(Retail Shop for Selling Hardware
Accessories) for a Period of 3 Years at
Lots 1865 S.C & 1865 RP in D.D. 120
& Adjoining Government Land, Tai Shu
Ha Road East, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

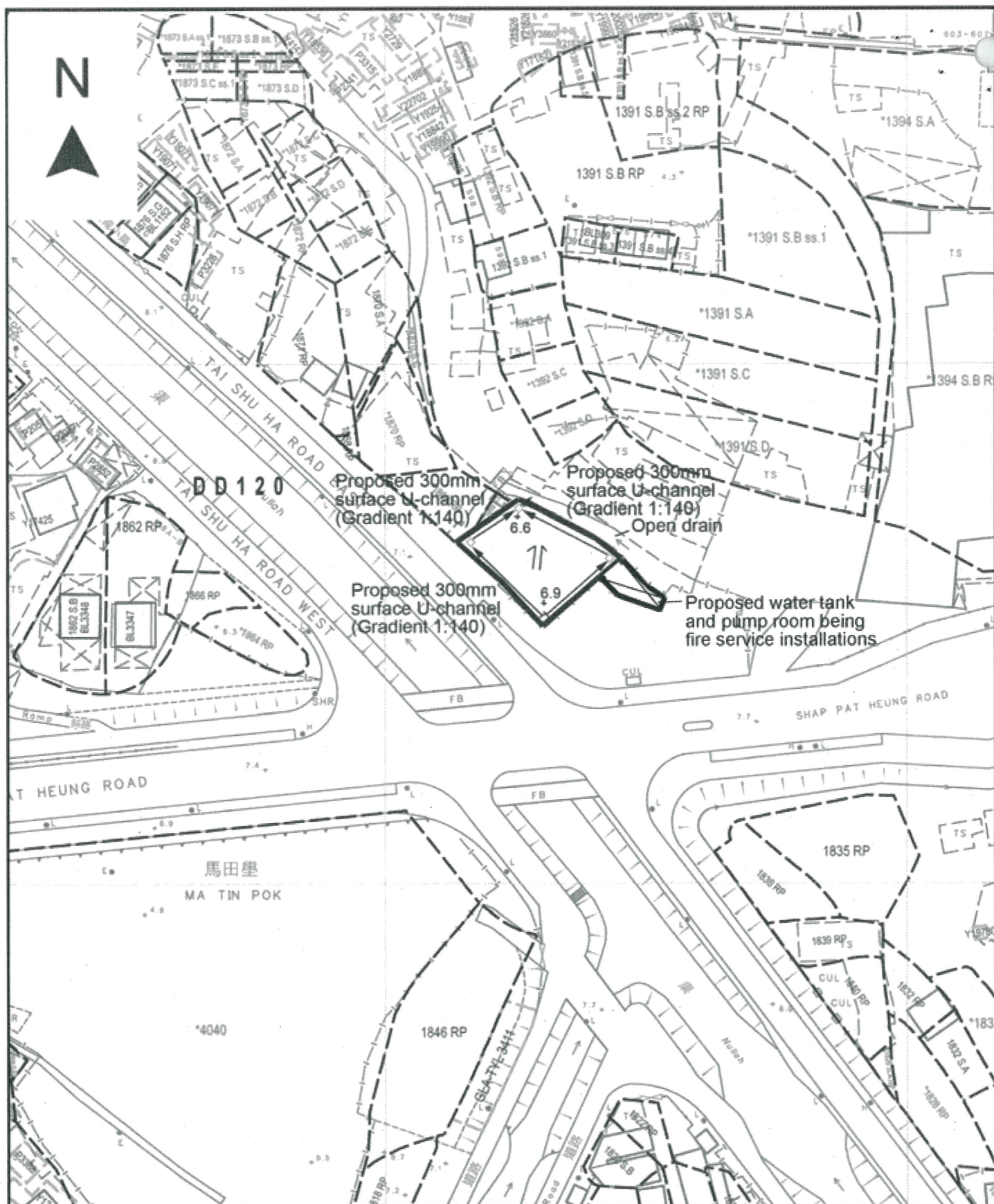
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services (Retail Shop for Selling Hardware Accessories) for a Period of 3 Years at Lots 1865 S.C. & 1865 RP in D.D. 120 & Adjoining Government Land, Tai Shu Ha Road East, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure3

Remarks 備註:

+6.9 Level (in mPD)

⇐ Flow of surface runoff

□ Proposed catchpit

Scale 比例:

1:1000

Total: 3 pages

Date: 15 December 2021

TPB Ref.: A/YL/284

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 & Services (Retail Shop for Hardware Accessories) for a Period of 6 Years at Lots 1865 S.C & 1865 RP in D.D. 120 & Adjoining Government Land, Tai Shu Ha Road East, Yuen Long, N.T.

Our response to the comments of Transport Department (TD) are as follow:

TD's comment	Response
(a) The applicant should provide a layout plan showing the details of the run-in/out arrangement with dimension and clear distance from Tai Shu Ha Road East/Shap Pat Heung Road junction.	Noted. A layout plan showing the details of the run-in/out arrangement with dimension and clear distance from Tai Shu Ha Road East/Shap Pat Heung Road junction is shown in attached Figure R1. It is the same as the last planning permission No. A/YL/265 approved on 22.1.2021.

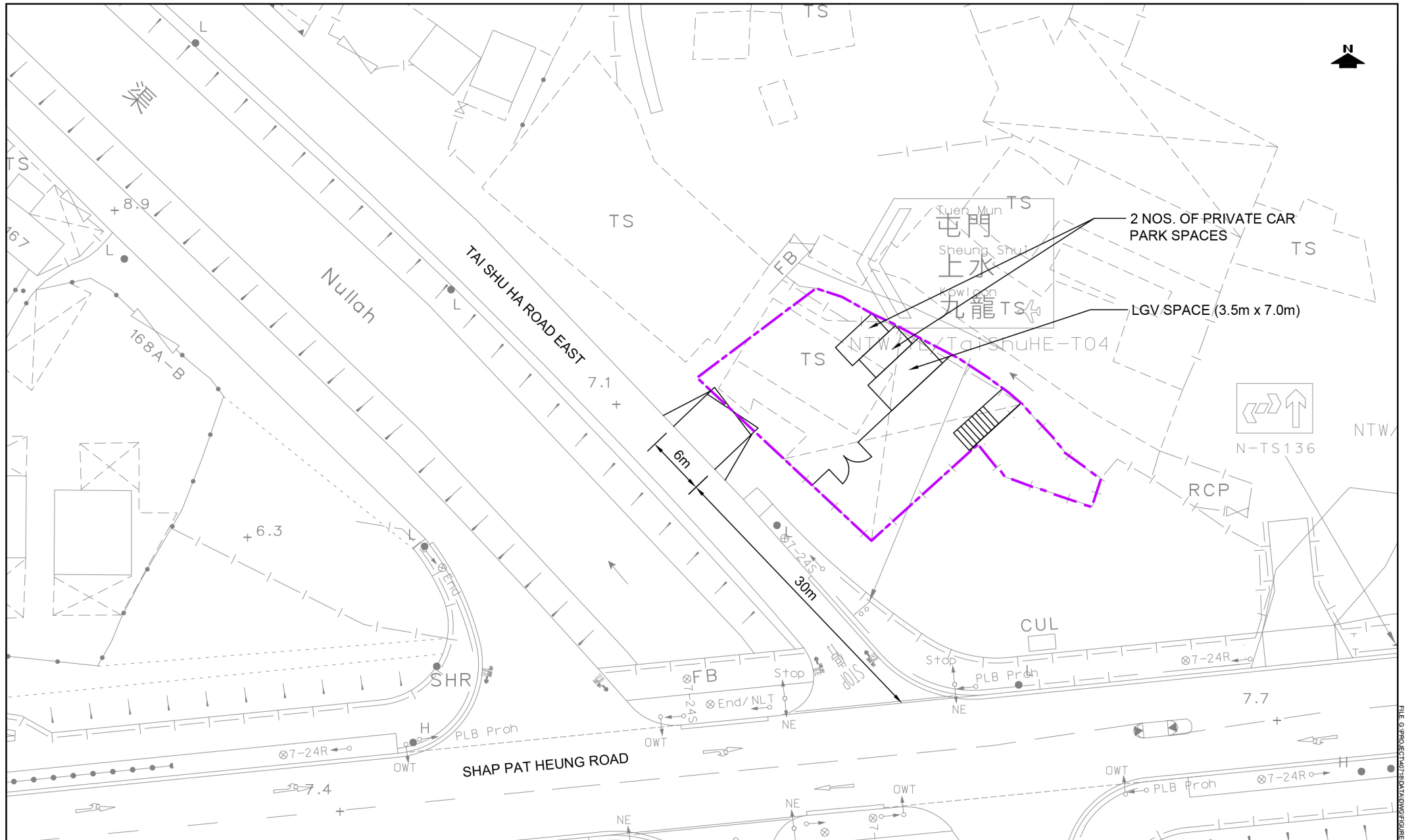
The updated justifications in support of the subject application is attached herewith. Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Tiffany YEUNG) – By Email



PROJECT NO. 40718		PROJECT TITLE PROPOSED TEMPORARY SHOP & SERVICES (RETAIL SHOP FOR HARDWARE ACCESSORIES) FOR A PERIOD OF 6 YEARES AT LOTS 1865 S.C. & 1865 RP IN D.D. 120 & ADJOINING GOVERNMENT LAND, TAI SHU HA ROAD EAST, YUEN LONG, N.T.				DRAWING NO. FIGURE R1		REV. .
DESIGNED SLN	DATE DEC 2021	PROPOSED EGRESS / INGRESS ARRANGEMENT						LLA 顧問有限公司 Consultancy Limited
DRAWN CLL	SCALE 1:500							
CHECKED SLN								

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）。

1. The application site is zoned 'Village Type Development' zone. The proposed development is temporary in nature and it would not jeopardize the long term planning intention of the zone.
2. The nature and form of development is not incompatible with the surrounding environment.
3. The proposed development is a shop which would benefit the villagers in the vicinity.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
5. The operation hour of the proposed development is 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.
6. 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 and clients.
7. The applicant has submitted justifications and drainage plan to support his application. In view of the nature, scale and form of the development, the proposed development would not generate significant impact to the surrounding environment.
8. Similar planning application for shop has been approved in the proximity to the application site. (TPB Ref.: A/YL/250)
9. The applicant has submitted estimated traffic generation to support the application. It is demonstrated that the actual traffic generation and attraction would be insignificant.
10. The additional site area will be totally covered by water tank and pump room for fire service installations.

Total: 2 pages

Date: 16 December 2021

TPB Ref.: A/YL/284

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 & Services (Retail Shop for Hardware Accessories) for a Period of 6 Years at Lots 1865 S.C & 1865 RP in D.D. 120 & Adjoining Government Land, Tai Shu Ha Road East, Yuen Long, N.T.

We are glad to submit the updated part 3(f) of the S.16-I application form for your further processing of the captioned application.

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Tiffany YEUNG) – By Email

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Yuen Long Outline Zoning Plan No. S/YL/24
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ('V')
(f) Current use(s) 現時用途	Office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL/265	Proposed Temporary Shop and Services (6 years)	22.1.2021 (6 years)	1 to 7

Approval Conditions:

1. No operation between 7:00 p.m. and 9:00 a.m.
2. No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the application site.
3. No vehicle is allowed to queue back to or reverse onto/from public road.
4. The submission and/or implementation and maintenance of drainage and sewerage proposal.
5. Maintenance of the drainage facilities implemented.
6. The submission and/or implementation of fire service installations (FSIs) proposal.
7. Revocation clause

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟慈道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates.

A/YL/284

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對是項申請。
政府未能先安排妥善道路交通，令本小區
交通天天癱瘓。希望政府先規劃好發展
所需，再接受規劃申請。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date

28-11-2021

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

參考編號

Reference Number:

211130-132038-24810

提交限期

Deadline for submission:

07/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 13:20:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/284

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年12月06日星期一 2:47
收件者: tpbpd
主旨: A/YL/284 DD 120 Tai Shu Ha Road East

A/YL/284

Lots 1865 S.C. and 1866 RP in D.D. 120 and adjoining government land, Tai Shu Ha Road East, Yuen Long

Site area : About 460sq.m Includes Government Land of about 243sq.m

Zoning : "VTD"

Applied use : Shop / 3 Vehicle Parking

Dear TPB Members,

According to the Minutes re previous approval,

There was a total of 4.4ha of available land within the 'village environ' of Ma Tin Tsuen and it was estimated to be sufficient to accommodate about 176 Small House developments

So why is government land being used when there are obviously sites owned by villagers vacant?

Government land should be used for community purposes not allocated to villagers with other options.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 13 August 2020 3:29 AM CST
Subject: A/YL/265 DD 120 Tai Shu Ha Road East

A/YL/265

Lots 1865 S.C. and 1866 RP in D.D. 120 and adjoining government land, Tai Shu Ha Road East, Yuen Long

Site area : About 405sq.m Includes Government Land of about 188sq.m

Zoning : "VTD"

Applied use : Shop / 2 Vehicle Parking / 6 Years?

Dear TPB Members,

Almost half the site is government land. As last year Judge Anderson Chow ruled that "private treaty grants" and "exchanges" were unconstitutional, government land zoned VTD

should be rezoned. The only public amenity in this village appears to be an extraordinary number of car parks.

Provision of GIC should clearly be a priority.

Question 6 years, is this a new policy?

Mary Mulvihill

Advisory clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) the planning permission is given to the development/uses under application. It does not condone any other development/use which currently exists on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL (about 243 m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The lot(s) owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to exclude the GL portion from the Site or apply for a direct grant of Short Term Tenancy for use of the Site. Applications for any of the above will be considered by LandsD acting in the capacity as 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 LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that the land status of the access road/path/track/ run-in/out leading to the Site from Tai Shu Ha Road East should be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track should be clarified with the relevant management and maintenance authorities accordingly. The applicant is reminded that sufficient space should be provided within the Site for maneuvering of vehicles. In addition, no parking, queuing back and reversing of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that his department shall not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road East. The applicant should provide the run in/out at Tai Shu Ha Road East in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by DEP to minimise potential environmental impacts on the surrounding environment;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be

installed should be clearly marked on the layout plans. The applicant is reminded that 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;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at the building plan submission stage; and
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), that according to the drainage submission of the previous planning application (No. A/YL/265), the applicant proposed to connect the sewer of the Site to the existing 300mm dia. public sewer at FTH1008489. The applicant shall include the sewerage arrangement in the drainage proposal. Otherwise, the applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the proposed development other than connection to public sewer.
- (j) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is reminded to submit plans of the proposed building works to BD for approval as required under the provisions of the BO. The applicant is reminded that the Site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development, if any, proposed at the Site, extensive geotechnical investigation may be regarded as necessary, and may require a high-level involvement of experienced geotechnical engineer(s) both in the design and supervision of geotechnical aspects of the works to be carried out on the Site.