

2023年 2月 13日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 13 FEB 2023
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
A/YL/301 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	A/YL/301
	Date Received 收到日期	13 FEB 2023

- 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

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

Wealthy Grand Limited 財浩有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories
(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 3,222 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 189 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)	..... / ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Yuen Long Outline Zoning Plan No. S/YL/26
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" and "Village Type Development" zones
(f) Current use(s) 現時用途	Shop and Services (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)

- ☐ 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」[#]遞送要求同意書[&]

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
3/1/2023 (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 3/1/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

Proposed Temporary Shop and Services with Ancillary Office 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	..... 189 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.06	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 5.9 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 11	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 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
	..... 3 m 米	<input checked="" 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

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☒ shop and services 商店及服務行業 162 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (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)

政府、機構或社區設施

☒ 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)

B7 RAIN SHELTER FOR VEHICLE 9 m² (ABOUT) 9 m² (ABOUT) 3m (ABOUT)(1-STORY)

B8 RAIN SHELTER FOR VEHICLE 18 m² (ABOUT) 18 m² (ABOUT) 3m (ABOUT)(1-STORY)

☐ 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]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B2	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B4	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B5	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B6	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B7	RAIN SHELTER FOR VEHICLE	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B8	RAIN SHELTER FOR VEHICLE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B9	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B10	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B11	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)
TOTAL		189 m ² (ABOUT)	189 m ² (ABOUT)	

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

Circulation space, parking spaces and vehicle for sale displaying area

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)

Existing

.....

.....

.....

.....

.....

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

<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</p> <p>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>Accessible from Long Yat Road via a local access</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><input type="checkbox"/></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</p> <p>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>10</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>/</td> </tr> </table> <p>_____</p> <p>_____</p>	Private Car Parking Spaces 私家車車位	10	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)	/
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Others (Please Specify) 其他 (請列明)	/													
<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</p> <p>No 否</p>	<p><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)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>/</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>/</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>/</td> </tr> </table> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>	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)	/
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Others (Please Specify) 其他 (請列明)	/													

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

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

如需要的話，請另頁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。

<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><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><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>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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 supplementary statement.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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
簽署



Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

R-riches Property Consultants Limited



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

Date 日期

30/12/2022

(DD/MM/YYYY 日/月/年)

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：
(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。
- 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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks to use lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services with Ancillary Office for a Period of 6 Years (the proposed development) (Plan 1). The applicant would like to continue to use the Site for motor-vehicle showroom with ancillary office to serve the nearby locals in Yuen Long.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Open Space" ("O") and "Village Type Development ("V") on the Draft Yuen Long OZP No. S/YL/26 (Plan 2). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "O" and "V" zones, hence, requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the uses must conform to the zoned use or these Notes. As such, the 'temporary shop and services with ancillary office' for a period of 6 years requires planning permission from the Board. Since the application is on a temporary basis, it will not jeopardize the long term planning intention of the "O" and "V" zones.
- 2.2 The Site is subject of one previously approved S.16 planning application (No. A/YL/247) for the same use submitted by the same applicant which was approved by the Board in 2018. As the previous application for the same use was approved by the Board, the approval of the current application would not set undesirable precedent within the "O" and "V" zones. When compared with the previous application, all development parameters, i.e. site area, number of structures, building height etc. are similar to the previous approved scheme (Appendix I). In support of the application, the applicant has submitted drainage and FSIs to mitigate adverse impact arise from the proposed development. (Appendices II to III).

3) Development Proposal

- 3.1 The Site occupied an area of 3,222 m² (about) (Plan 3). 11 single-storey structures are provided at the Site for shop and services with offices and rain shelter for vehicle with total GFA of 189 m² (about) (Plan 4). The proposed development is operated from 9:00 to 21:00 daily, including public holiday. 10 nos. of staff will work at the Site during operation hours. It is estimated the Site would attract not more than 20 no. of visitors per day.

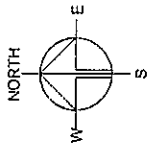
- 3.2 The Site is accessible from Long Yat Road via a local access (Plan 1). 10 private car parking

spaces are provided for staff and visitors (Plan 4). There are about 140 cars will be displayed at the vehicle displaying area. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (Plan 5). As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the nearby road network should not be anticipated (Appendix IV). No car beauty, car washing, car repairing, car dismantling or other workshop activities will be conducted on the Site.

- 3.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) for sewage treatment at the Site. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development (Appendices II and III).
- 4.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services with Ancillary Office for a Period of 6 Years'.



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

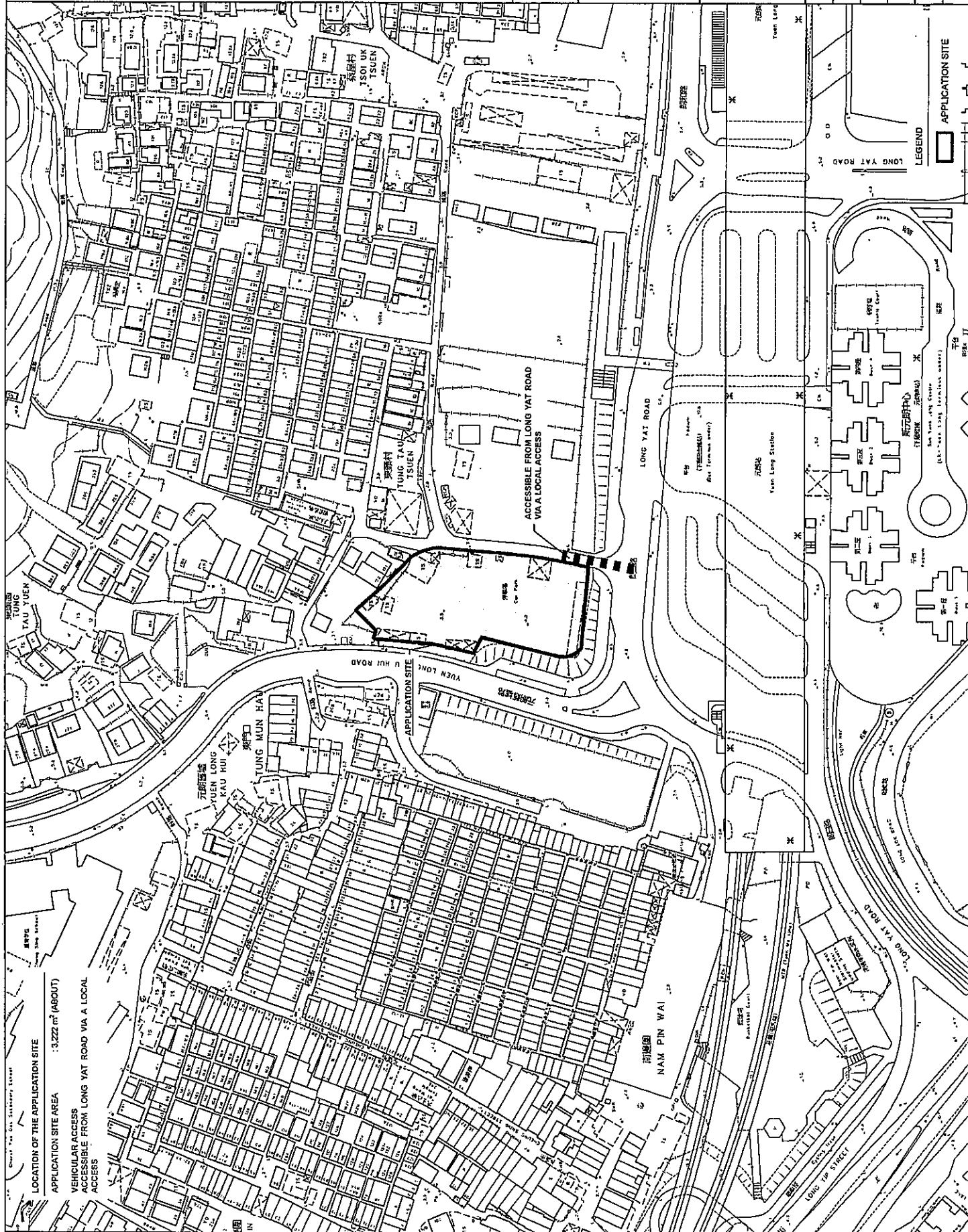
PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES WITH ANCILLARY
OFFICE FOR A PERIOD OF 6
YEARS

SITE LOCATION
LOT 104 RP (PART), IN D.D. 116,
YUEN LONG, NEW TERRITORIES

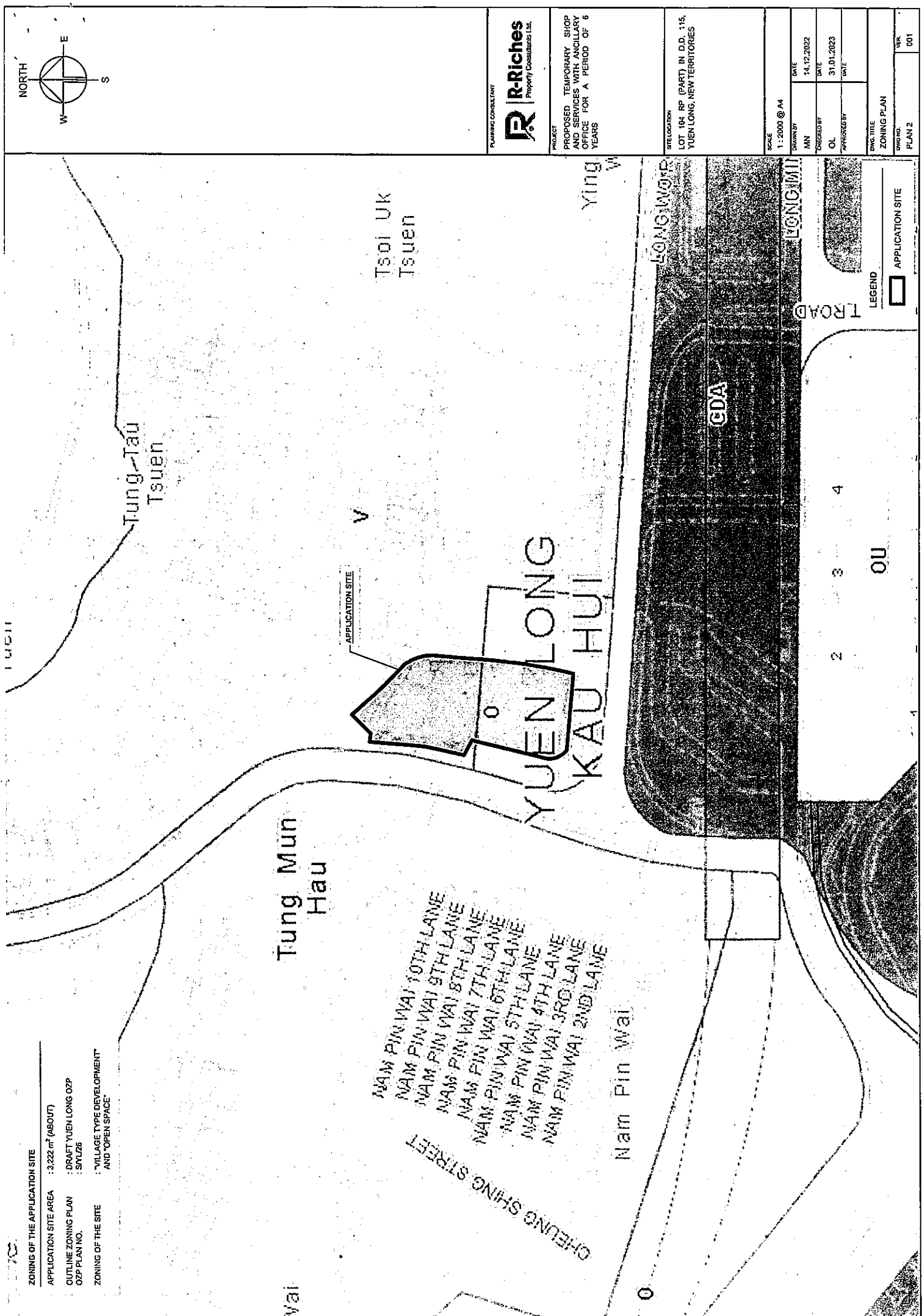
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1:2000 @ A4

DATE	14.12.2022
DRAWN BY	MIN
CHECKED BY	DATE
APPROVED BY	DATE

PROJECT TITLE	LOCATION PLAN
DRAWING	PLAN 1
VER.	001



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,222 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL
ACCESS

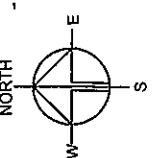


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,222 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT YUEN LONG OZP
OZP PLAN NO. : SYL26

ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" AND "OPEN SPACE"



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS

SITE LOCATION
LOT 104 RP (PART) IN D.D. 115,
YUEN LONG, NEW TERRITORIES

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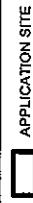
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DWG. TITLE
ZONING PLAN

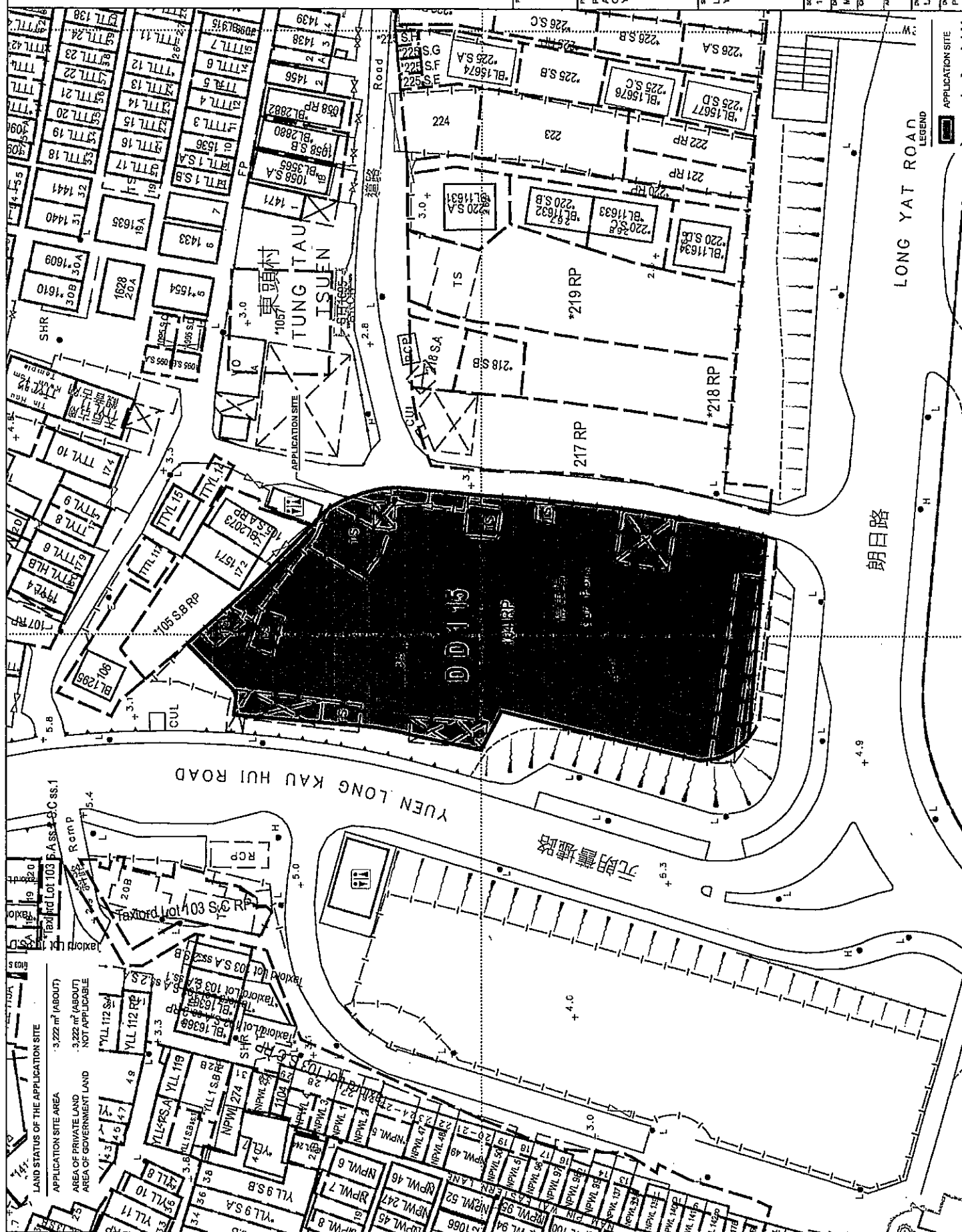
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PLAN 2

VER.
001

LEGEND



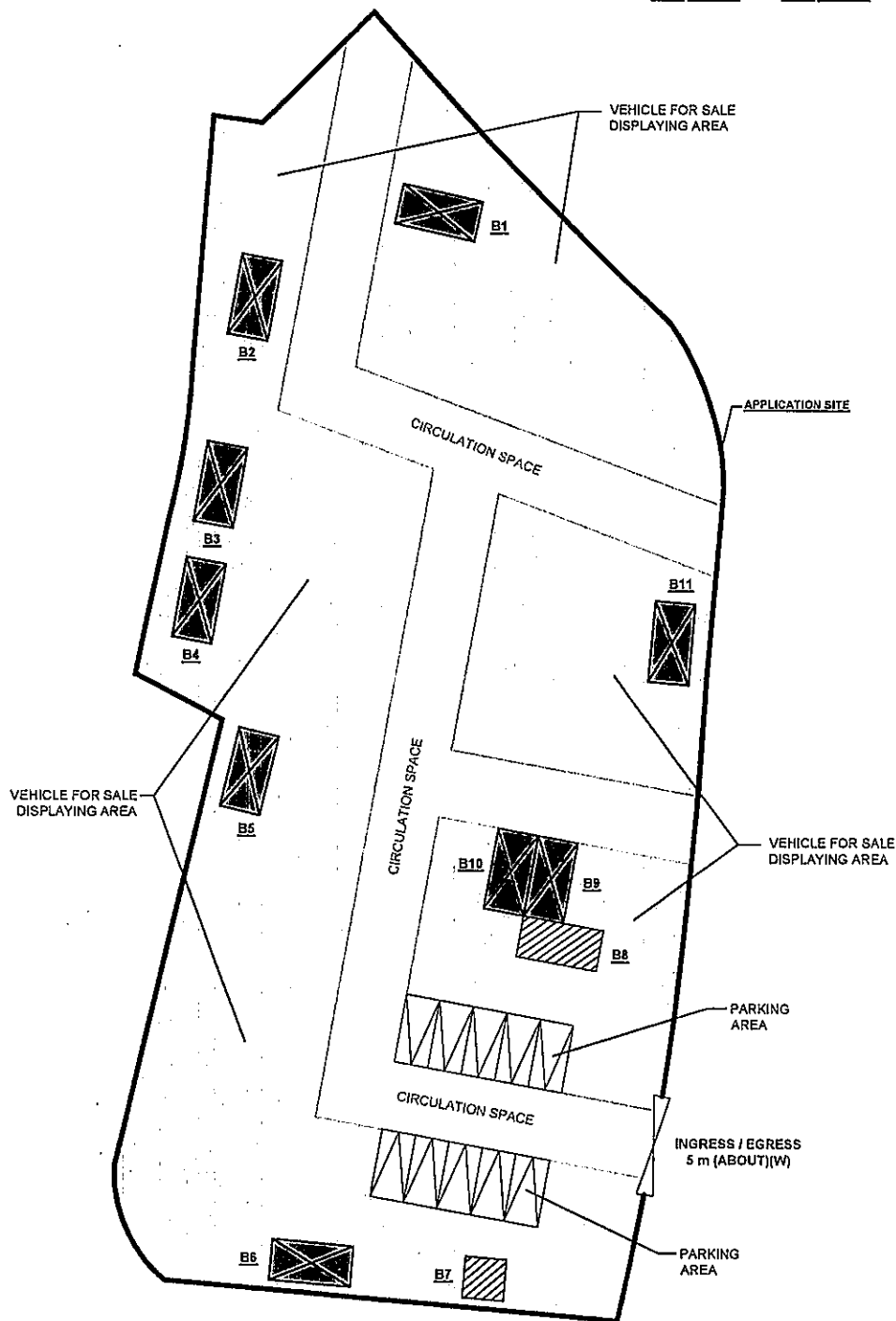
APPLICATION SITE



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	3,222 m ² (ABOUT)
COVERED AREA	189 m ² (ABOUT)
UNCOVERED AREA	3,033 m ² (ABOUT)
PLOT RATIO	0.06 (ABOUT)
SITE COVERAGE	5.9 % (ABOUT)
NO. OF STRUCTURE	11
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	189 m ² (ABOUT)
TOTAL GFA	189 m ² (ABOUT)
BUILDING HEIGHT	3m (ABOUT)
NO. OF STOREY	1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR VEHICLE	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	RAIN SHELTER FOR VEHICLE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B9	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		189 m ² (ABOUT)	189 m ² (ABOUT)	



LEGEND

[Symbol]	APPLICATION SITE
[Symbol]	STRUCTURE (ENCLOSED)
[Symbol]	STRUCTURE (CANOPY)
[Symbol]	VEHICLE DISPLAYING AREA
[Symbol]	PARKING SPACE
[Symbol]	INGRESS / EGRESS

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	10
DIMENSION OF PARKING SPACE	5m (L) X 2.5m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS

ADDRESS

LOT 104 RP (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

MN

DATE

19.12.2022

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

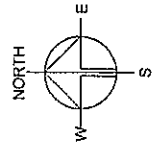
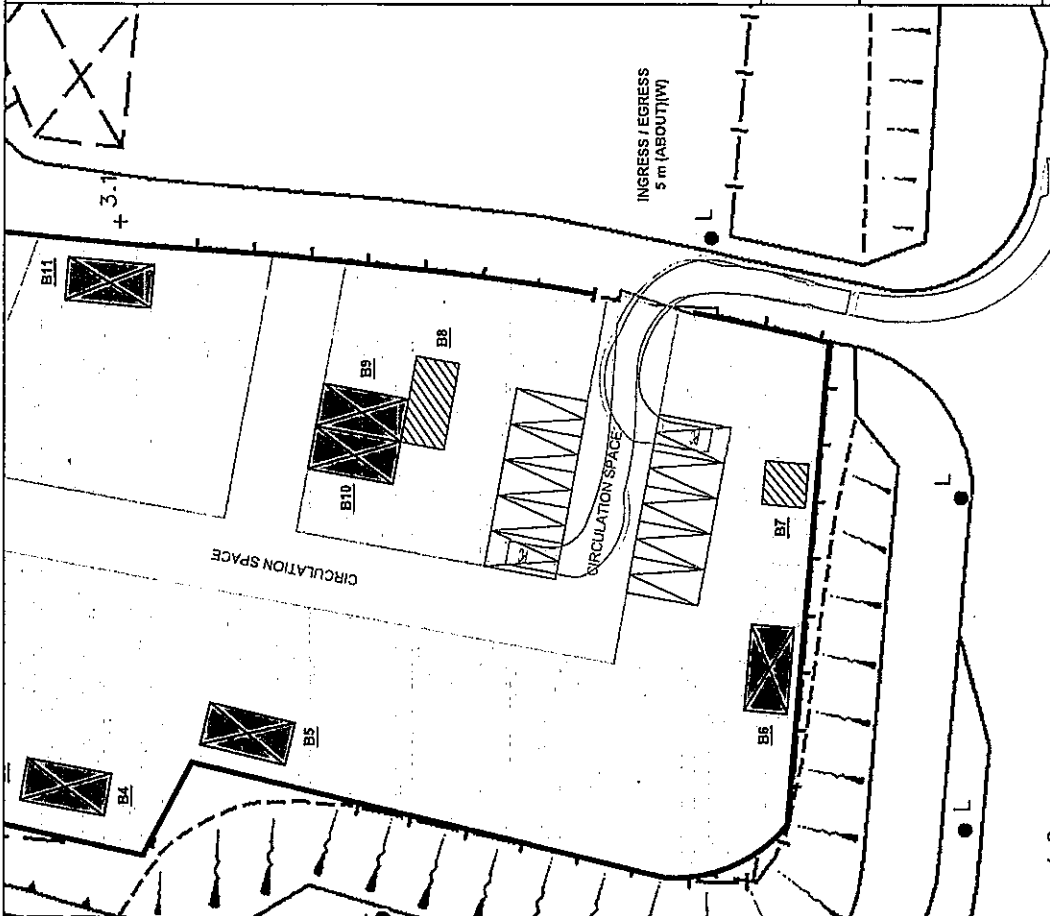
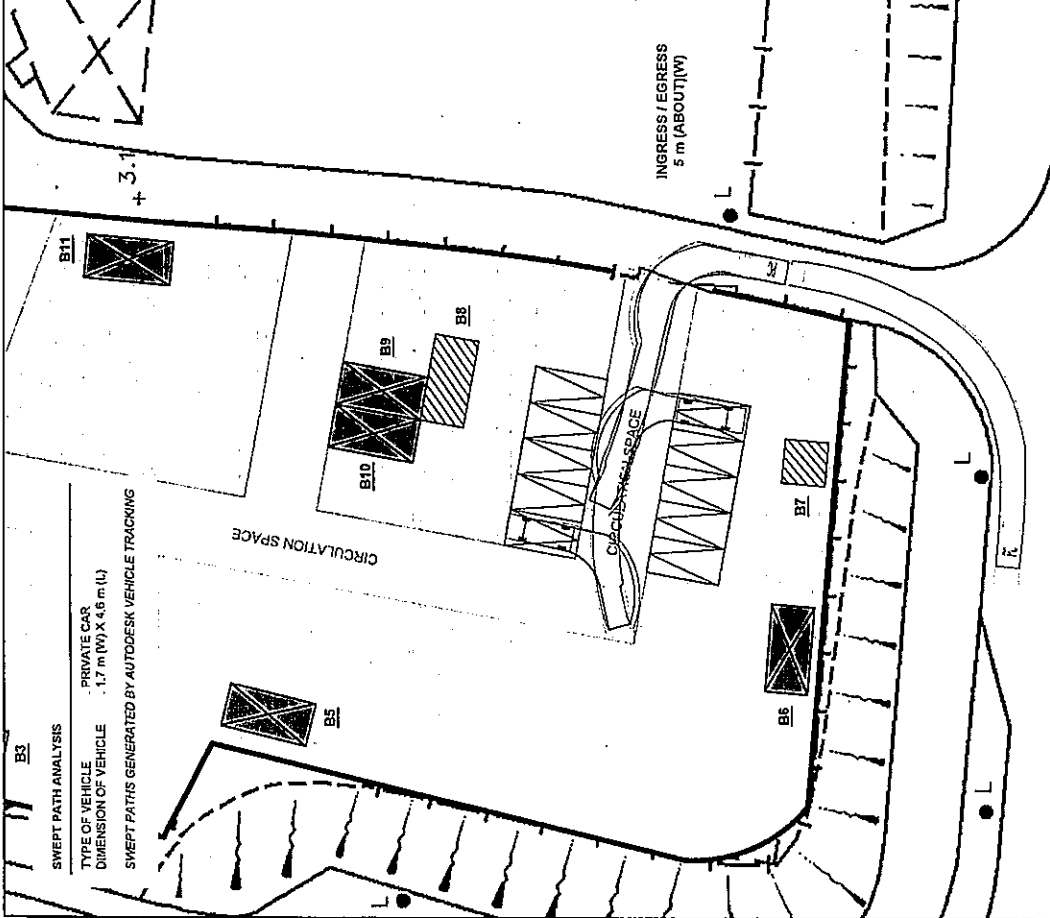


B3

SWEPT PATH ANALYSIS

TYPE OF VEHICLE
PRIVATE CAR
DIMENSION OF VEHICLE
1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH ANCILLARY
OFFICE FOR A PERIOD OF 6
YEARS

SITE LOCATION

LOT 104 RP (PART) IN D.D. 115,
YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

MAN

DATE

14.12.2022

CHECKED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- VEHICLE DISPLAYING AREA
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

朗日路

朗日路

+4.9

+4.9

PLAN 5
001

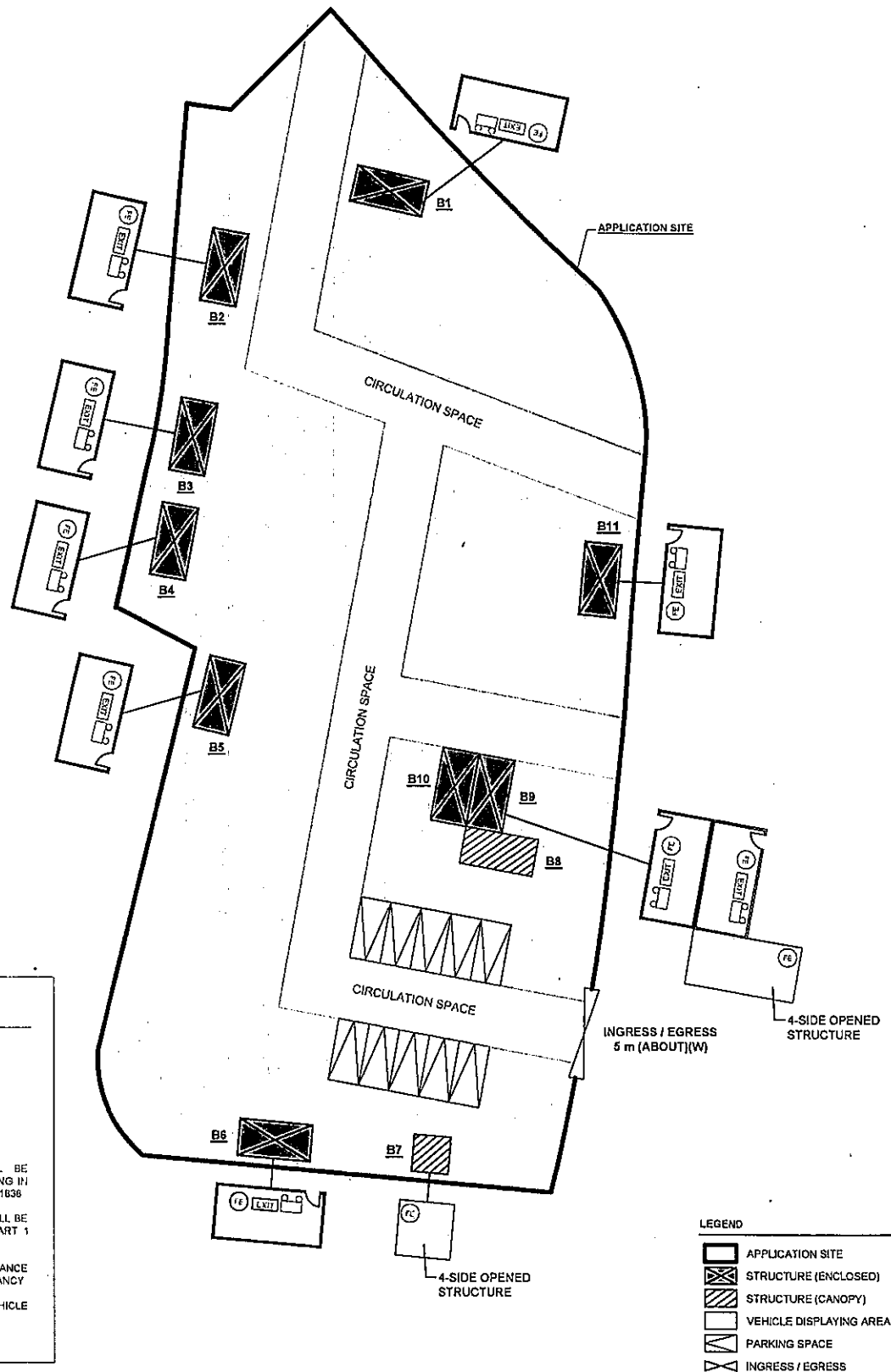
Appendix I – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL/247

Development Parameters	Approved Application No. A/YL/247 (a)	Current Application (b)	Difference (b)-(a)
Site Area	3,200.2m ² (about)	3,222 m ² (about)	+21.8 m ² +0.7%
Covered Area	454.77 m ² (about)	189 m ² (about)	-265.77 m ² -58%
Uncovered Area	2745.43 m ² (about)	3,033 m ² (about)	+287.57 m ² +10%
Plot Ratio	0.175 (about)	0.06 (about)	-0.115 -66%
Site Coverage	14.21% (about)	5.9% (about)	-8.31% -58%
No. of Structure	12	11	-1
Gross Floor Area	561.12 m ² (about)	189 m ² (about)	-372.12 m ² -66%
- Domestic	N/A	N/A	
- Non-Domestic	561.12 m ² (about)	189 m ² (about)	-372.12 m ² -66%
Building Height	3-6 m (about)	3 m (about)	-3 m
No. of Storey	1-2	1	-1
No. of Car-Displayed at the Site	140 (about)	140 (about)	-
Operation Hours	Daily including public holidays 11:00 – 21:00	Daily including public holidays 9:00 – 21:00	-
No. of Private Car Parking Space	10	10	-
No. of Loading/Unloading Space for Medium Goods Vehicle	-	-	-

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,222 m ² (ABOUT)
COVERED AREA	: 189 m ² (ABOUT)
UNCOVERED AREA	: 3,033 m ² (ABOUT)
PLOT RATIO	: 0.06 (ABOUT)
SITE COVERAGE	: 5.9 % (ABOUT)
NO. OF STRUCTURE	: 11
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 189 m ² (ABOUT)
TOTAL GFA	: 189 m ² (ABOUT)
BUILDING HEIGHT	: 3m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR VEHICLE	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	RAIN SHELTER FOR VEHICLE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B9	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		189 m ² (ABOUT)	189 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- 9 x EXIT SIGN
- 9 x EMERGENCY LIGHT
- 11 x 5 KG CO2 FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART 1 AND BS EN1636
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS

ADDRESS

LOT 104 RP (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

MN

DATE

14.12.2022

REVISED BY

DATE

TITLE

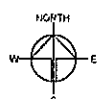
FIRE SERVICE INSTALLATIONS PROPOSAL

DWG NO.

APPENDIX II

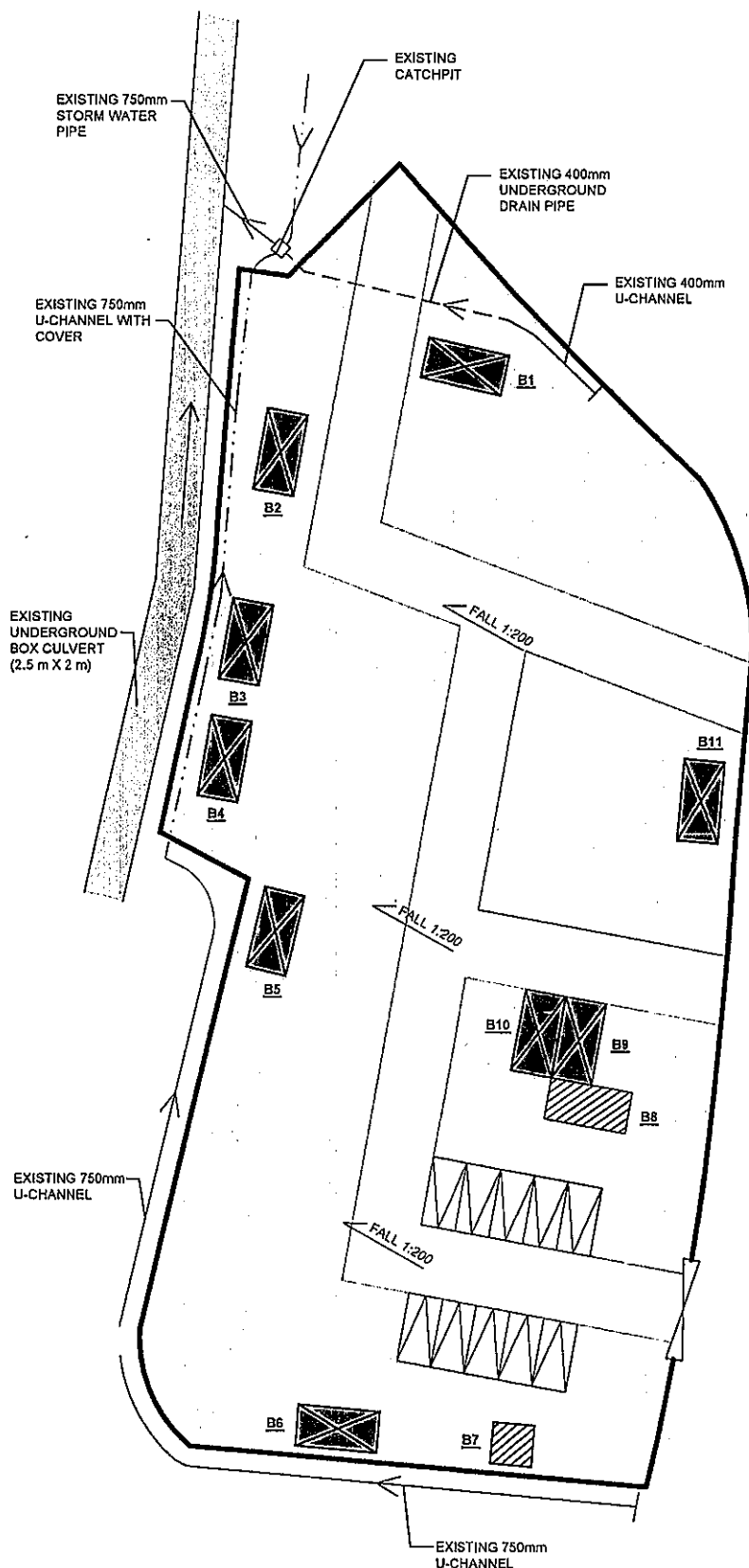
VER.

001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,222 m ²	(ABOUT)
COVERED AREA	: 189 m ²	(ABOUT)
UNCOVERED AREA	: 3,033 m ²	(ABOUT)



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	VEHICLE DISPLAYING AREA
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS

ADDRESS

LOT 104 RP (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES

SCALE

1: 500 @ A4

DRAWN BY

MN

DATE

14.12.2022

REVISED BY

DATE

TITLE

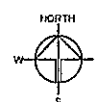
AS-BUILT DRAINAGE PLAN

DWG NO.

APPENDIX III

VER.

001



Appendix IV - Estimated Trip Generation and Attraction

- (i) The application site (the Site) is accessible from Long Yat Road via a local access. A total of 11 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private car parking space for Visitor - 2.5m (W) x 5m (L)	5
Private car parking space for staff - 2.5m (W) x 5m (L)	5

- (ii) The operation hours of the proposed development are 10:00 to 20:00 daily including public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car (Visitor)		Private Car (Staff)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (11:00 – 12:00)	3	3	5	0	11
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	5	5	0	0	10
Traffic trip per hour (average)	5	5	1	1	12

- (iii) In view of the above, the parking provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



盈卓物業
顧問有限公司

Our Ref. : DD115 Lot 104 RP
Your Ref. : TPB/A/YL/301

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

By Email

17 April 2023

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office
for a Period of 6 Years in "Open Space" and "Village Type Development" Zones,
Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/301)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Ophelia WONG
(Attn.: Ms. Joyce TAM

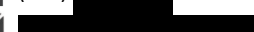
email: ocmwong@pland.gov.hk)
email: jhltam@pland.gov.hk)



(852) [REDACTED]
(852) [REDACTED]



(852) [REDACTED]



Responses-to-Comments

**Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office
for a Period of 6 Years in "Open Space" and "Village Type Development" Zones,
Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/301)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) (Contact Person: Ms. Natalie M.C.YIM; Tel: 2762 5372)		
(a)	The subject site is adjacent to some unregistered man-made slope features, as shown on the attached location plan, which may affect or be affected by the proposed development. In accordance with the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (CAP131), the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The essential contents of a GPRR are given in the attached CEO Advice Note.	Noted. A Geotechnical Planning Review Report is provided for your consideration please (Annex I).
(b)	Please remind the applicant to submit plans of the proposed building works and site formation works to the Building Department for approval as required under the provisions of the Building Ordinance.	
(c)	Please remind the applicant that the subject site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of new development proposed at the site, extensive geotechnical investigation may be required, as necessary. This would 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.	

**Temporary Shop and Services (Motor-vehicle Showroom) with
Ancillary Office for a Period of 6 Years,
Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories**

Geotechnical Planning Review Report

April 2023

CONTENT PAGE

1. INTRODUCTION	3
1.1 The Proposed Development	3
2. EXISTING GEOGRAPHICAL FEATURES	4
2.1 Location of the Unregistered Man-Made Slope Features	4
2.2 Topography of the Site	4
2.3 Condition of the Man-Made Slope Features	4
3. GEOTECHNICAL ASSESSMENT	5
4. CONCLUSION	5

APPENDICES

Plan 1	Location of the Application Site
Plan 2	Zoning of the Application Site
Plan 3	Land Status of the Application Site
Plan 4	Layout Plan

FIGURES

Figure 1	Existing Slope Features in the Vicinity of the Site
-----------------	---

PHOTOGRAPHIC RECORDS

Photo 1	Angle 1 showing the Existing Slope in the Vicinity of the Site
Photo 2	Angle 2 showing the Existing Slope in the Vicinity of the Site
Photo 3	Angle 3 showing the Existing Slope in the Vicinity of the Site
Photo 4	Angle 4 showing the Existing Slope in the Vicinity of the Site
Photo 5	Angle 5 showing the Existing Slope in the Vicinity of the Site

1 Introduction

- 1.1 The applicant seeks to use Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years (the proposed development) (**Plan 1**)'. The applicant would like to continue to use the Site for motor-vehicle showroom with ancillary office to serve the nearby locals in Yuen Long.
- 1.2 The Site falls within an area zoned as "Open Space" ("O") and "Village Type Development" ("V") on the Draft Yuen Long OZP No. S/YL/26 (**Plan 2**). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "O" and "V" zones, hence, requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the uses must conform to the zoned use or these Notes. As such, the 'temporary shop and services with ancillary office' for a period of 6 years requires planning permission from the Board. Since the application is on a temporary basis, it will not jeopardize the long term planning intention of the "O" and "V" zones.
- 1.3 As the Site is adjacent to some unregistered man-made slope features, a Geotechnical Planning Review Report ("GPRR") is conducted to assess the stability of the geotechnical features located in the vicinity of the Site that could affect or be affected by the proposed development.

2 Existing Geotechnical Features

Location of the Unregistered Man-Made Slope Features

- 2.1 According to the information obtained from the Hong Kong Slope Information System (SIS) website, there are some unregistered slope features located in the vicinity of the Site. The existing slope features are shown below:

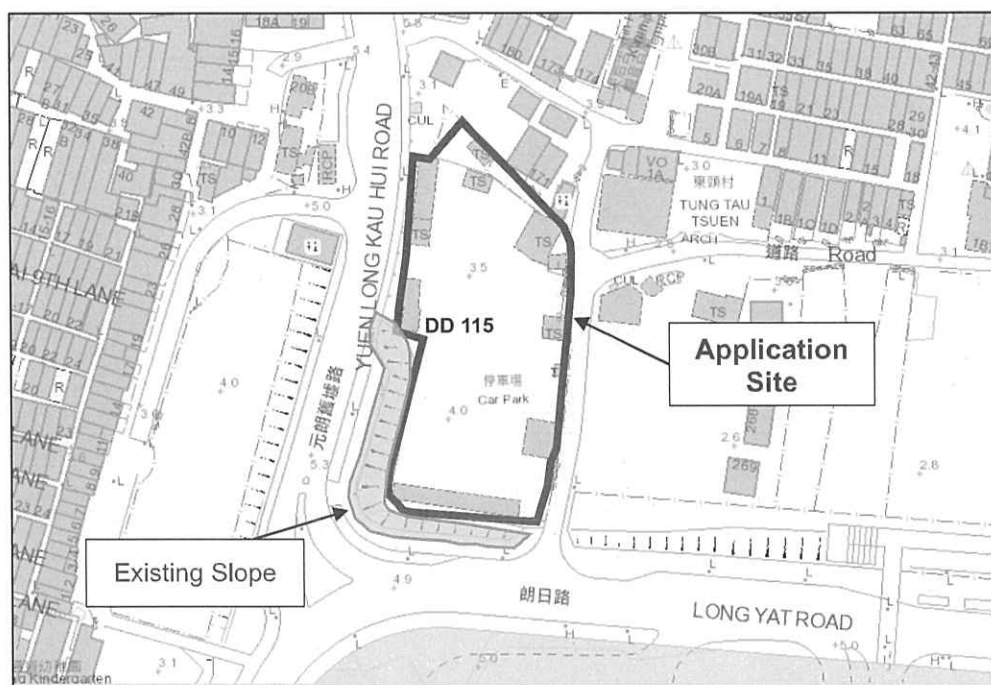


Figure 1 – Existing Slope Features in the Vicinity of the Site

Topography of the Site

- 2.2 The Site is relatively flat with site levels ranges from 3.5mPD to 4.0mPD. The site level of the existing Long Yat Road located at the south of the Site is 4.9mPD. The site level of the Yuen Long Kau Hui Road at the west of the Site is 5.3mPD (**Plan 3**).

Condition of the Man-Made Slope Features

- 2.3 The subject slopes are unregistered man-made features that are located to the west and south of the Site. There is no registered geotechnical feature located in the vicinity of the Site. Based on the information revealed from the SIS and

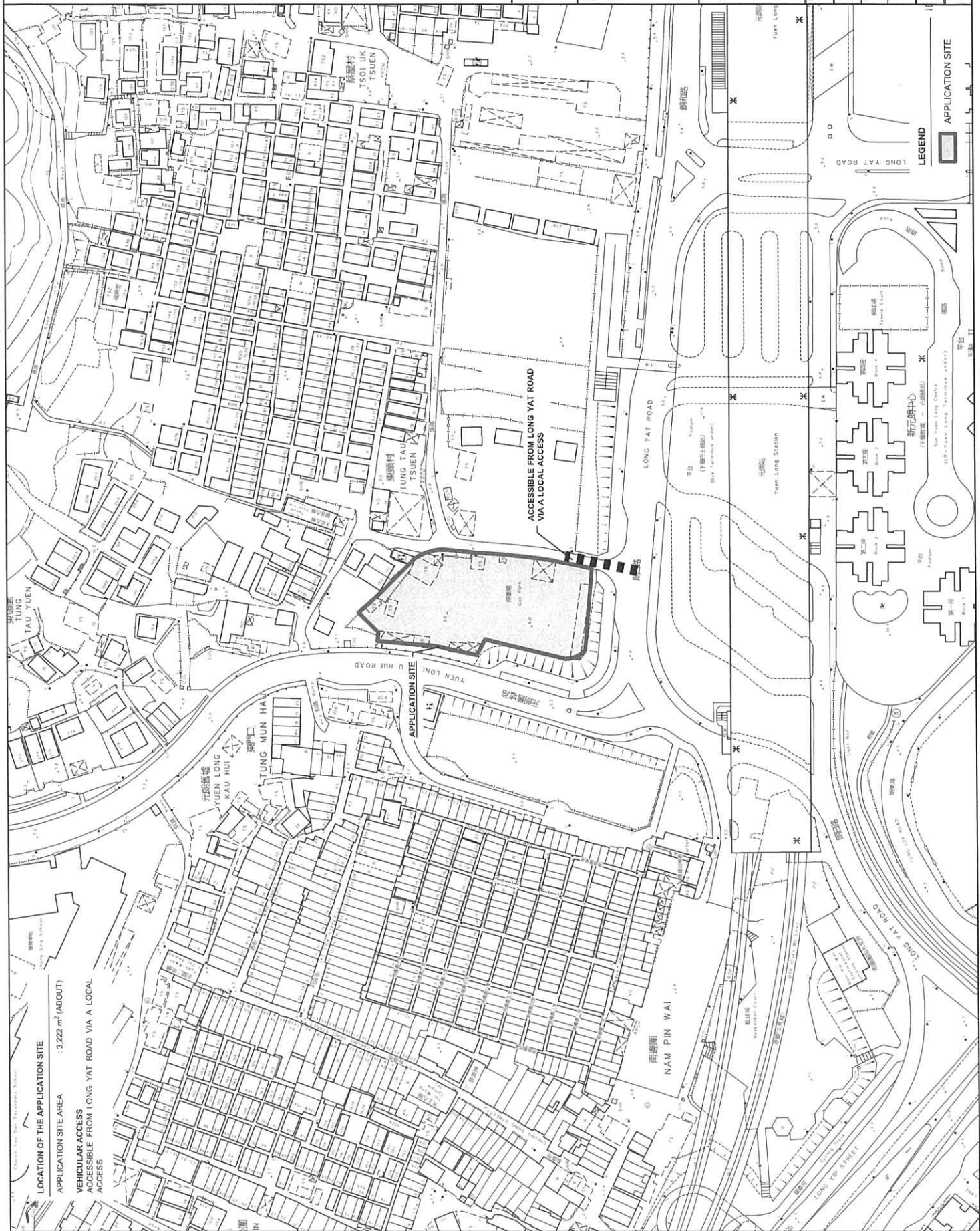
site inspection (**Photos 1 to 5**), it is found that 90% of the surface of this fill slope is covered by shrubs and mature trees. Due to the surface protection provided by extensive vegetation with tree root system, the washout failure of the slope is regarded as unlikely to occur. In addition, no landslide incident is recorded within and in close vicinity of the Site according to GEO, CEDD's record.

3 Geotechnical Assessment

- 3.1 Since there are slope features located in the vicinity of the Site, fencing will be erected along the boundary of the Site for stabilisation. The applicant will carry out a detailed investigation and assessment of all existing slopes located in the vicinity of the Site after planning approval has been granted from the Board, if necessary. A slope upgrade or site formation work such as soil nailing should be proposed in a site formation design or slope upgrade work submission if the safety factor of such geotechnical features is found to be below the current geotechnical standards.

4 Conclusion

- 4.1 The concerned slope features are unregistered man-made features located at the west and south of the Site. As the surface of the slope features are protected by extensive vegetation with tree root system, the washout failure of the slope is regarded as unlikely to occur. Therefore, the proposed development is considered geotechnically feasible, and no additional adverse impact will be induced on the adjacent geotechnical slope features.

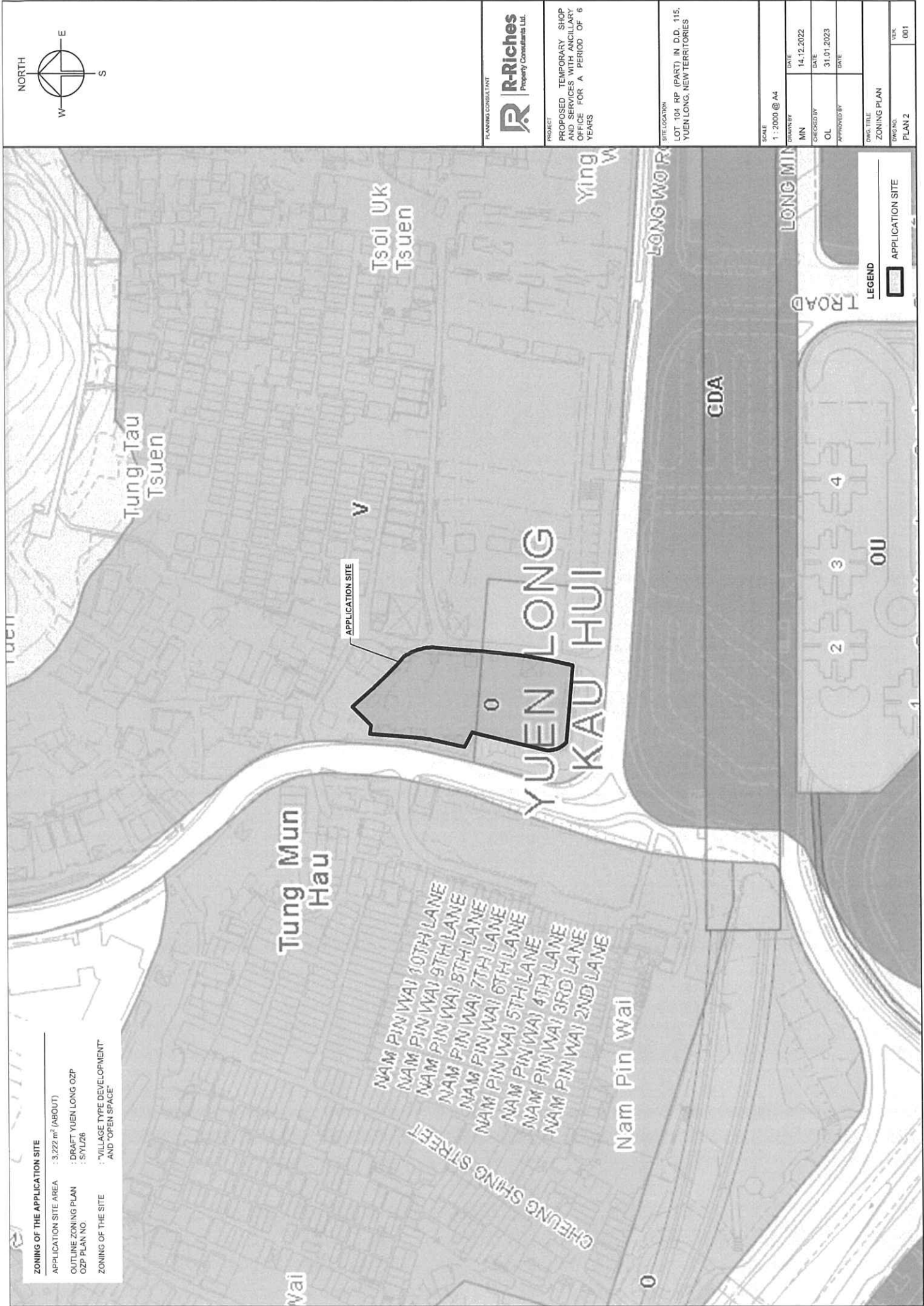


PROJECT: PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS

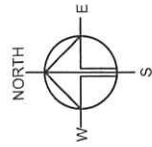
SITE LOCATION
LOT 104 RP (PART) IN D.D. 115,
YUEN LONG, NEW TERRITORIES


SCALE	DATE
1 : 2000 @ A4	14.12.2022
DRAWN BY	DATE
MN	
CHECKED BY	DATE
APPROVED BY	DATE

WG. TITLE	VER.
LOCATION PLAN	001
WG. NO.	
PLAN 1	



ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,222 m² (ABOUT)
OUTLINE ZONING PLAN : DRAFT YUEN LONG OZP
OZP PLAN NO. : SYL26
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" AND "OPEN SPACE"



PLANNING CONSULTANT		 R-Riches Property Consultants Ltd.	
PROJECT		PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS	
SITE LOCATION		LOT 104 8P (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES	
SCALE		1 : 2000 @ A4	
DRAWN BY	DATE	14.12.2022	
		MN	
CHECKED BY	DATE	31.01.2023	
		OL	
APPROVED BY	DATE		
DWG. TITLE		ZONING PLAN	
DWG. NO.		PLAN 2	
VER.		001	

LEGEND
☒ APPLICATION SITE



PROPOSED TEMPORARY SHOP
AND SERVICES WITH ANCILLARY
OFFICE FOR A PERIOD OF 6
YEARS

SITE LOCATION
LOT 104 RP (PART) IN D.D. 115,
YUEN LONG, NEW TERRITORIES

SCALE	DATE
1:800 @ A4	14.12.2022
DRAWN BY	DATE
MN	
CHECKED BY	DATE
APPROVED BY	DATE

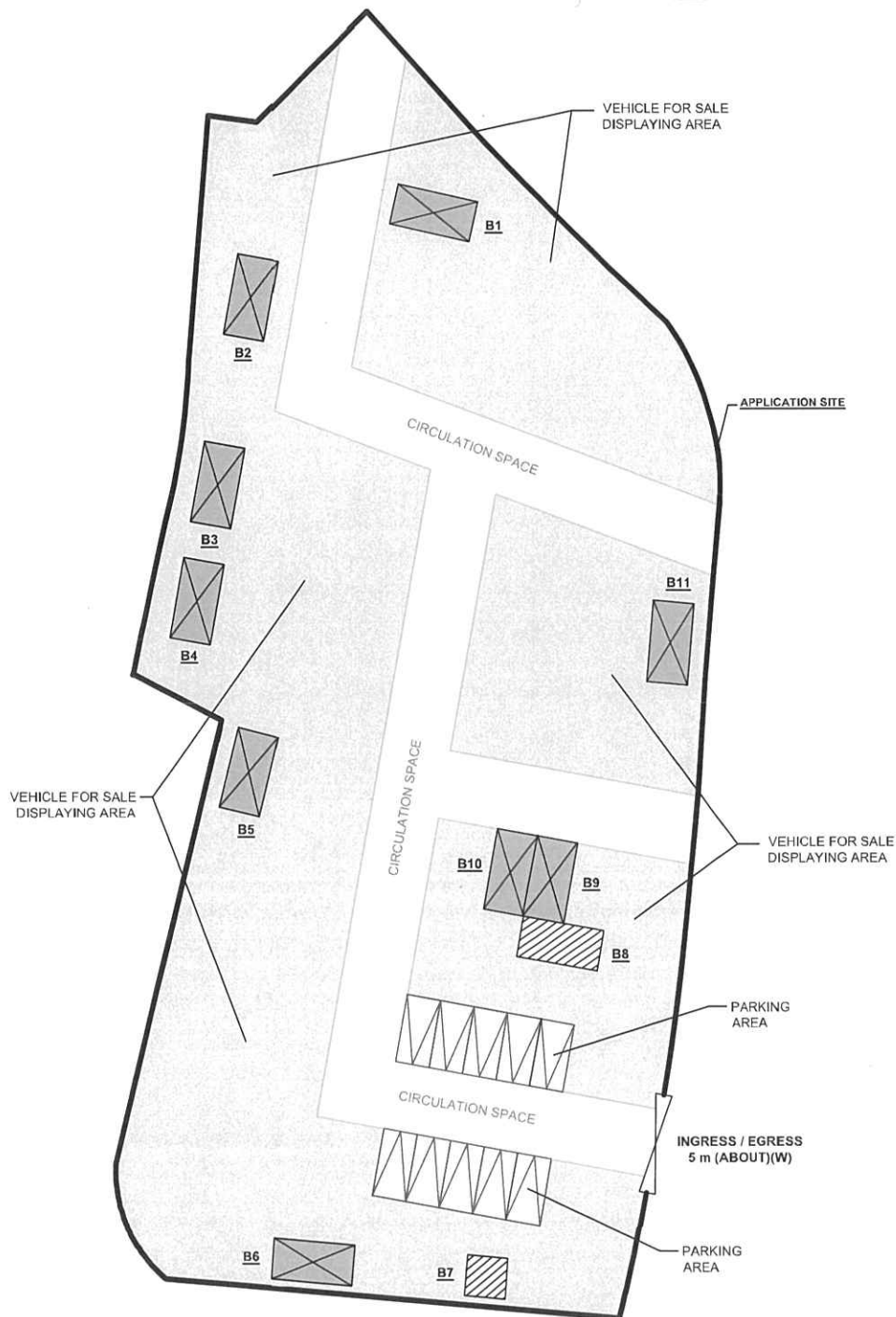
DWG. TITLE	VER.
LAND STATUS OF THE SITE	001
DWG. NO.	
PLAN 3	

APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,222 m ² (ABOUT)
COVERED AREA	: 189 m ² (ABOUT)
UNCOVERED AREA	: 3,033 m ² (ABOUT)
PLOT RATIO	: 0.06 (ABOUT)
SITE COVERAGE	: 5.9 % (ABOUT)
NO. OF STRUCTURE	: 11
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 189 m ² (ABOUT)
TOTAL GFA	: 189 m ² (ABOUT)
BUILDING HEIGHT	: 3m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR VEHICLE	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	RAIN SHELTER FOR VEHICLE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
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B11	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		189 m ² (ABOUT)	189 m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	VEHICLE DISPLAYING AREA
	PARKING SPACE
	INGRESS / EGRESS

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS

ADDRESS

LOT 104 RP (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

19.12.2022

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER

001



LAND STATUS OF THE APPLICATION SITE
 APPLICATION SITE AREA 5322 SF (ABOUT)
 AREA OF PRIVATE LAND 5322 SF (ABOUT)
 AREA OF GOVERNMENT LAND NOT APPLICABLE

YUEN LONG KAU HUI ROAD

DD 15
 104 RP
 停車場
 Car Park

TUNG TAU TSUEN

LONG YAT ROAD

LEGEND
 APPLICATION SITE

Photo angles of the Application Site



3



4



5



Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL/247	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years	17.8.2018	(1), (2), (3), (4), (5), (6), (7)

Approval Conditions

- (1) No night operation is allowed.
- (2) No car beauty, car washing, car repairing, car dismantling or other workshop activities is allowed.
- (3) No vehicle is allowed to queue back to or reverse onto/from public road at any time.
- (4) Maintenance of existing drainage facilities and submission of condition records.
- (5) Submission and implementation of fire service installations proposal.
- (6) Revocation Clause.
- (7) Reinstatement of the Site upon expiry of the planning permission.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- there is no Small House application under processing/approved within the application site (the Site).

- (b) Comments of the Chief Estate Surveyor/Railway Development, LandsD:

She has no comment on the application. Part of the Site and part of the proposed vehicular access to the Site fall within Tuen Ma Line Protection Boundary. MTR Corporation Limited (MTRCL) should be consulted regarding the application.

2. Traffic

- (a) Comments of the Commissioner for Transport:

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.

- (c) Comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, HyD (CE/RD2-1, RDO, HyD):

The Site falls within the railway protection zone of existing Tuen Ma Line. As the operation of existing railway network is not under the jurisdiction of his office, the railway protection team of MTRCL should be consulted with respect to operation, maintenance and safety of the existing railway network.

- (d) Comments of the MTRCL:

- for any proposed works to be carried out within the Tuen Ma Line Railway Protection Boundary, they shall be in compliance with the requirements as contained in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24 or Development Bureau Technical Circular (Works) No. 1/2019 whichever applicable for railway protection;
- for any lifting appliances such as mobile crane, crawler crane, piling machine etc. to be deployed for the proposed site, MTR's prior agreement on the locations of these appliances shall be sought before commencement of work on site. These plants shall be positioned and operated in such way with their jibs pointing away from the MTR structures / railway tracks at all times and under no circumstances any parts of these lifting appliance shall fall onto the MTR

operating areas; and

- method statements and plants to be adopted, assessment of the risk to railway and the corresponding mitigation measures, works program and 24 hour emergency contact list should be submitted to MTR for agreement prior to commencement of any site work.

3. **Environment**

Comments of the Director of Environmental Protection:

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

4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed development;
- based on the planning statement enclosed in the application (**Appendix I**), apparently the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL/247. The applicant should inform Planning Department if the drainage arrangement has been changed; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL/247 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.

5. **Fire Safety**

Comments of the Director of Fire Services:

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

6. **Open Space**

Comments of the Director of Leisure and Cultural Services:

The Site is not on the priority list for development agreed by the Yuen Long District Council and there is no plan to develop the Site into public open space at present whilst he noted the application is for six years only, has is no in-principle objection to the application.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

As there is no record of approval granted by the Building Authority 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.

8. Geotechnical

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department:

He has no comment on the submitted Geotechnical Planning Review Report and the planning application.

9. District Officer's Comments

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

His office has not received any comment from the village representatives in the vicinity.

10. Other Departments

- Chief Engineer/Construction, Water Supplies Department, Director of Agriculture, Fisheries and Conservation and Commissioner of Police have no comment on the application.

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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) will need to apply to his office to permit the structures to be erected or to 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. Application(s) for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application 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 his department;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - (ii) the Site is connected to the public road network via a section of a local access road which is not managed by her department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his office does not and will not maintain any access connecting the Site with Long Yat Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the specific comments on the submitted fire service installations (FSIs) proposal and general comments of the Director of Fire Services that:
 - (i) the submitted FSIs proposal is barely legible; and
 - (ii) 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; and

(g) 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 (BA), they are unauthorised 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 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) before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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反對 A/YL/301 規劃申請

12/05/2023 12:16

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

你好, 本人是元朗東頭村居民, 現來電郵就 **A/YL/301** 規劃申請提出反對.

此土地位處優越地理位置, 多年來已用作汽車陳列室, 在土地嚴重不足下, 續約6年絕對是不合理.

而且原來地段是"休憩用地" 及 "鄉村式發展"地帶, 理應到期後改回居民休憩之用途及持續發展.

請回覆確認收到此電郵及通知最後結果, 謝謝!!!

袁小姐

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Comment of Applcation no. A/YL/301

01/03/2023 12:57

From:

To: tpbpd@pland.gov.hk

File Ref:

Application No: A/YL/301

Location: Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories

Dear Town Planning Board,

本人不建議用作「臨時商店及服務行業(汽車陳列室), 即係二手車場」

因二手車場大部份都是燃油車, 而根據政府今年推出的電動車普及化路線圖目標在2050年前達到全港車輛零排放, 並達成碳中和目標。

但現我們還要鼓勵二手燃油汽車買賣是否與政府政策背道而馳?

而這個地方位於新界圍村與城市中間的一個特殊位置, 要充分發揮其土地潛力才能讓整個社會得以城鄉共融, 香港未來才能達致可持續到多元發展。

本人有兩個建議:

(1)

興建單車公園, 可以配合新界單車徑路線, 為愛好單車運動的人士提供騎單車的好去處。

而根據多個團體調查報告, 發現60歲以上騎單車人士有所上升趨勢, 而騎單車有助強身健體, 從而令60歲以上人士多做運動, 日後也可以減輕香港醫療負擔。

(2)

興建狗公園, 因這個地方位於新界圍村與城市中間的一個特殊位置, 而居住於YoHo的城市人也有好多養狗人士, 新界圍村都是一樣, 大家可以借此交流養狗心得, 從而達致城鄉共融。

希望城市規劃委員會接受上述意見。

Thank you for your keep attention.

Kind regards,

Kenji Chan

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有關A/YL/301的意見

26/04/2023 14:28

From:

To:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

1 attachment



IMG_20230426_121646.jpg

你好，

有關標題A/YL/301的申請(見附圖)疑問，上址一帶已是停泊很多車輪的停車場和相關活動的地方。基於附近有多所學校，很多時候也做成上下課的途徑學生與該處進出的車輪避車和爭路等險況，如果計及附近多村的居民進出，情況更為嚴峻。而且，很多時候該處旁邊進出村的車道也停泊極多該處的車輪或突然有車輪從旁橫向駛出或倒車，阻礙和危機其他人的安全和車輪使用道路的情況。

該處的其中之一規劃是為休憩公園，公園何在呢？為何會容許作商業用途呢？請問貴署有否完善的規劃，如何確保情況不會惡化或更有限的規劃和執行規劃確保道路使用者的安全和保障呢？有意外找誰負責呢？請明確作出各方的責任誰屬呢？

陳先生

規劃申請 PLANNING APPLICATION

(進一步資料 FURTHER INFORMATION)



申請編號 Application No.	A/YL/301
地點 Location (見下圖 See Plan Below)	新界元朗丈量約份第115約地段第104號餘段(部分) Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories
地帶及圖則 Zoning and Plan	「休憩用地」及「鄉村式發展」 "Open Space" and "Village Type Development" 元朗分區計劃大綱草圖編號 S/YL/26 Draft Yuen Long Outline Zoning Plan No. S/YL/26
建議 Proposal	臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期6年) Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years

任何人士均可就這宗申請提出意見。有關意見必須於2023年5月16日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 16 May 2023.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。有關這宗申請的通知於2023年2月21日首次公佈。然而，申請人現提交進一步資料，作為申請的補充資料。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance), a notice of which was first published on 21 Feb 2023. The applicant has submitted further information to supplement the application.
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入委員會的網頁(https://www.info.gov.hk/tpb/tc/plan_application/A_YL_301.html)或掃描本通告的二維碼)及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.info.gov.hk/tpb/en/plan_application/A_YL_301.html) or scanning the QR code in this Notice) and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署17樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輋路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

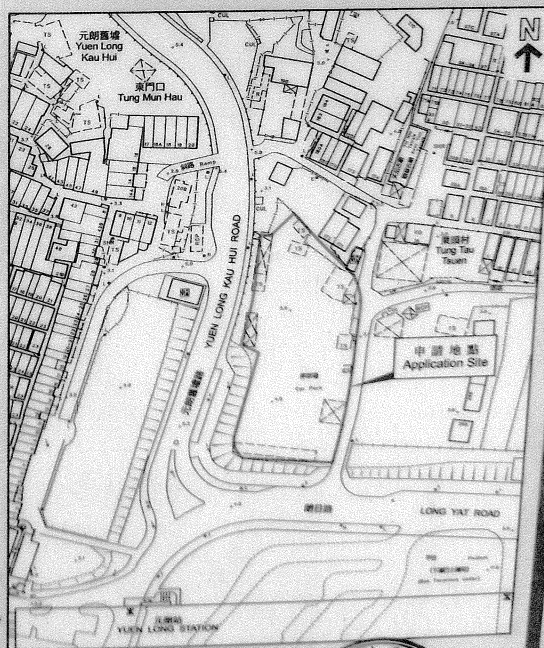
委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會規例指引的規定作以下用途：
(a) 處理這宗申請，包括公佈有關意見供公眾查閱，同時公佈提出意見人士(下稱「提意見人」)的姓名供公眾查閱；以及
(b) 方便提意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes

- 委員會考慮申請的暫定會議日期以上載於委員會的網頁(www.info.gov.hk/tpb/)。考慮這宗申請而舉行的會議(進行考慮的部分除外)，會向公眾開放，如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5000)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5000), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請時登載的文件，會在發送給委員會秘書後存放於規劃署的規劃資料查詢處(查詢熱線：2231 5000)，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定結果。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2023年4月25日
Town Planning Board
25 Apr 2023



(任何人在未經委員會許可而塗污、篡改、毀壞或移除此通告，均可能構成刑事罪行。)
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

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A/YL/301 DD 115 Yuen Long Car Showroom

16/05/2023 02:26

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Back in 2018: As regard the portion of the site falling within the "Open Space" zone, **the Director of Leisure and Cultural Services advised that there was no implementation programme to develop the site into public open space at present.**

Members should request information with regard to plans to develop the OS. This is a very densely populated district that appears to have very limited open air recreational facilities.

In view of the lessons that should be learned from the Covid years, it is essential that every district have adequate open space so that local residents have space to exercise and take part in active recreational pastimes. The only basketball courts are those attached to schools, indicating restricted or no access to local residents.

A 6-year approval would encourage further procrastination on the part of LCSD in developing essential services under HKPSG to serve the district.

Mary Mulvihill

From:

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

Date: Sunday, 22 July 2018 2:14 AM CST

Subject: A/YL/247 DD 115 Yuen Long Car Showroom

A/YL/247

Lot 104 RP (Part) in D.D. 115 and Adjoining Government Land, Yuen Long

Site area : 3,200.2m² Includes Government Land of about 178.6m²

Zoning : "VTD" and "Open Space"

Applied Use : Motor-vehicle Showroom 6 Years / 10 Vehicle Parking

Dear TPB Members,

This application appears to be to legitimize and ongoing unapproved land use. The intended use appears to be a mixture of storage and parking.

Both are inappropriate for the intended purpose of residential units and recreational OS use. There are many homes in the area but a notable lack of community facilities.

There is no mention of how many trees to be felled on the OS.

Moreover the application is for 6 years. It is unacceptable that land zoned for housing be used for commercial purposes while we are told that there is a severe shortage of land for housing. The site could be used for mobile homes or temporary housing.

Mary Mulvihill