

This document is received on - 8 FEB 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400387

6.2.2024

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AKL/318
	Date Received 收到日期	- 8 FEB 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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)

Bo Fat (Hong Kong) Development Limited (寶發(香港)發展有限公司)

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)

Goldrich Planners and Surveyors Ltd.
金潤規劃測量師行有限公司

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 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road., 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 72.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 72.9 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)	..... 9.5 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	Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)1" ("R(A)1")
(f) Current use(s) 現時用途	Shop and Services (Real Estate Agency) (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」[#]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
23/01/2024 (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 26/01/2024 (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

Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 6 Years

(Previous Approval No. A/YL/242)

(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	..... 72.9 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 1	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 100 %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 1	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 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
	..... 4 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 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)

Real Estate Agency: 72.9 sq. m.

.....

☐ 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]
.....
.....
.....
.....
.....

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

.....

1

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。																																	
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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
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。)	Yes 是	<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) <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																															
	No 否	<input checked="" type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>			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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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)																																	

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。

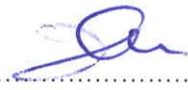
Please refer to Appendix I.

11. Declaration 聲明

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

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

Signature
簽署



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

LAU TAK FRANCIS

Planning Manager

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 MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

06/02/2024

(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

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。

Executive Summary

1. The application site is on Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories.
2. The applied use is a renewal of planning approval for 'Temporary Shop and Services (Real Estate Agency)' for a Period of 6 years.
3. The site area is about 72.9 m² which includes 9.5m² of Government Land.
4. A one-storey structure (total floor area of about 72.9 m²) is proposed on the site.
5. The operating hours of the shop are 09:00am to 08:00pm from Mondays to Sundays and public holidays.

行政摘要

1. 申請地點位於新界元朗公庵路丈量約份第 120 約地段第 1890 號 C 分段餘段(部分)和毗連政府土地。
2. 申請用途為「臨時商店及服務行業(地產代理)」用途的規劃許可續期，為期 6 年。
3. 申請面積為大約 72.9 平方米，包括 9.5 平方米的政府土地。
4. 申請地點提供 1 個 1 層高的構築物 (總樓面面積為約 72.9 平方米)。
5. 商店的營業時間為星期一至日及公眾假期上午 9 時至下午 8 時。

Justification

1 The Proposed Use (same as previous application)

- 1.1 This application is a renewal of planning approval for ‘Temporary Shop and Services (Real Estate Agency)’ for a period of 6 years.

2 Location (same as previous application)

- 2.1 The application site is on Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road., Yuen Long, New Territories.

3 Site Area (same as previous application)

- 3.1 The site area is about 72.9 m², in which 9.5 m² is Government Land.

4 Town Planning Zoning

- 4.1 The site falls within the “Residential (Group A)1” (“R(A)1”) zone on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27.
- 4.2 The planning intention of the zone is for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

5 Development Parameters (same as previous application)

5.1 Operation hours

- 5.1.1 The operation hours of the Real Estate Agency are from 09:00 a.m. to 08:00 p.m. from Mondays to Sundays and public holidays.

5.2 Structure

- 5.2.1 There is one structure on site serving the Real Estate Agency use. The total floor area is about 72.9 m². The structure is covered and partitioned by temporary material, i.e. metal sheets.

No.	Structures	Covered Area	Floor Area	No. of Storeys	Height
1	Real Estate Agency	<u>72.9m²</u>	<u>72.9m²</u>	1	About 4 m
Total:		<u>72.9m²</u>	<u>72.9m²</u>		

5.2.2 The interior of the structure will be used as reception area, meeting room, offices, storeroom and toilet. Please refer to the Site Plan (Plan 3) for the details.

6 Previous Application

6.1 The site is the subject of two previous approved applications for Temporary Shop and Services (Real Estate Agency). Details of the previously approved applications are shown below:

Application No.	Applied Use	Approval Date
A/YL/230	Temporary Shop and Services (Real Estate Agency) for a Period of 6 Years	07/04/2017
A/YL/242	Temporary Shop and Services (Real Estate Agency) for a Period of 6 Years	06/04/2018

6.2 Given that the previous applications for ‘Temporary Shop and Services (Real Estate Agency) for a period of 6 years’ on the site has been approved and that the current planning circumstances has not change significantly, approval of the proposed use is in line with the previous decision made by the Rural and New Town Planning Committee.

7 No Adverse Impact on the Environment (same as previous application)

7.1 Visual

7.1.1 The development is a single-storey structure abutting Kung Um Road to its east.

7.1.2 To the south of the site is an area with parking of vehicles and a medium-rise residential development - ‘Park Signature’; to the west and north is another residential development - ‘La Grove’; to the north, northeast and east are residential uses, vacant structures in the “Village Type Development” zone.

7.1.3 The single-storey structure blends well with the surrounding environment which comprises a mix of residential, warehouse and vehicle park uses. No significant visual impact is thus anticipated to the vicinity.

7.2 Drainage

7.2.1 There is an existing 550mm covered U-channel near the northern boundary of the site. Another 330mm existing covered U-channel can be found near the southern boundary of the site.

7.2.2 Rainwater from the roof will be directed to the existing 550mm covered U-channel via the gutter. Please refer to the Drainage Proposal (Plan 4) for details.

7.2.3 Given the small scale of the real estate agency, no adverse drainage impact is anticipated.

7.3 Landscape

7.3.1 Given the hundred percent site coverage of the proposed development, no space is available for tree planting. Please refer to the Site Plan (Plan 3) for details.

7.4 Traffic

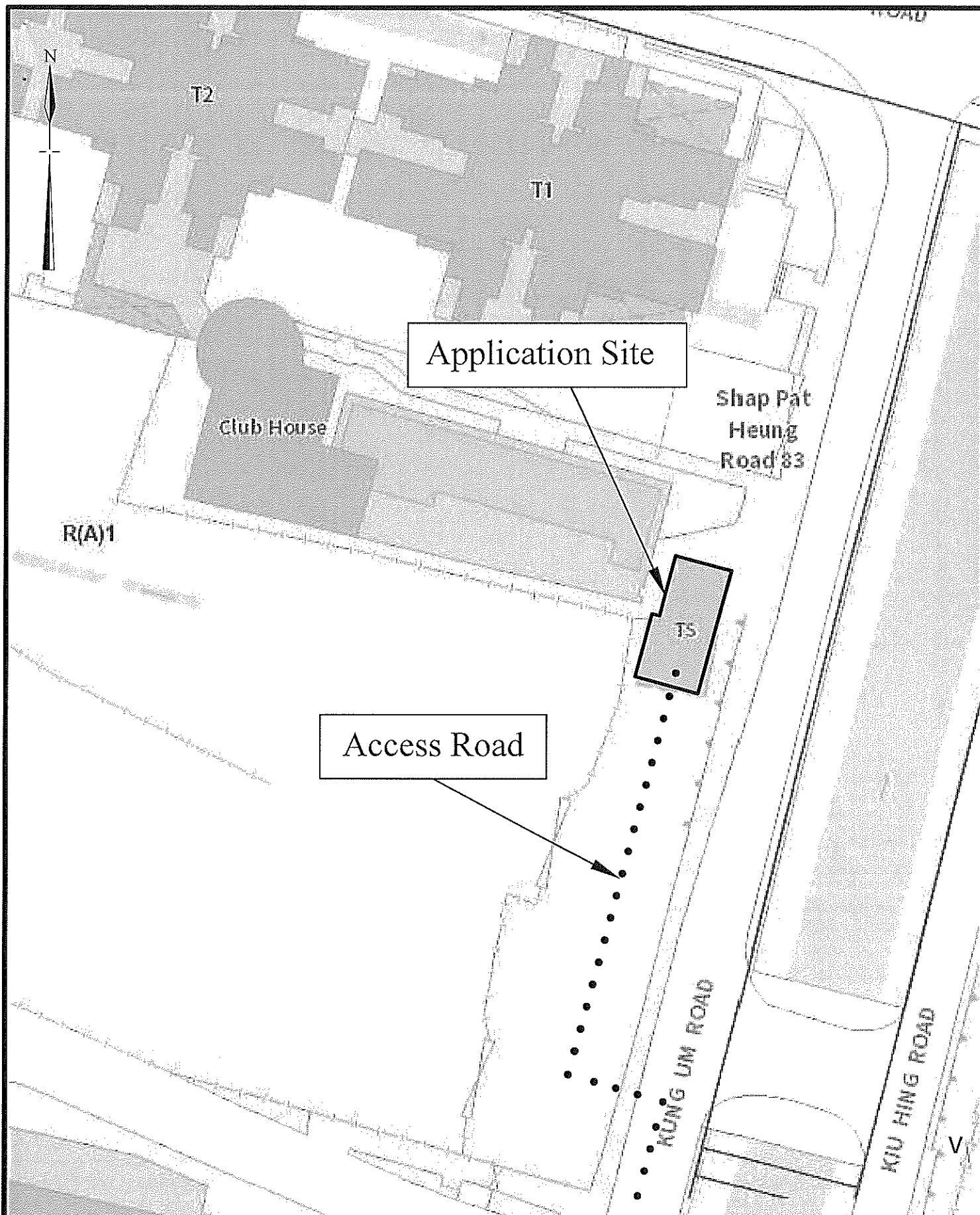
7.4.1 The proposed use is a small-scale development. The target customers are mainly local residents who will travel to the service on foot. The staff members of the real estate agency will travel to the site by public transport and walking. No vehicular trip is anticipated.

8 Planning Gain

8.1 There are many village houses along Kung Um Road. The real estate agency shop could provide services to local residents. It could also serve the demand for high-density development in the “R(A)1” zone.

8.2 Since the proposed use is on a temporary basis, it would not hinder the long-term high-density residential development in the “R(A)1” zone.

- End -



Extracted from Approved Tong Yuen Long Outline Zoning Plan No. S/YL/27

N.T.S

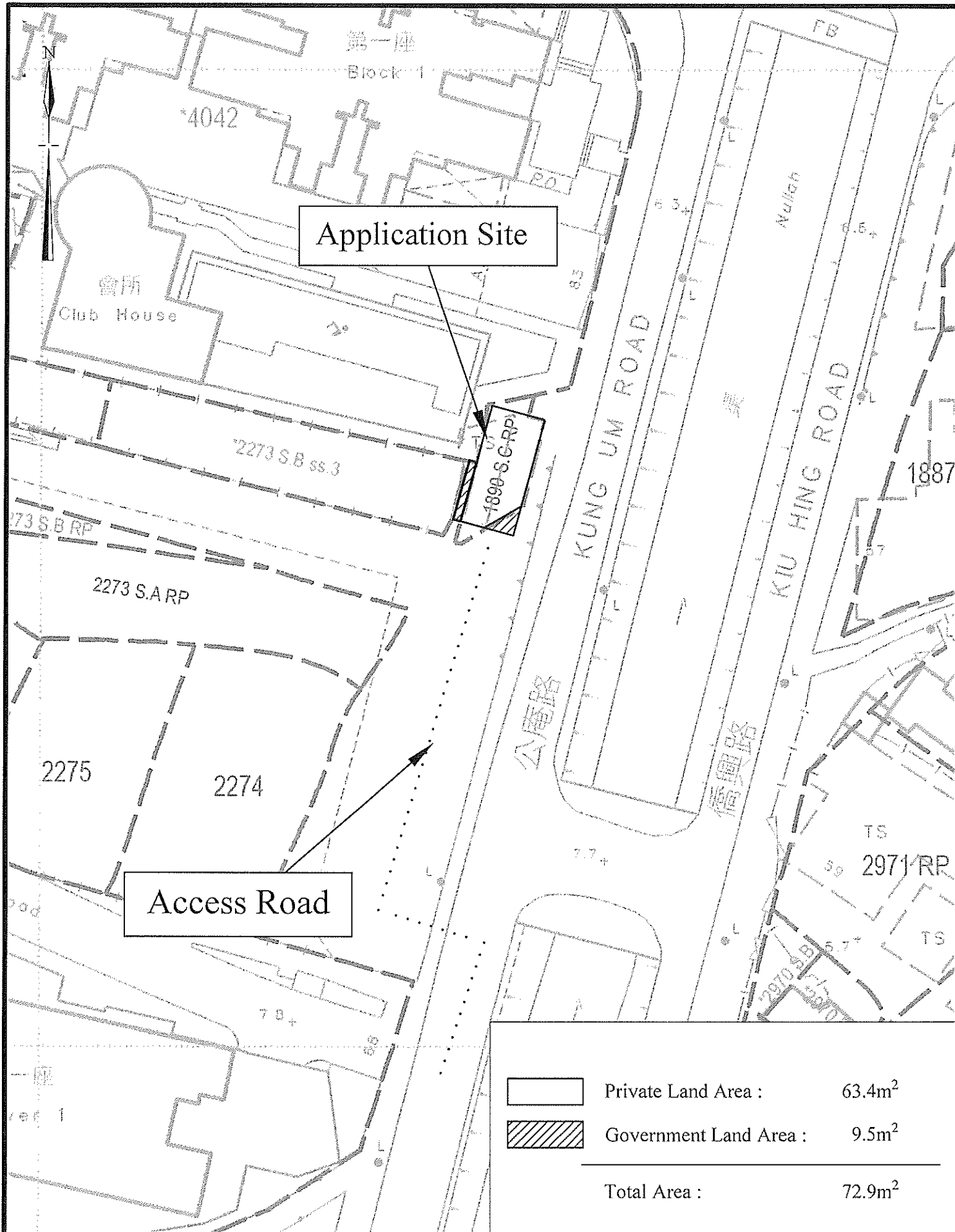
Location Plan

Goldrich Planners &
Surveyors Ltd.

January 2024

Lots 1890 C R. P.(Part) in D. D. 120
and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories

Plan 1
(P 16040)



1:500

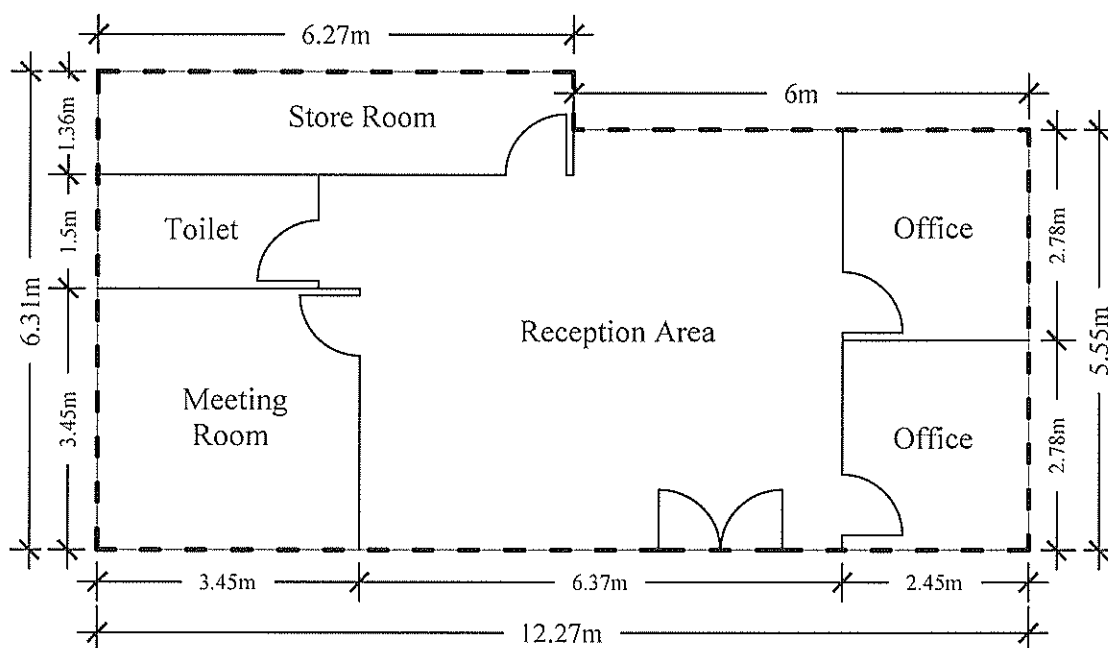
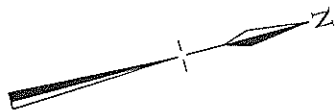
Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

January 2024

Lots 1890 C.R. P.(Part) in D. D. 120
and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories

**Plan 2
(P 16040)**

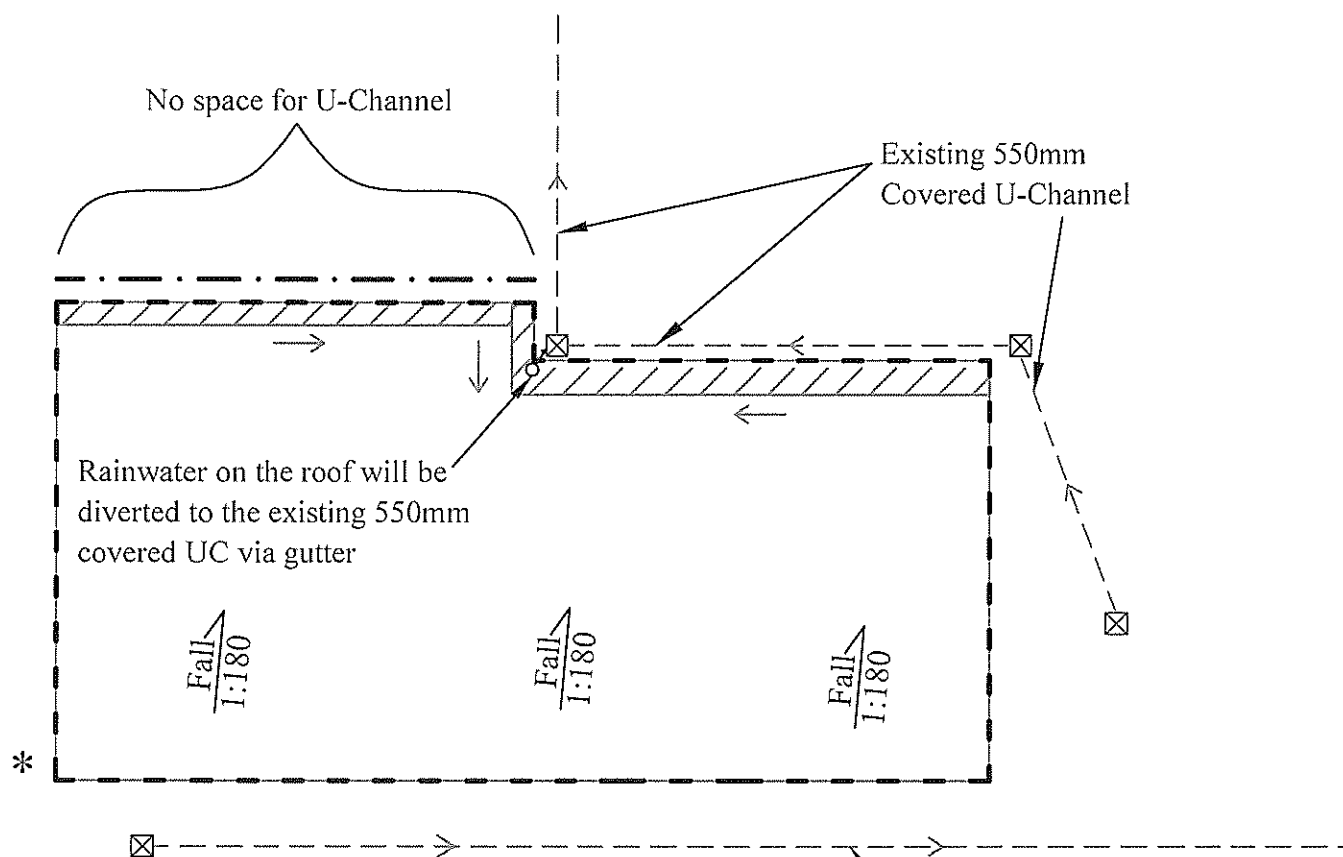
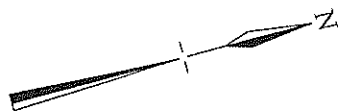


———— Shop Boundary

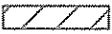






- - - - Site Boundary

No.	Structure	Cover Area	Floor Area	No. of Storeys	Height
1	Real Estate Agency	72.9m ²	72.9m ²	1	4m

1:100	Site Plan Lots 1890 C R. P.(Part) in D. D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2024		Plan 3 (P 16040)



Legend

- * Existing Drainage Manhole
-  Gutter system
-  Existing Catchpit
-  Existing Covered U-Channel
-  Fencing of adjacent site
-  Direction of water flow in gutter
-  Shop Boundary
-  Site Boundary

1:100

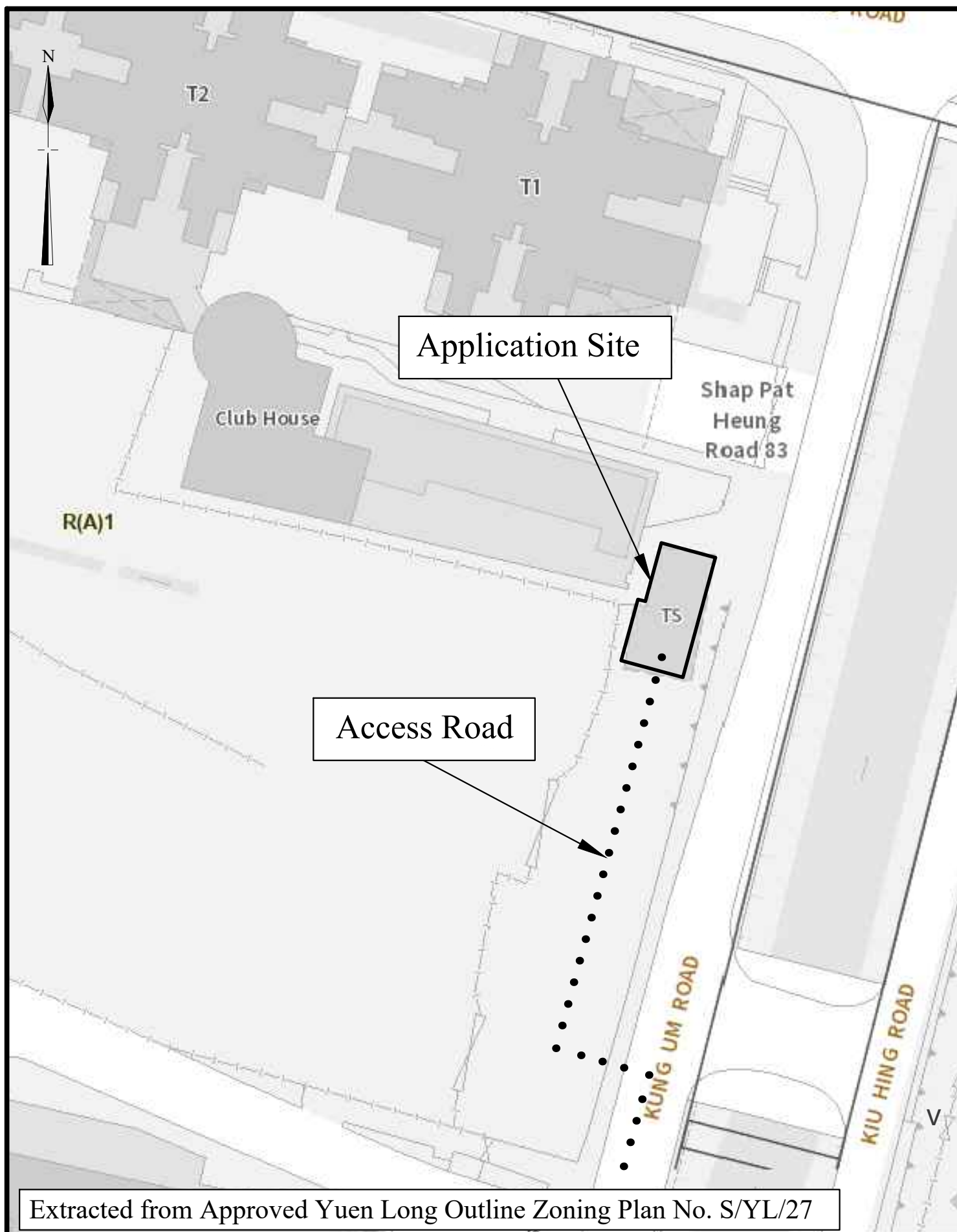
January 2024

Drainage Proposal

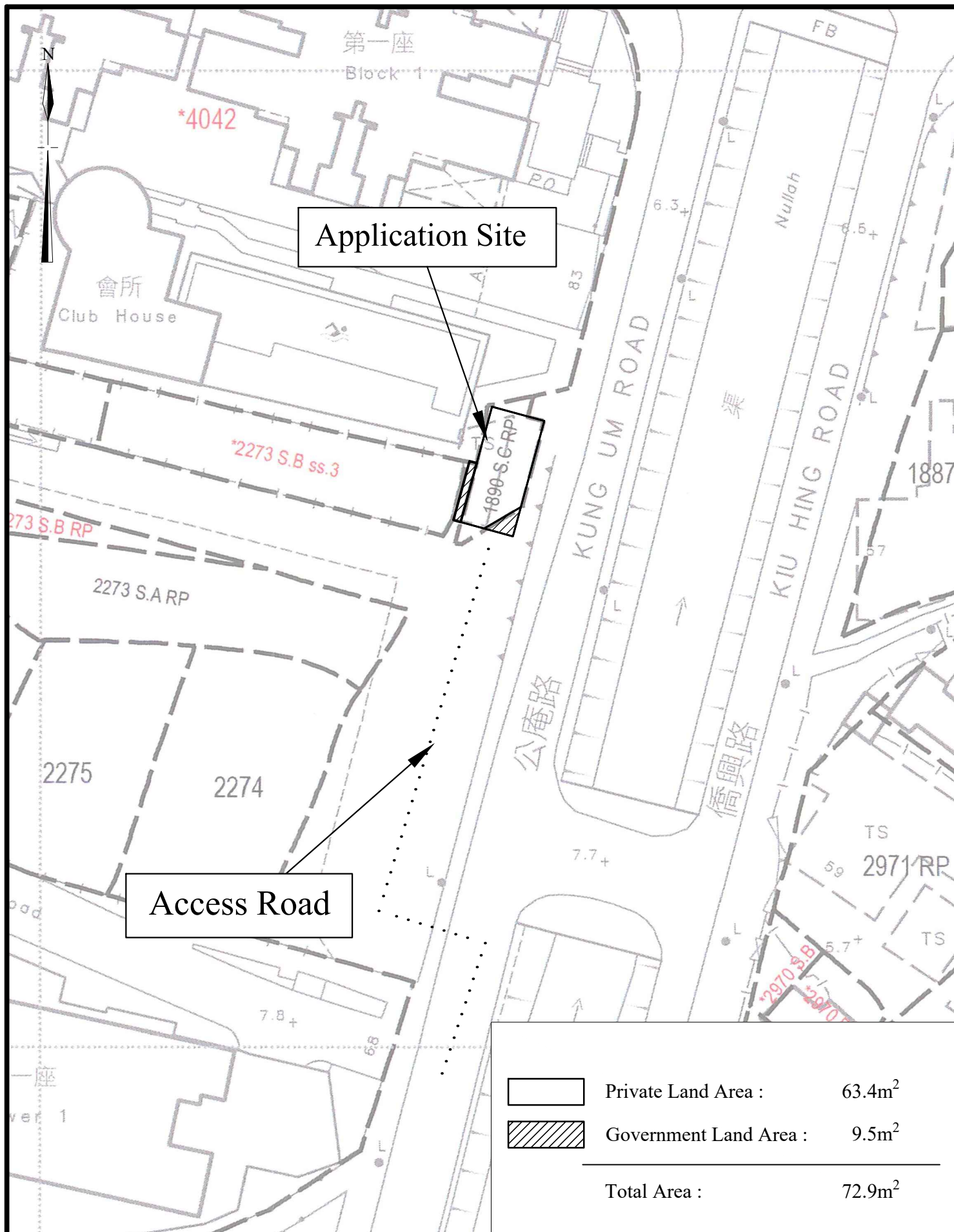
Lots 1890 C R. P.(Part) in D. D. 120
and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 4
(P 16040)



N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
January 2024	Lots 1890 S.C RP(Part) in D. D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories	Plan 1 (P 16040)



1:500

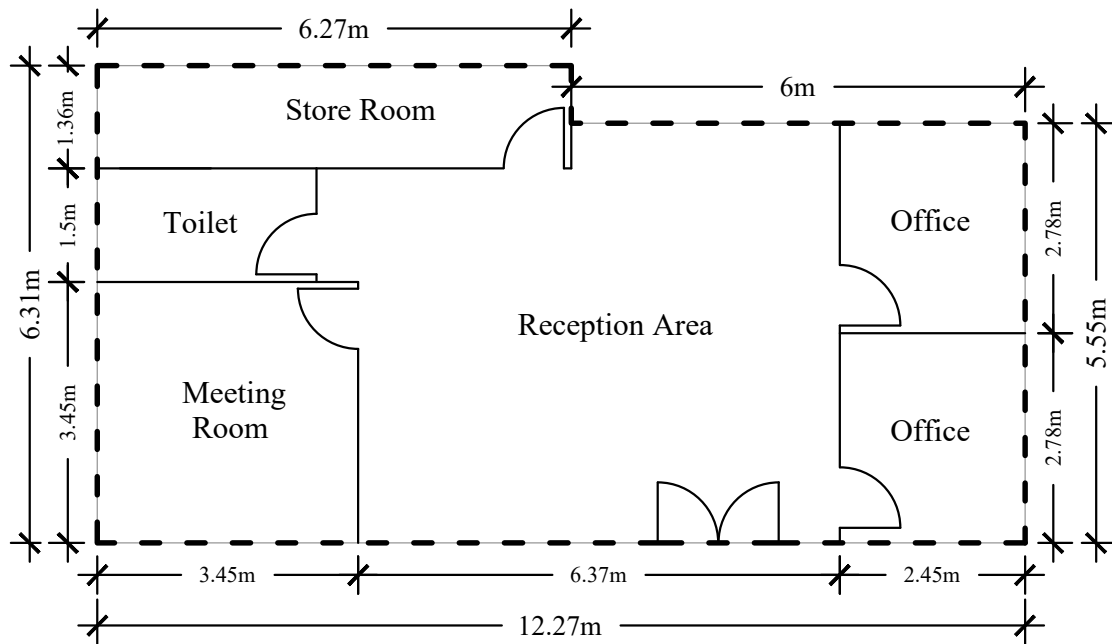
Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

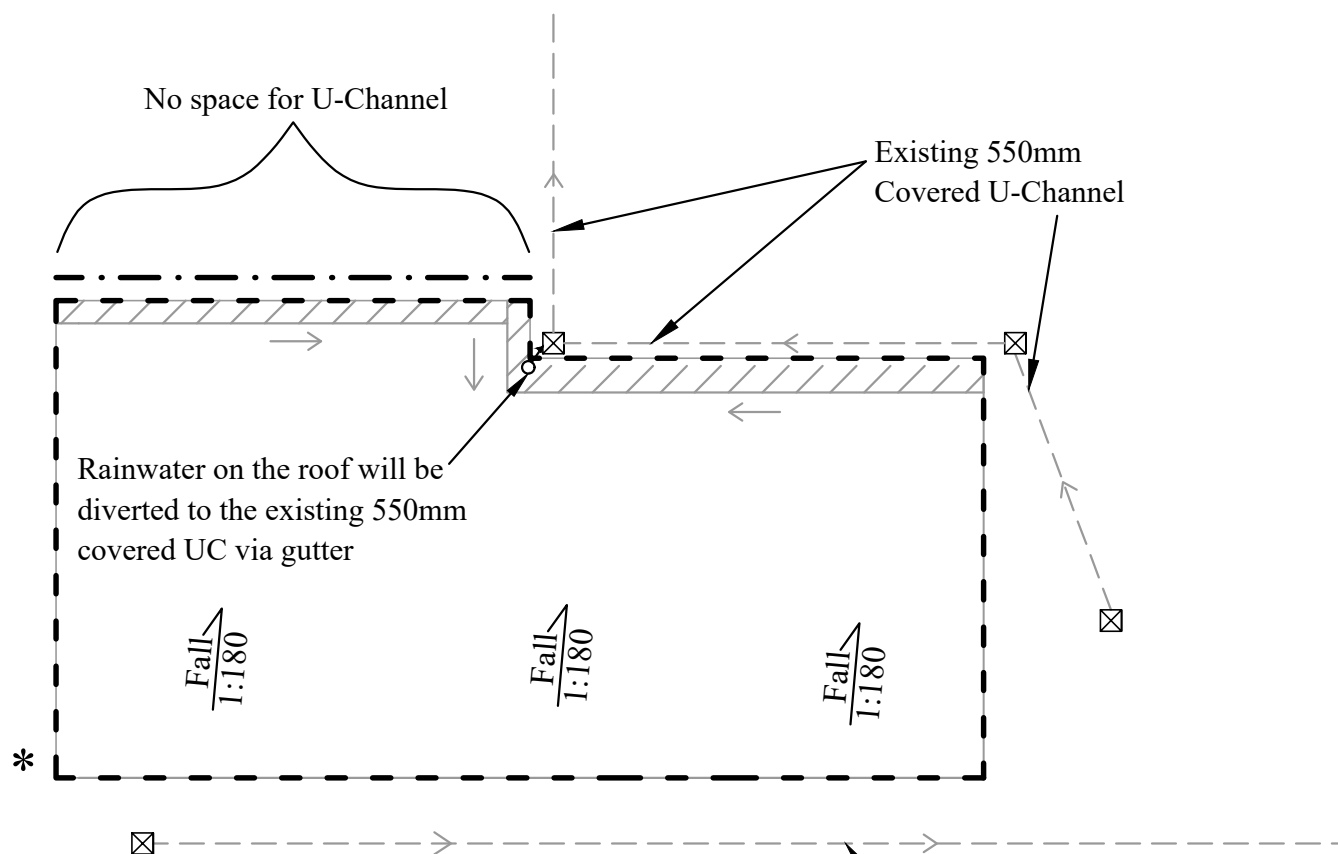
January 2024

Lots 1890 S.C RP(Part) in D. D. 120
and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories





**Plan 2
(P 16040)**



No.	Structure	Cover Area	Floor Area	No. of Storeys	Height
1	Real Estate Agency	72.9m ²	72.9m ²	1	4m
1:100		Site Plan		Goldrich Planners & Surveyors Ltd.	
January 2024		Lots 1890 S.C RP(Part) in D. D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories		Plan 3 (P 16040)	

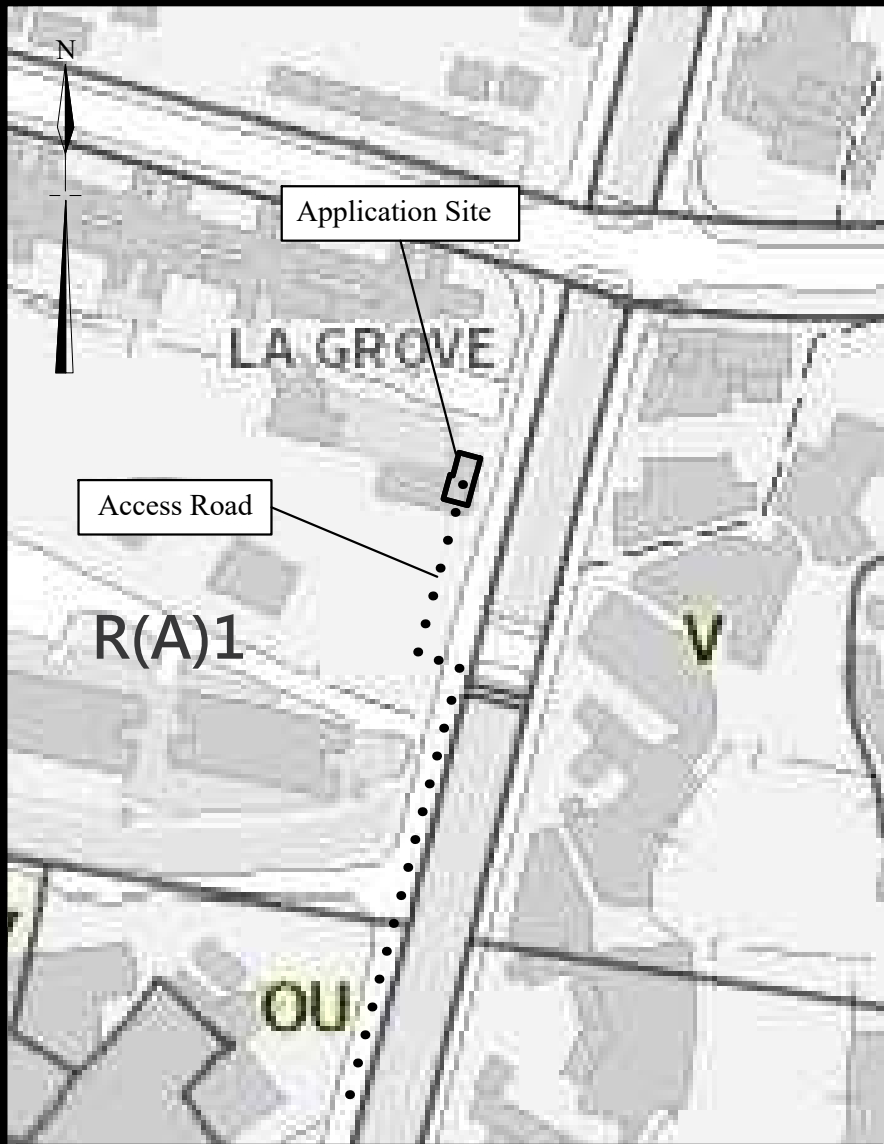


Legend

- | | |
|---|-----------------------------------|
| * | Existing Drainage Manhole |
|  | Gutter system |
|  | Existing Catchpit |
| — ➤ — | Existing Covered U-Channel |
|  | Fencing of adjacent site |
|  | Direction of water flow in gutter |
| ————— | Shop Boundary |
| - - - - - | Site Boundary |

Existing 330mm Covered U-Channel

1:100	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
January 2024	Lots 1890 S.C RP(Part) in D. D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories	Plan 4 (P 16040)



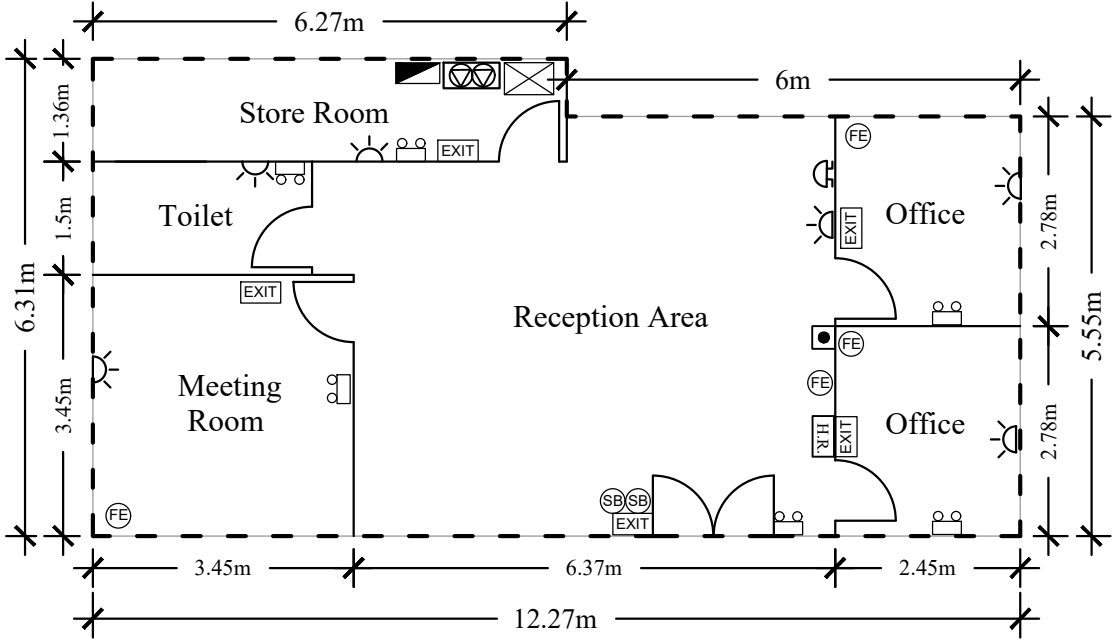
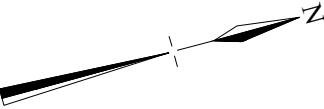
Location Plan

FS NOTES :

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (iv) A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (v) Portable hand-operated approved application shall be provided as required by occupancy.

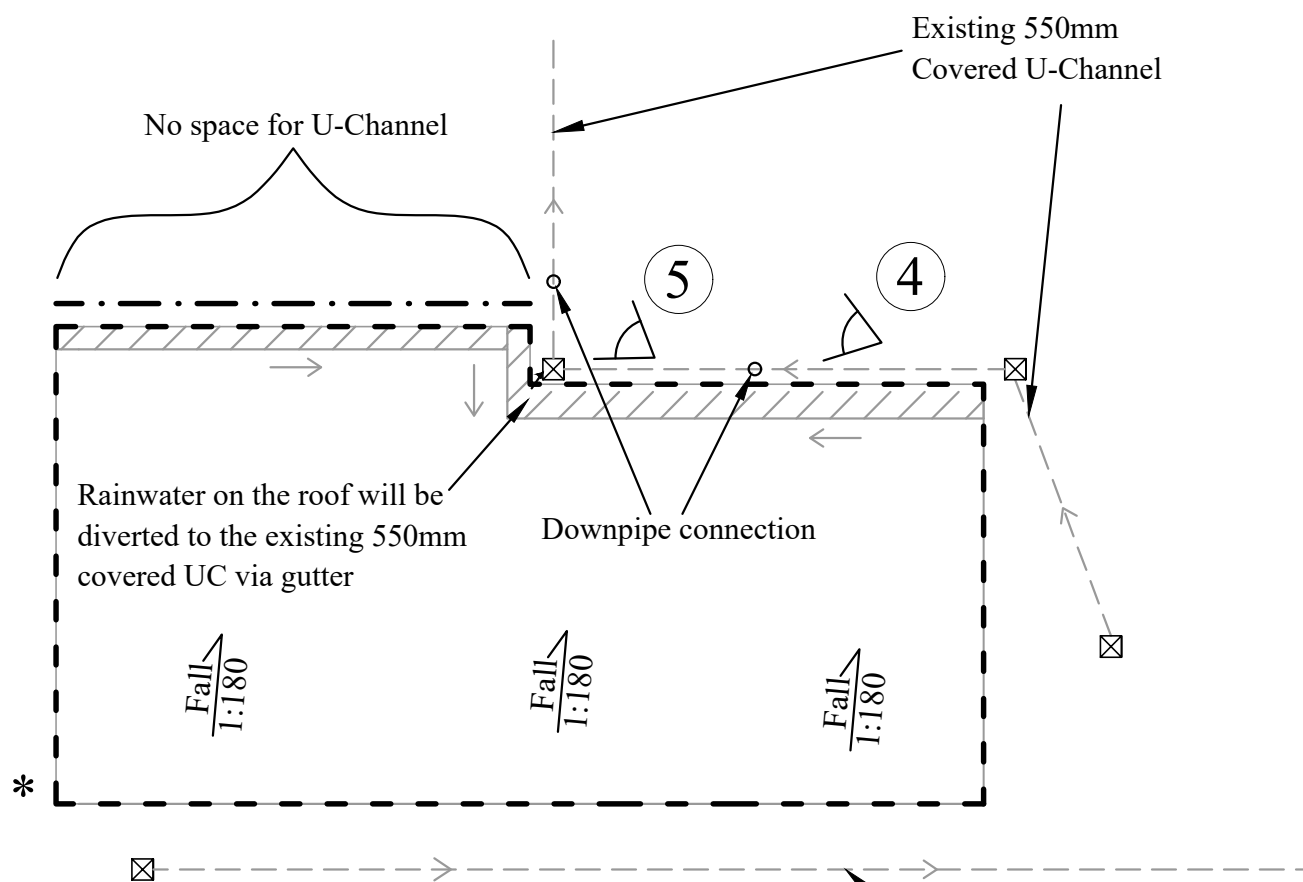
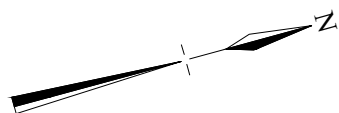
Legend :

	5.0 Kg CO2 Gas type Fire Extinguisher	x4
	Exit sign	x5
	Emergency Light	x6
	Visual Fire Alarm	x6
	2m³ FS Water Tank	x1
	Fire Alarm Hosereel Pump Control Panel	x1
	Hose Reel	x1
	Enclosed Hose Reel Pump	x1
	Fire Alarm Bell	x1
	Manual Fire Alarm Call Point	x1
	Sand Bucket	x2












———— Shop Boundary
- - - - Site Boundary

No.	Structure	Cover Area	Floor Area	No. of Storeys	Height
1	Real Estate Agency	72.9m²	72.9m²	1	4m



Legend

-  Viewpoints of site photo
-  Existing Drainage Manhole
-  Gutter system
-  Existing Catchpit
-  Existing Covered U-Channel
-  Fencing of adjacent site
-  Direction of water flow in gutter
-  Shop Boundary
-  Site Boundary

1:100

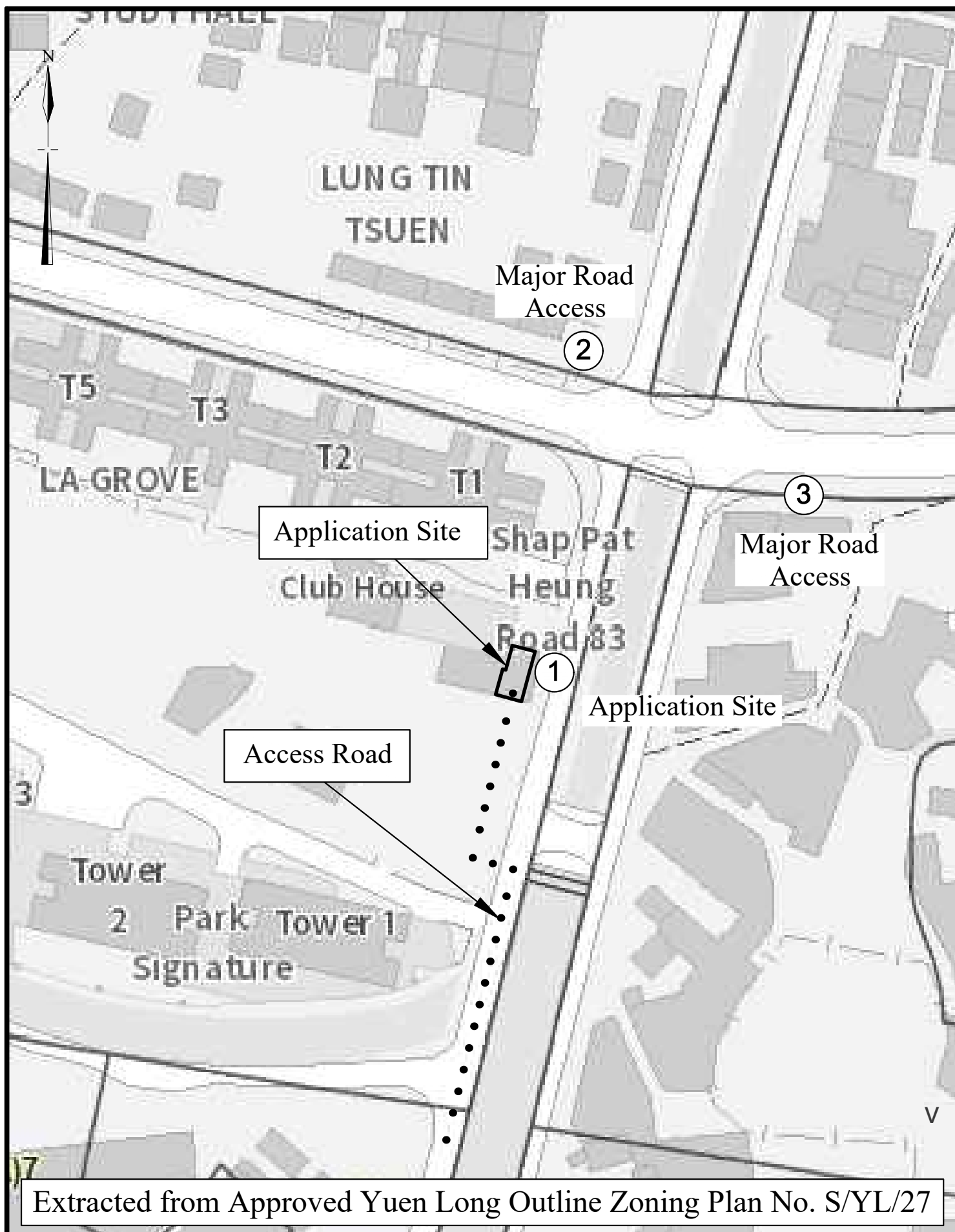
Viewpoints of Drainage Proposal

**Goldrich Planners &
Surveyors Ltd.**

January 2024

Lots 1890 S.C RP(Part) in D. D. 120
and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories

**Plan 6
(P 16040)**



N.T.S	Plan showing the Locations of Site Notices	Goldrich Planners & Surveyors Ltd.
February 2024	Lots 1890 S.C RP(Part) in D. D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories	Plan 7 (P 16040)

金 潤 規 劃 測 量 師 行 有 限 公 司

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

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Our Ref.: A/YL/318

Our Ref.: P16040A/TL24119

5 March 2024

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Application

Renewal of Planning Approval for

“Temporary Shop and Services (Real Estate Agency)”

for a Period of 6 Years

Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land,

Kung Um Road, Yuen Long, New Territories

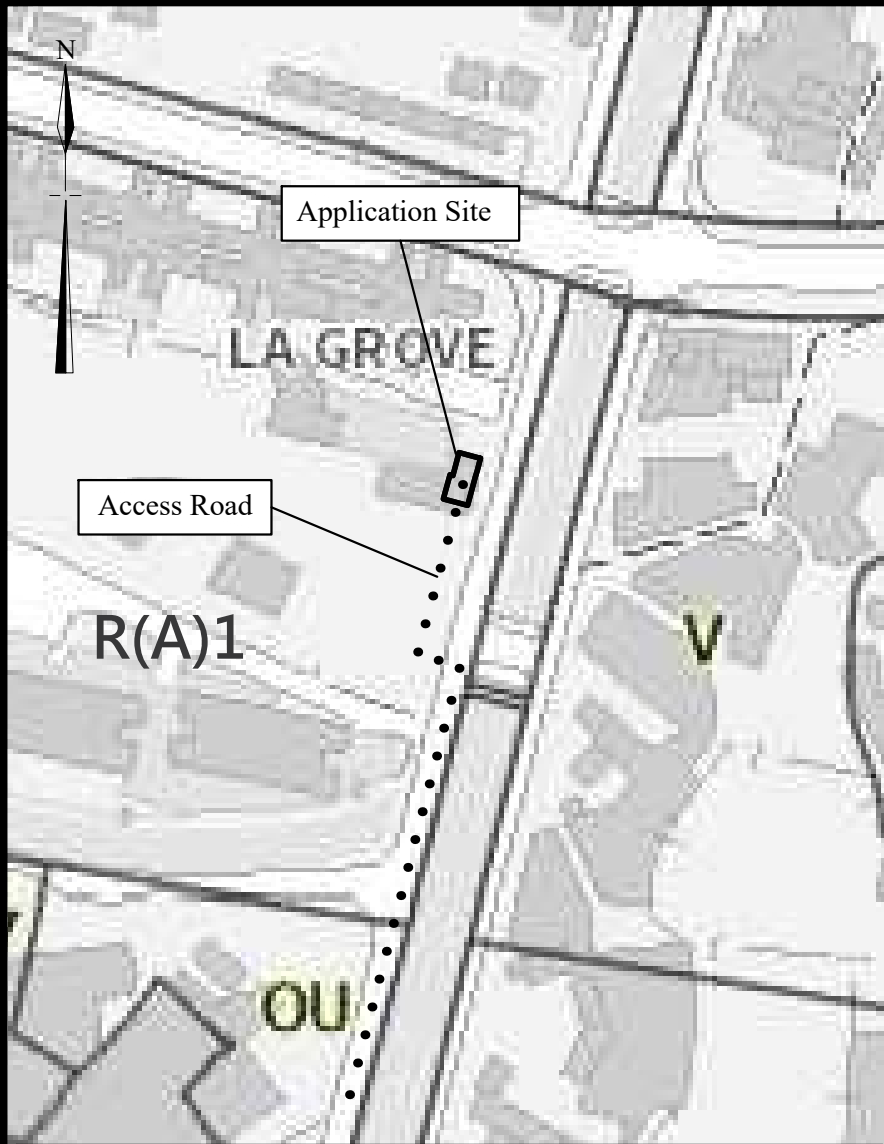
We would like to submit an updated Fire Service Installations Proposal (Plan 5) for the captioned application.

We clarify that the access road shown on the plans is an existing access for pedestrian. Customers and staff will go to the site by public transports and on foot. No parking space is provided. Thus, no vehicular trip is anticipated. This operation has been remained the same in the past 7 years.

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

Francis Lau

Encl.



Extracted from Approved Yuen Long Outline Zoning Plan No. S/YL/27

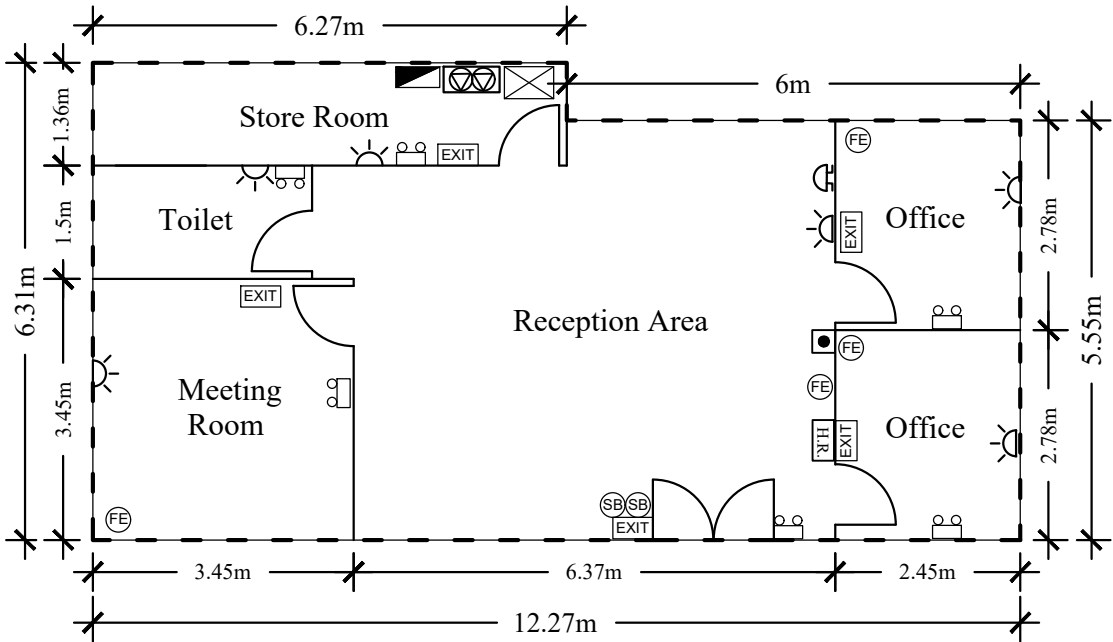
Location Plan

FS NOTES :

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (iv) A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (v) Portable hand-operated approved application shall be provided as required by occupancy.

Legend :

	5.0 Kg CO2 Gas type Fire Extinguisher	x4
	Exit sign	x5
	Emergency Light	x6
	Visual Fire Alarm	x6
	2m³ FS Water Tank	x1
	Fire Alarm Hosereel Pump Control Panel	x1
	Hose Reel	x1
	Enclosed Hose Reel Pump	x1
	Fire Alarm Bell	x1
	Manual Fire Alarm Call Point	x1
	Sand Bucket	x2



———— Shop Boundary
- - - - Site Boundary

No.	Structure	Cover Area	Floor Area	No. of Storeys	Height
1	Real Estate Agency	72.9m²	72.9m²	1	4m

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K. 香港新界元朗安樂路129號基達中心8樓 E室
Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

Our Ref.: A/YL/318

Our Ref.: P16040A/TL24133

15 March 2024

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Application
Renewal of Planning Approval for
“Temporary Shop and Services (Real Estate Agency)”
for a Period of 6 Years
Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories

We would like to submit further information to respond to the comments from DLOYL.

The boundary and area of the structure have been surveyed by the land surveyor of the Survey and Mapping Office, Yuen Long during the process of the Short Term Waiver and Short Term Tenancy application. We understand that there is no change in the structure area. The areas of the structure on Government Land and private land have slightly been updated. Please refer to Plan 2a.

	Previous	Updated
Government Land	9.5m ²	11m ²
Private Land	<u>63.4m²</u>	<u>61.9m²</u>
Total Area:	<u>72.9m²</u>	<u>72.9m²</u>

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

Alan Poon p.p.
Francis Lau

Encl.

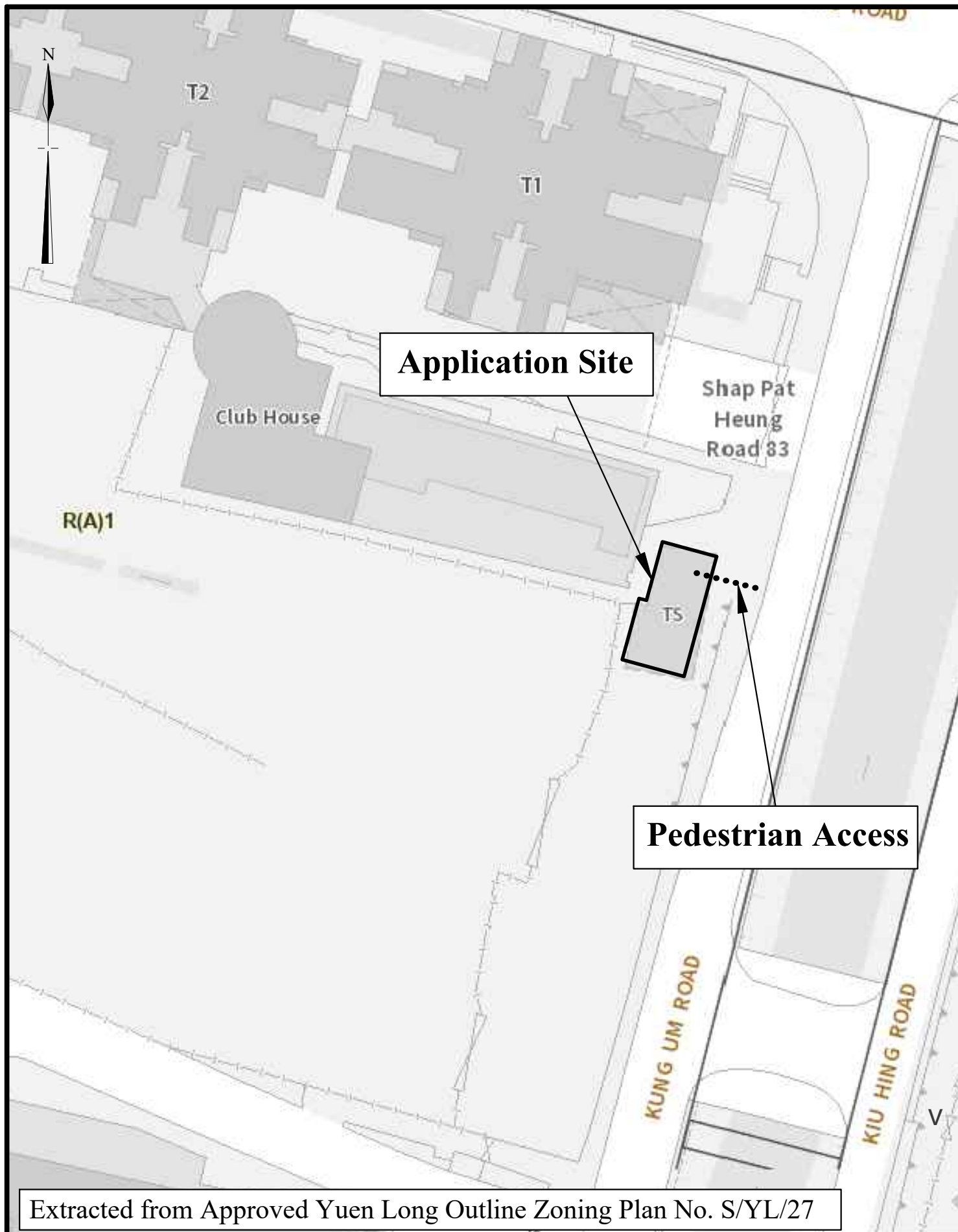
Comments from the Lands Department dated 14.3.2024

Contact Person: Mr. K. H. LEE, Tel: 2451 3249

	Comments	Responses
	<p><u>Part A: General and Adverse Comments (for incorporation into the main text of TPB paper)</u></p> <p>My comments/observations based on the applicant's information are as follow:</p>	-
1.	The application site comprises Government Land (GL) and Old Schedule Agricultural Lot No. 1890 S.C RP in D.D. 120 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.	Noted.
2.	<p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office:</p> <p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining the said private lot has been unlawfully occupied with unauthorized structure without permission. The Government land being unlawfully occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p>	<p>Applications for Short Term Waiver and Short Term Tenancy for the subject structure have been made to the Lands Department, Special Duties Task Force (LandsD) (DLOYL 100/YAT/2017).</p> <p>We understand that the process is at the final stage. The land surveyor from Survey and Mapping Office, Yuen Long has conducted a survey of the boundary of the structure for preparing the Short Term Waiver and Short Term Tenancy Plan.</p>

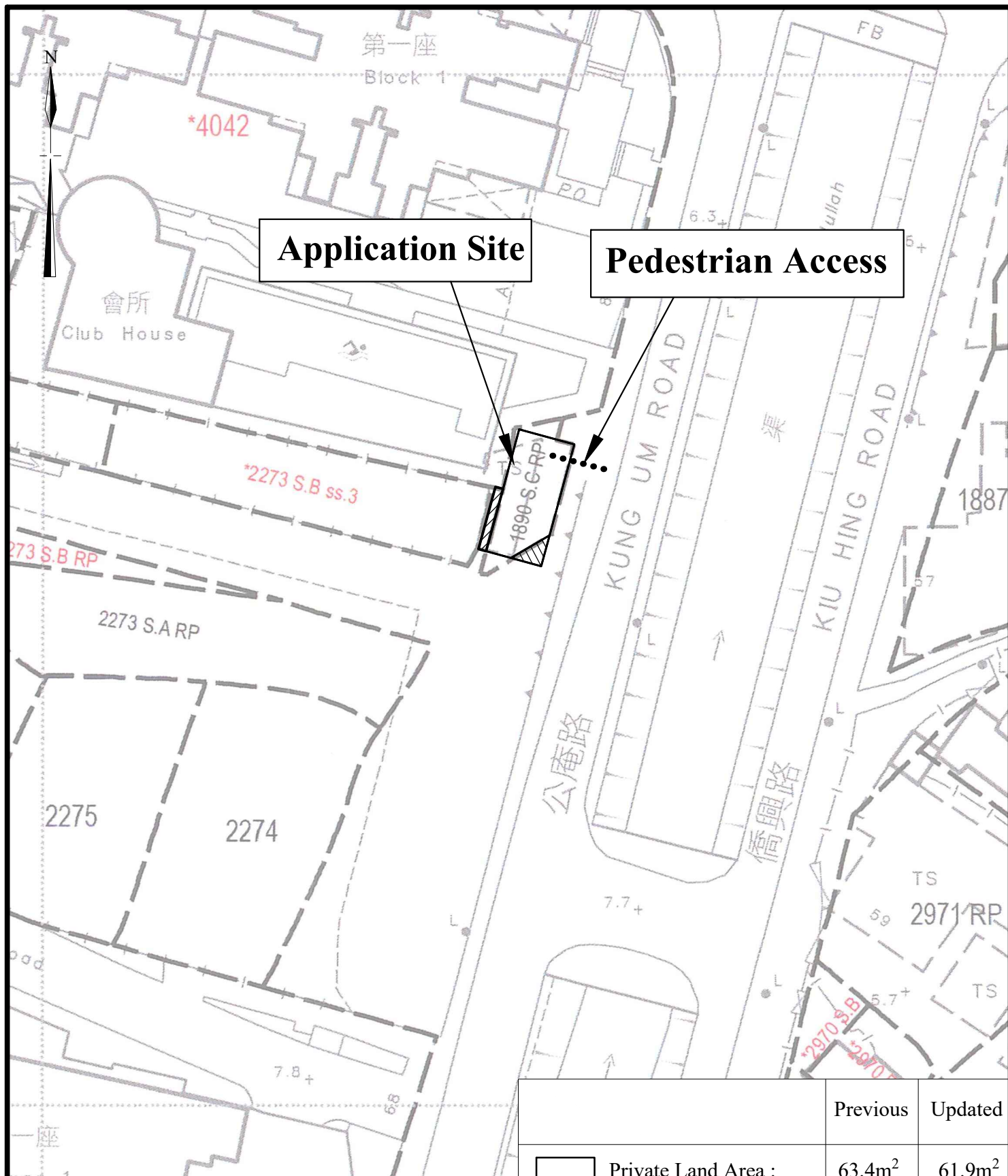
Comments	Responses
<p>The lot owner(s)/applicant shall <u>either</u> (i) remove the unauthorized structure(s) and cease the unlawful occupation of the Government land not covered by the subject planning application immediately; <u>or</u> (ii) include the unauthorized structure(s) and the adjoining Government land being unlawfully occupied in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for modification of the STW and STT conditions where appropriate to permit the structure(s) erected within the said private lot and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.</p> <p>Unless and until the unauthorized structure(s) and the unlawful occupation of Government land are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	

	Comments		Responses
3.	Please notify the applicant of our comments/requirements as stated above.	-	
	<u>Part B: Advisory Comments</u>	-	
4.	I have other observations/advisory comments as follows:	-	
(i)	The application site has direct frontage onto Kung Um Road. The applicant should clarify the purpose of the “Access Road” as shown on the Location Plan (Plan 1 (P 16040)).		The access road is updated to a pedestrian access from the pedestrian walkway of Kung Um Road. Please refer to Plan 1a and Plan 2a.
(ii)	The applicant should take into account of the programme of Yuen Long South Development when drawing up the STW and STT boundary and layout of structures to be built on site. All STWs and STTs affected will have to be terminated upon land resumption and the site will be cleared in accordance with CEDD’s scheduled programme.		Noted.





Extracted from Approved Yuen Long Outline Zoning Plan No. S/YL/27

N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
March 2024	Lots 1890 S.C RP(Part) in D. D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories	Plan 1a (P 16040)



Note :

- (i) There is a slightly adjustment on the area of private land and government land.

	Previous	Updated
 Private Land Area :	63.4m ²	61.9m ²
 Government Land Area :	9.5m ²	11m ²
Total Area :	72.9m ²	72.9m ²

1:500

March 2024

Lot Index Plan

Lots 1890 S.C RP(Part) in D. D. 120
and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 2a
(P 16040)**

Executive Summary

1. The application site is on Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories.
2. The applied use is a renewal of planning approval for 'Temporary Shop and Services (Real Estate Agency)' for a Period of 6 years.
3. The site area is about 72.9 m² which includes 11m² of Government Land.
4. A one-storey structure (total floor area of about 72.9 m²) is proposed on the site.
5. The operating hours of the shop are 09:00am to 08:00pm from Mondays to Sundays and public holidays.

行政摘要

1. 申請地點位於新界元朗公庵路丈量約份第 120 約地段第 1890 號 C 分段餘段(部分)和毗連政府土地。
2. 申請用途為「臨時商店及服務行業(地產代理)」用途的規劃許可續期，為期 6 年。
3. 申請面積為大約 72.9 平方米，包括 11 平方米的政府土地。
4. 申請地點提供 1 個 1 層高的構築物 (總樓面面積為約 72.9 平方米)。
5. 商店的營業時間為星期一至日及公眾假期上午 9 時至下午 8 時。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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)

Bo Fat (Hong Kong) Development Limited (寶發(香港)發展有限公司)

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)

Goldrich Planners and Surveyors Ltd.
金潤規劃測量師行有限公司

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 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road., 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 72.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 72.9 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)	..... 11 sq.m 平方米 <input checked="" type="checkbox"/> About 約

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road., Yuen Long, New Territories		
Site area 地盤面積	72.9	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	11	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27		
Zoning 地帶	"Residential (Group A)1" ("R(A)1")		
Applied use/ development 申請用途／發展	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 6 Years (Previous Approval No. A/YL/242)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	72.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

Justification

1 The Proposed Use (same as previous application)

- 1.1 This application is a renewal of planning approval for ‘Temporary Shop and Services (Real Estate Agency)’ for a period of 6 years.

2 Location (same as previous application)

- 2.1 The application site is on Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories.

3 Site Area

- 3.1 The site area is about 72.9 m², in which 11 m² is Government Land.

4 Town Planning Zoning

- 4.1 The site falls within the “Residential (Group A)1” (“R(A)1”) zone on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27.
- 4.2 The planning intention of the zone is for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

5 Development Parameters (same as previous application)

5.1 Operation hours

- 5.1.1 The operation hours of the Real Estate Agency are from 09:00 a.m. to 08:00 p.m. from Mondays to Sundays and public holidays.

5.2 Structure

- 5.2.1 There is one structure on site serving the Real Estate Agency use. The total floor area is about 72.9 m². The structure is covered and partitioned by temporary material, i.e. metal sheets.

金 潤 規 劃 測 量 師 行 有 限 公 司

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

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Our Ref.: A/YL/318

Our Ref.: P16040A/TL24152

27 March 2024

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S.16 Application
Renewal of Planning Approval for
“Temporary Shop and Services (Real Estate Agency)”
for a Period of 6 Years
Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories**

We would like to submit further information to supersede the further information submitted on 19.3.2024.

We refer to the comments from DLOYL dated 14.3.2024. We attach a letter to the Lands Department to respond to the comments from DLOYL.

We would like to clarify that the structure occupies a small area of government land on the North East portion. The area is subject to be confirmed by Survey and Mapping Office. The site area and the area of the structure remains unchanged.

We refer to the public comment dated 12.3.2024. The subject structure is mainly on private land with a small portion on Government Land. It is under an approved planning application. Application to the Lands Department to regularize the structure by the way of Short Term Tenancy and Short Term Waiver is being processed. Regarding the safety issue of pedestrian, the structure is a few metres away from the pedestrian walkway and the public road. It does not constitute any obstruction to any public passage way.

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

Alan Poon p.p.
Francis Lau

Encl.

Your Ref.: DLOYL 100/YAT/2017

Our Ref.: P16040A/TL24140

19 March 2024

Lands Department, Special Duties Task Force
27/F, CDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories
(Attn.: Mr. Li Cheuk Sum)

By Post and E-mail:
letf3b@landsd.gov.hk

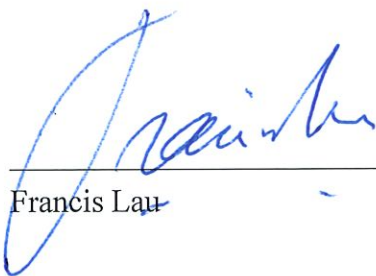
Dear Mr. Li,

Application for Short Term Waiver and Short Term Tenancy
Lot 1890 S.C R.P. in D.D. 120, Yuen Long, New Territories

We refer to our application under the above reference. We understand that the structure occupies a small area of government land on the North East portion. The area is subject to be confirmed by Survey and Mapping Office. Kindly include this portion in the Short Term Tenancy area.

The area of the structure remains unchanged. The structure, including the government and the private land will be included in the Planning Application No. A/YL/318.

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


Francis Lau

c.c. Ms. SL Cheng, email: sleylt1@landsd.gov.hk
TPB, Application No.: A/YL/318

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Uses/Development</u>	<u>Date of Consideration</u>
A/YL/230	Temporary Shop and Services (Real Estate Agency) for a Period of 6 Years	7.4.2017 [revoked on 7.1.2018]
A/YL/242	Temporary Shop and Services (Real Estate Agency) for a Period of 6 Years	6.4.2018

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

No comment on the application from traffic engineering point of view.

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

No adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

3. Drainage

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

- no objection in principle to the application;
- based on the drainage proposal enclosed in the application (**Appendix I**), apparently the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL/242; 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/242 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

Comments of the Director of Fire Services:

- the standards and specifications of the proposed emergency lighting under the fire service installations proposal (FSIs) submitted shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'; and
- no objection in principle to the renewal application subject to the submission of a revised FSIs proposal and the implementation of FSIs proposal being provided to the satisfaction of the Director of Fire Services.

5. Building Matters

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

There is no record of approval by the Building Authority for the existing structure at the Site, he is therefore not in a position to offer comments on the suitability for the applied use.

6. District Officer's Comments

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

His office has not received any feedback from the locals.

7. Other Departments

Chief Engineer/Construction of Water Supplies Department, Project Manager (West)/ West Development Office of Civil Engineering and Development Department (CEDD), Head of the Geotechnical Engineering Office of CEDD, Director of Electrical and Mechanical Services and Commissioner of Police have no comment on the application.

Recommended Advisory clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) as follows:
- the applications for Short Term Waiver (STW) and Short Term Tenancy (STT) will be considered by LandsD acting as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of lease conditions, including the breach(es) already in existence or to be deleted at any point of time in future and land control action for any unlawful occupation of Government Land; and
 - the application should take into account of the programme of Yuen Long South Development when drawing up the STW and STT boundary and layout of structure on site. All STWs and STTs affected will have to be terminated upon land resumption and the site will be cleared in accordance with CEDD's schedule programme;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection that the applicant is reminded to make reference to the "Hong Kong Planning Standards and Guidelines" to implement the mitigation measures as appropriate to minimise the potential environmental impact; and
- (d) to note the comments of the Director of Fire Services that if the proposed structure is required to comply with the Building Ordinance (Cap. 123)(BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans (GBP).
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed 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 and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and

- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the GBP submission stage; and
- (f) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that the Site is located within Schedule Area No. 2 and maybe underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240312-101134-79514

提交限期**Deadline for submission:**

12/03/2024

提交日期及時間**Date and time of submission:**

12/03/2024 10:11:34

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

A/YL/318

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss 虞

意見詳情**Details of the Comment :**

原築業主立案法團曾託原築服務處在2023年4月21日透過1823向地政署查詢公庵路地產店的建築物事宜(個案編號:3-7682637045)，地政署在2023年5月19日回覆服務處此地產舖為未經批准的建築物。原築法團及服務處留意到此違規建築物長期沒有營業。從店舖張貼嚴重過時的銷售單張，原築法團有合理理由相信此違規建築目的旨在霸佔土地及用作私人用途。並沒有對公眾及居民提供支援及服務。

另外，自從2023年8月展開元朗南擴闊公庵路及覆蓋明渠工程展開後，公庵路近原築出入口及溱柏出入口一帶行人路被收窄至100CM闊，此非法建築物對附近居民進出構成不便，由元朗南到市中心的很多單車使用者在此狹窄的行人路高速行走，會與行經此公庵路行人路的本苑及鄰近屋苑易有碰撞，產生危險。

故此原築法團現正提出反對有關續期申請。