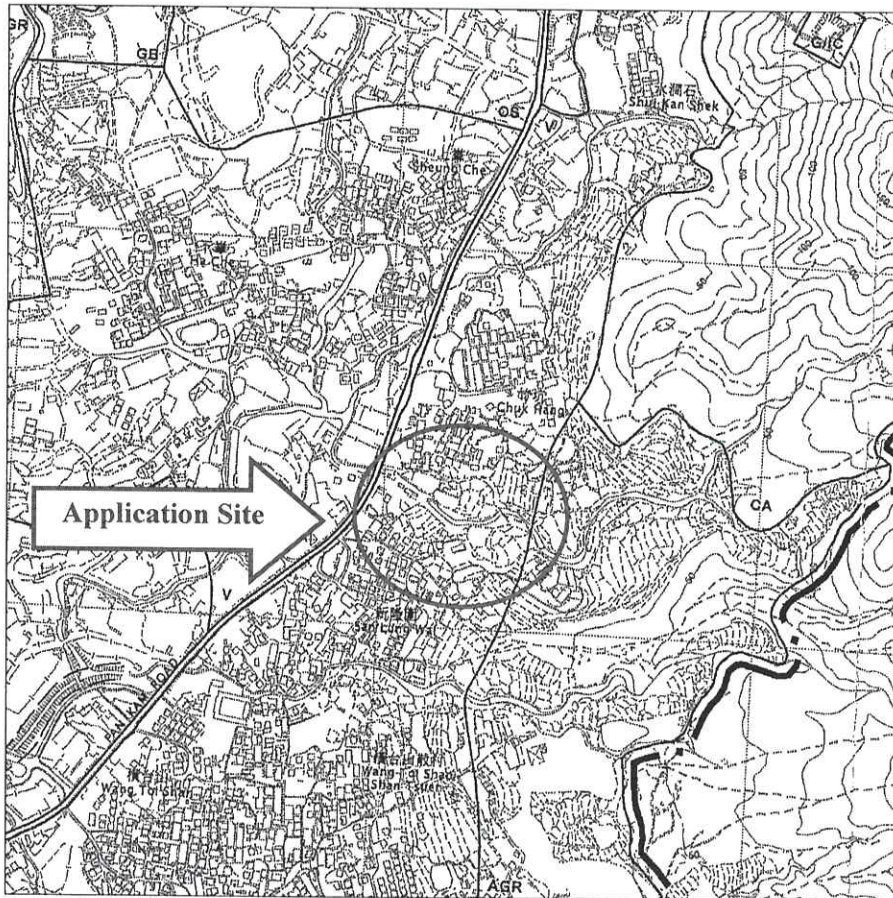


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Temporary Shop and Services
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

September 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 336D, 336H and 336RP(Part) in D.D. 111, Pat Heung, Yuen Long, New Territories. It is located in Chuk Hang and at about 75m east of Fan Kam Road. The Site is applied for “Temporary Shop and Services” use for a period of 3 years. The Site has an area of about 248m². In accordance with the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 dated 27.10.2006, the Site falls within an area zoned “Village Type Development” (“V”).

The Site was the subject of previous Planning Applications No. A/YL-PH/816 and A/YL-PH/925 approved on 4.10.2019 and 23.9.2022 respectively for the use of “Temporary Shop and Services”. Since the Site is small in scale and the proposed “Temporary Shop and Services” use is to primarily serve the local community, no adverse ecological, environmental and traffic impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the Planning Intention; 2) Previous Planning Permission for the Same Use; 3) No Objection from the Neighbourhood; 4) Compliance with Previous Planning Approval Conditions; 5) Similar to Ground Floor Shop of a New Territories Exempted House; 6) Recent Planning Permissions for Similar Use near the Site; 7) Compatible with the Surrounding Land Uses; 8) Meeting the Local Demand; 9) No Adverse Visual Impact; 10) No Adverse Environmental Impact; 11) No Adverse Traffic Impact; and 12) Good Accessibility.

申請摘要

申請場地乃新界元朗八鄉丈量約份111約地段第336號D段、第336號H段及第336號餘段(部份)。申請場地位於竹坑及距離粉錦公路東面約75米的位置。現申請用作三年「臨時商店及服務行業」用途。申請地段佔地約248平方米。是項申請地段位於八鄉分區計劃大綱核准圖編號S/YL-PH/11(於2006年10月27日發表)內之「鄉村式發展」地帶。

申請場地乃早前分別於2019年10月4日及2022年9月23日獲批准的規劃申請編號：A/YL-PH/816及A/YL-PH/925之場地，作「臨時商店及服務行業」用途。基於是項申請場地規模細小及所擬議的「臨時商店及服務行業」用途主要服務所屬社區，相信該發展並不會衍生生態、環境及交通問題。

是項申請的理由如下：1)無違反規劃意向； 2)跟以前獲批准的方案相同； 3)鄰里不反對； 4)履行之前的規劃條款； 5)與新界豁免管制屋宇地舖相似； 6)在場地附近已有相類似用途的規劃申請獲批准；7)與附近的土地用途相融； 8)迎合本地需求； 9)沒有造成不良的視覺影響； 10)沒有對環境造成不良影響；11)沒有對交通造成不良影響；及12)場地容易出入。

CONTENTS		Page
1.	Introduction.....	1
2.	Site Context.....	2
3.	Town Planning.....	3
4.	Proposed Development.....	4
5.	Justifications.....	6
6.	Conclusion.....	10

Appendices

LIST OF APPENDICES

Appendix 1	Extract of Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 dated 27.10.2006 and its Relevant Notes
Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-PH/925 dated 14.10.2022
Appendix 6	The Approved Run-in/out Proposal and the Compliance Letter for Submission of Run-in/out Proposal at Fan Kam Road under Previous Planning Application No. A/YL-PH/816
Appendix 7	The Approved Drainage Proposal and the Compliance Letters for Submission and Implementation of Drainage Proposal under Previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925
Appendix 8	The Approved Fire Service Installations Proposal and the Compliance Letter for Submission of Fire Service Installations Proposal under Previous Planning Application No. A/YL-PH/816
Appendix 9	Consent Letters from the Registered Owners of the Adjoining Lots under Previous Planning Application No. A/YL-PH/816
Appendix 10	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 336D, 336H and 336RP(Part) in D.D. 111, Pat Heung, Yuen Long, New Territories. It is located in Chuk Hang and at about 75m east of Fan Kam Road. In accordance with the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 dated 27.10.2006, the Site falls within an area zoned “Village Type Development” (“V”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Shop and Services” for a period of 3 years. According to the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. Therefore, it is required to seek a planning permission from the Town Planning Board (“the Board”).
- 1.3 The Site was the subject of previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925 approved on 4.10.2019 and 23.9.2022 respectively for the use of “Temporary Shop and Services”.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lots 336D, 336H and 336RP(Part) in D.D. 111, Pat Heung, Yuen Long, New Territories. The Site has an area of about 248m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 111 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Existing Condition

The Site is vacant and hard paved.

2.4 Surrounding Land Uses

2.4.1 It is located in Chuk Hang and at about 75m east of Fan Kam Road.

2.4.2 It falls within a residential area with mainly village houses development and some ground floor shops.

2.4.3 There are shop and services and /or eating places in the surroundings.

2.4.4 There are some open storages across Fan Kam Road at west of the Site.

2.5 Accessibility

2.5.1 The Site is accessible from a local track connecting to Fan Kam Road.

2.5.2 Public transports such as franchised buses, minibuses and taxis serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 dated 27.10.2006. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, “Shop and Services” is categorized as Column 2 use. A planning permission is required by the Board for the proposed “Temporary Shop and Services” use.
- 3.3 The Site was the subject of previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925 approved on 4.10.2019 and 23.9.2022 respectively for the use of “Temporary Shop and Services”.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Shop and Services” on Site for a period of 3 years in order to provide some shop and services such as retail shop, fast food shop and commercial service to serve local community.

4.2 Proposed Use and Site Layout

It is proposed to develop a single-storey temporary structure to provide shop and services to local community.

4.3 Site Area and GFA

The Site has an area of about 248m² with GFA of about 66m².

4.4 Operation Hours

The proposed “Temporary Shop and Services” would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays).

4.5 Traffic

4.5.1 Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.5.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

4.6 Run-in/out

The Applicant will provide proper run-in/out at the Site. Approval condition for provision of run-in/out is acceptable. The approval condition for submission of run-in/out proposal under previous Planning Application No. A/YL-PH/816 was complied with, as shown at **Appendix 6**.

4.7 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable. The approval condition for submission of drainage proposal under previous Planning Application No. A/YL-PH/816 and implementation of the drainage proposal under previous Planning Application No. A/YL-PH/925 were complied with, as shown at **Appendix 7**.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable. The approval condition for submission of fire service installations proposal under previous Planning Application No. A/YL-PH/816 was complied with, as shown at **Appendix 8**.

4.9 Landscape

As there is no existing tree and hard paving on the ground, no tree preservation and planting is required.

5. JUSTIFICATIONS

5.1 No Contravention to the Planning Intention

Although the subject “V” zone is primarily intended for development of Small Houses by indigenous villagers and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services, selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House, and other commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, approval of the proposed use on a temporary basis will not prejudice the future long term planning of the area. Therefore, the proposed “Temporary Shop and Services” use is considered not contravene to the subject planning intention.

5.2 Previous Planning Permission for Same Use

The Site was the subject of previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925, which were approved by the Board on 4.10.2019 and 23.9.2022 respectively. The proposed “Temporary Shop and Services” is identical to previous Planning Applications No. A/YL-PH/816 and No. A/YL-PH/925. Therefore, it is considered that the Site should be allowed for the applied use.

5.3 Compliance with Previous Planning Conditions

5.3.1 The approval conditions relating submission of the technical proposal imposed on previous Planning Application No. A/YL-PH/816 were satisfactorily complied with. Please refer to the relevant approved proposals and the compliance letters relating run-in/out, drainage facilities and fire service installations at **Appendix 6**, **Appendix 7** and **Appendix 8** respectively.

5.3.2 With regard to the implementation works, the approval condition for implementation of the approved drainage proposal was satisfactorily complied with under previous Planning Application No. A/YL-PH/925, as shown in the compliance letter at **Appendix 7**. However, the implementation of the approved run-in/out proposal under previous Planning Application No. A/YL-PH/925 could not be complied with as the contractor was unable to provide the test report to Highways Department for approval, and quitted and hung up the project without notification. Therefore, the construction works could not be completed and the relevant approval condition

about implementation of fire service installations proposal could not be complied with as well. The Applicant will appoint a new contractor to complete the implementation works after obtaining a new planning permission.

- 5.3.3 There is no doubt that the Applicant has provided genuine efforts to carry out the implementation works for compliance with the relevant approval conditions. Therefore, the planning application for the use of “Temporary Shop and Services” should be approved continuously.

5.4 No Objection from the Neighbourhood

The site is physically separated from the adjoining house erected at Lots 336B, 336C, 336G and 336F in D.D. 111, and there would be an exclusive physical entrance provided for the application site. In addition, the registered owner of Lots 336C and 336G in D.D. 111, also the Applicant of the captioned Planning Application, and the registered owner of Lots 336B and 336F in D.D. 111, Chan Sui Fong do not have any objection to the proposed “Temporary Shop and Services” at the captioned site, as shown in the relevant Consent Letters under Previous Planning Application No. A/YL-PH/816 at **Appendix 9**.

5.5 Similar to Ground Floor Shop of a New Territories Exempted House

According to the Notes of the OZP, “Shop and Services” is an always-permitted use on the ground floor of a New Territories Exempted House (“NTEH”). Although the proposed “Shop and Services” is not situated on ground floor of a NTEH, there would be only a single-storey temporary structure with GFA of about 66m² that is similar to the scale of a ground floor of a NTEH. Therefore, the proposed “Temporary Shop and Services” is similar to a ground floor shop of a NTEH and it should be allowed on the Site.

5.6 Recent Permissions for Similar Use Near the Site

- 5.6.1 There are planning applications for similar uses approved in “V” zone in a year. These include:

	Application No.	Applied Use	Zoning	Approval Date
1	A/YL-PH/964	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	“V”	25.8.2023

2	A/YL-PH/966	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	“V”	26.1.2024
3	A/YL-PH/970	Proposed Temporary Shop and Services (Sales of Motor-vehicle and Showroom) for a Period of 3 Years and Filling of Land	“V”	13.10.2023
4	A/YL-PH/1007	Proposed Temporary Shop and Services (Vehicles Showroom) for a Period of 3 Years	“V”	19.7.2024

5.6.2 Given that they are all located in “V” zone in the same district, the permissions granted by the Board for the similar uses revealed that the proposed “Temporary Shop and Services” should be suitable on the Site.

5.7 Compatible with the Surrounding Land Uses

Besides the small houses development in the vicinity, there are commercial activities including some “Shop and Services” and “Eating Place” uses in the surrounding to serve the local community. In addition, there are some public car parks and open storages in the vicinity. Therefore, the proposed “Temporary Shop and Services” use is compatible with the surrounding land uses.

5.8 Meeting the Local Demand

Although there are many people living in the area, there is inadequate local shop and services serving the local community. Under this situation, the proposed “Temporary Shop and Services” would provide local residents one more choice for supporting their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.9 No Adverse Visual Impact

The proposed “Temporary Shop and Services” would only involve a development of a temporary single-storey structure, which is lower than the surrounding houses development. Therefore, the proposed use would unlikely have significant adverse visual impact to the vicinity.

5.10 No Adverse Environmental Impact

It is considered that the proposed “Temporary Shop and Services” use is a less environmental sensitive use, and there are appropriate drainage facilities provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.11 No Adverse Traffic Impact

5.11.1 The proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

5.11.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.11.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

5.12 Good Accessibility

The Site is accessible from a local track connecting to Fan Kam Road. In addition, public transports such as franchised buses, minibuses and taxis are available in the area. Therefore, the accessibility of the Site is good.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

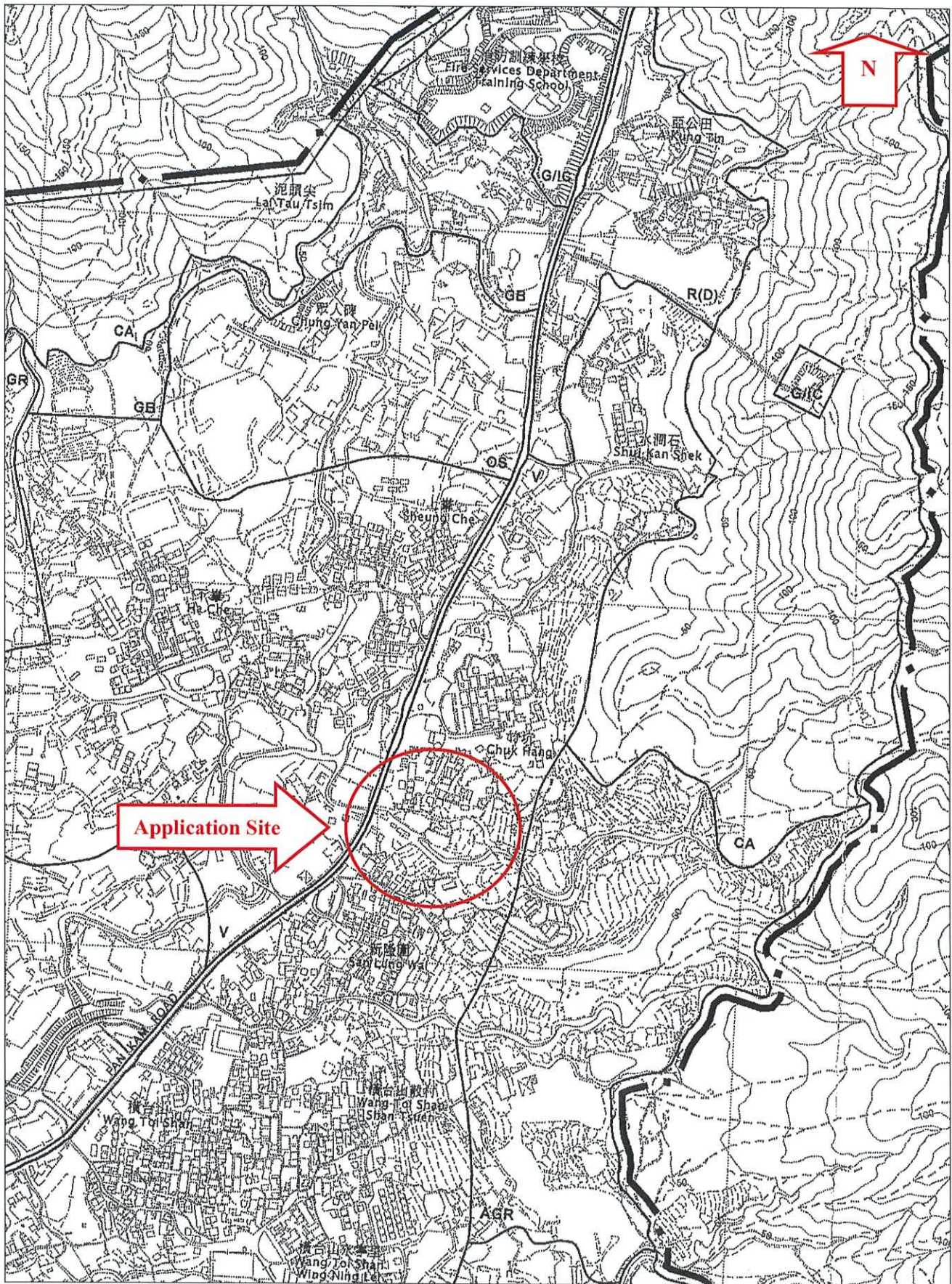
6.2 With regard to the followings:

- no contravention to the planning intention;
- previous planning permission for same use;
- compliance with previous planning conditions;
- no objection from the neighbourhood;
- similar to ground floor shop of a New Territories Exempted House;
- recent planning permissions for similar use near the Site;
- compatible with the surrounding land uses;
- meeting the local demand;
- no adverse visual impact;
- no adverse environmental impact;
- no adverse traffic impact; and
- good accessibility.

the Board is requested to approve the planning application for the use of "Temporary Shop and Services" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of the Approved Pat Heung Outline Zoning Plan No.
S/YL-PH/11 dated 27.10.2006 and its Relevant Notes**



For Identification Only

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

Location Plan

APPENDIX 3

Site Plan (Lot Index Plan)



地段索引圖 LOT INDEX PLAN

免責聲明
 本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer
 This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

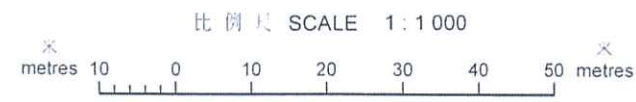


地政總署測繪處
 Survey and Mapping Office
 Lands Department

香港特別行政區政府 — 版權所有
 © Copyright reserved — Hong Kong SAR Government

For Identification Purposes Only

Application Site



Locality :
Lot Index Plan No. : ags_S00000019529_0001
District Survey Office : Lands Information Center
Date :06-May-2019
Reference No. : 6-NE-9D,6-NE-9B

APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



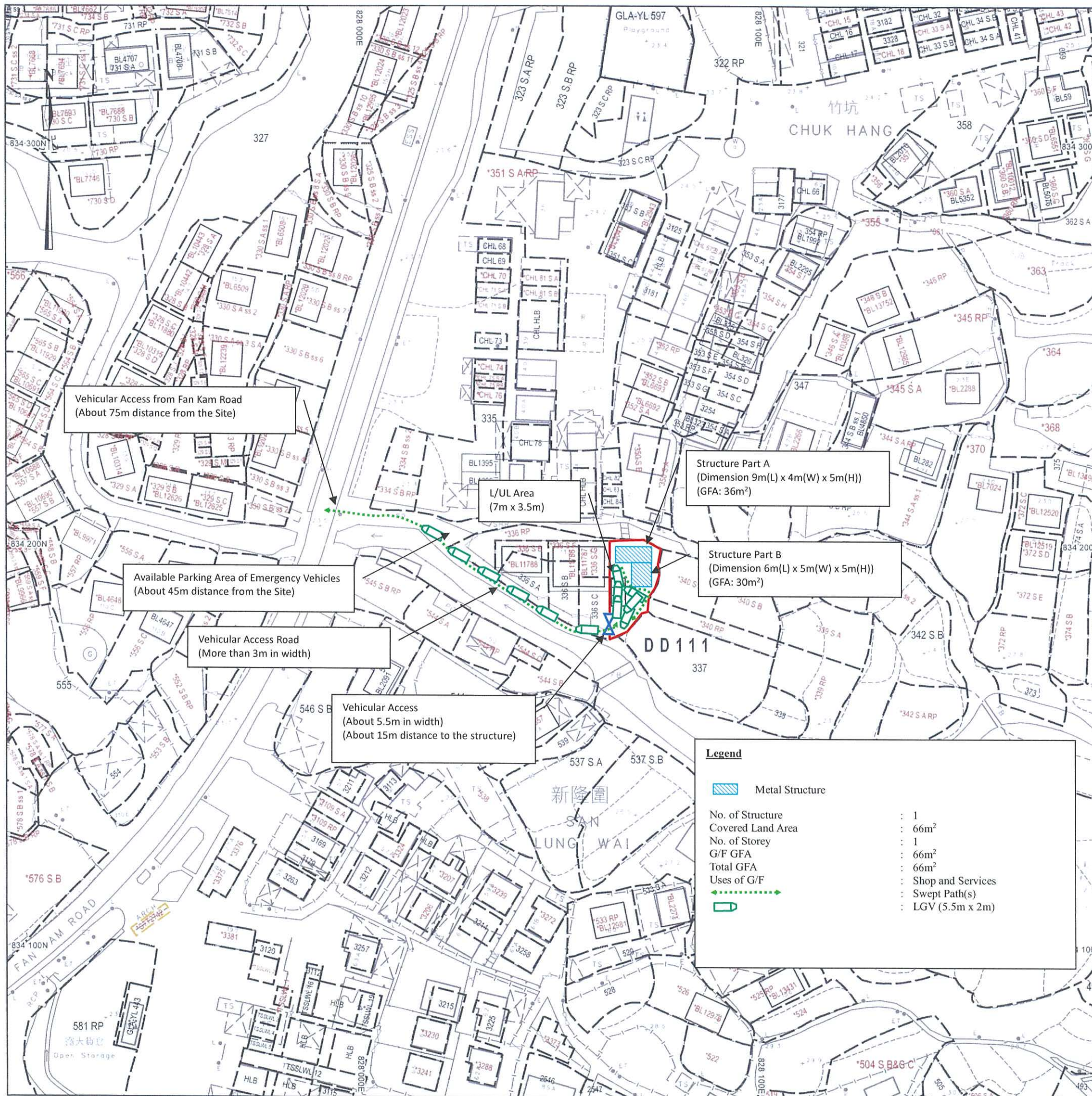
地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

For Identification Purposes Only

Application Site

比例尺 SCALE 1:1000



Legend	
	Metal Structure
No. of Structure	: 1
Covered Land Area	: 66m ²
No. of Storey	: 1
G/F GFA	: 66m ²
Total GFA	: 66m ²
Uses of G/F	: Shop and Services
	: Swept Path(s)
	: LGV (5.5m x 2m)

Locality :
Lot Index Plan No. : ags_S00000019529_0001
District Survey Office : Lands Information Center
Date :06-May-2019
Reference No. : 6-NE-9D,6-NE-9B

APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-PH/925
dated 14.10.2022**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-PH/925

By Email

info@lanbase.com.hk

14 October 2022

Dear Sir/Madam,

**Proposed Temporary Shop and Services
for a Period of 3 Years in "Village Type Development" Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long**

I refer to my letter to you dated 22.9.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 23.9.2025 and is subject to the following conditions :

- (a) the implementation of the accepted run-in/out proposal at Fan Kam Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.3.2023;
- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2023;
- (e) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 24.9.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/704_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 23.9.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.11.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Wallace Tang of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4036. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

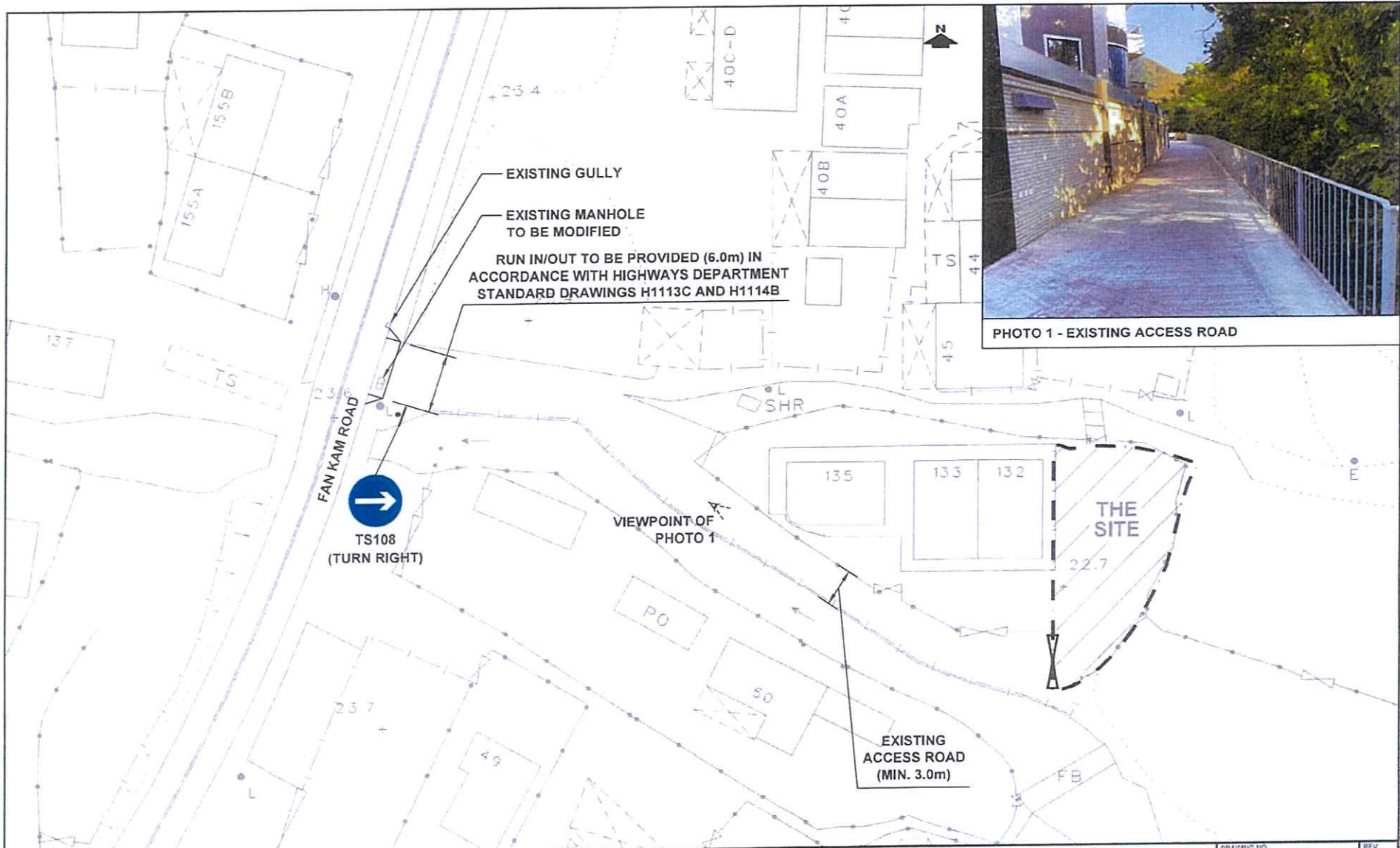



(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CC/el

APPENDIX 6

**The Approved Run-in/out Proposal and the Compliance
Letter for Submission of Run-in/out Proposal at Fan Kam
Road under Previous Planning Application
No. A/YL-PH/816**

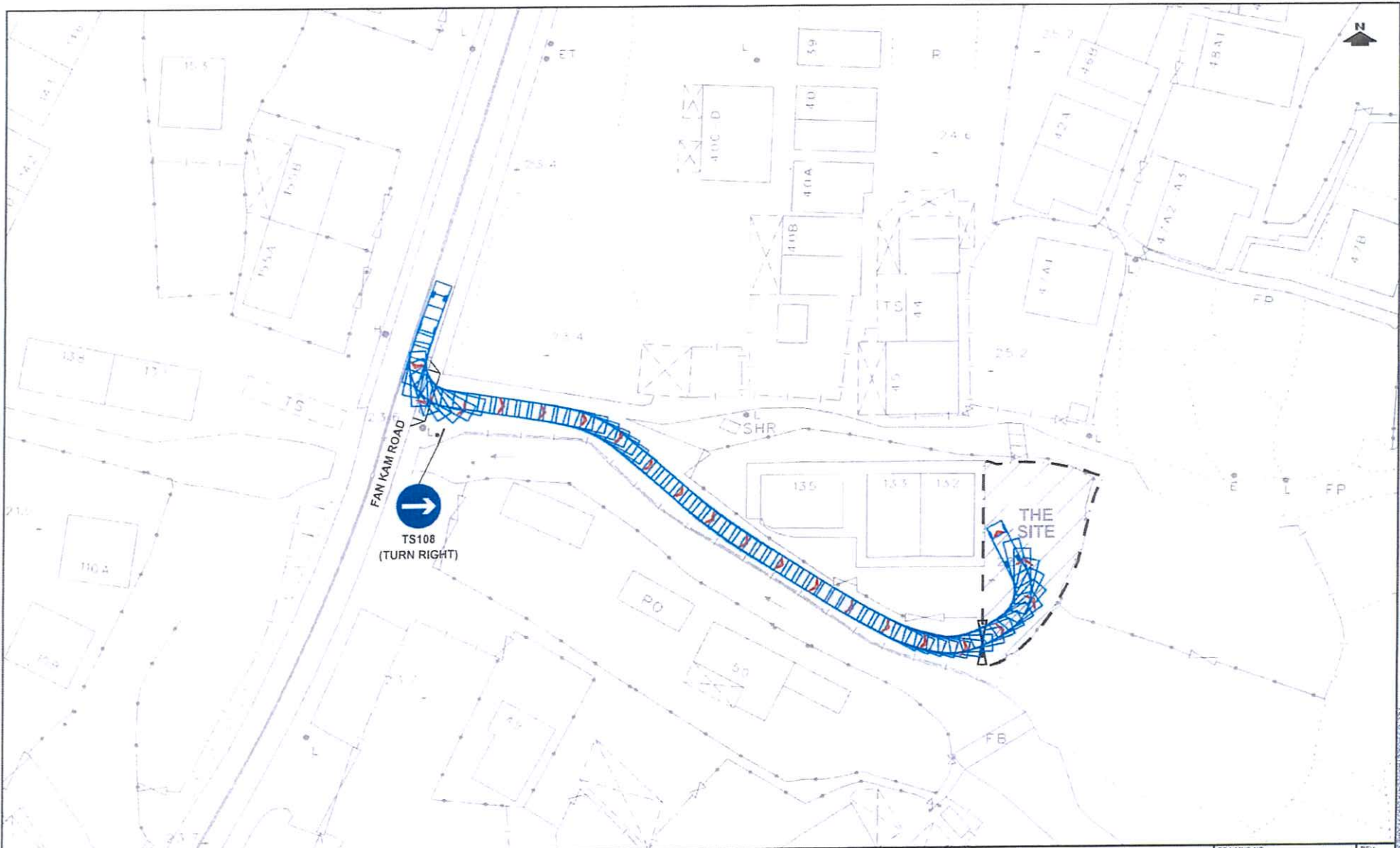


PROJECT NO 40650		PROJECT TITLE PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT ZONE, LOTS 336 S.D. 336 S.H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG (A/YL-PH/815)		DRAWING NO FIGURE 1	REV B
DESIGNED SLN	DATE JAN 2021	DRAWING TITLE PROPOSED ACCESS ARRANGEMENT			
DRAWN CLL	SCALE 1:500	 LLA 顧問有限公司 Consultancy Limited			
CHECKED SLN					



PROJECT NO. 40650		PROJECT TITLE PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT ZONE, LOTS 336 S.D, 336 S.H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG (A/YL-PH/816)		DRAWING NO. FIGURE 2	REV B
DESIGNED SLN	DATE JAN 2021	DRAWING TITLE SWEPT PATH ANALYSIS - LGV TO/FROM FAN KAM ROAD (FANLING BOUND) (6.5m x 2.0m)			
DRAWN CLL	SCALE 1:500				
CHECKED SLN					

LLA 顧問有限公司
Consultancy Limited



PROJECT NO 40650		PROJECT TITLE PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT ZONE, LOTS 336 S.D. 336 S.H AND 336 RP (PART) IN D.D. 111, PAT HEUNG, YUEN LONG (A/YL-PH/816)		DRAWING NO FIGURE 3	REV A
DESIGNED SLN	DATE JAN 2021	DRAWING TITLE SWEPT PATH ANALYSIS - LGV FROM FAN KAM ROAD (YUEN LONG BOUND) (6.5m x 2.0m)			
DRAWN CLL	SCALE 1:500				
CHECKED SLN					

LLA 顧問有限公司
Consultancy Limited

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



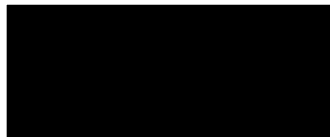
Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : YL/TPN/2338A/L30
本署檔號 Our Reference : TPB/A/YL-PH/816
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

RECEIVED 01 FEB 2021

By Post & Fax (2739 1913)



28 January 2021

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (d) - Submission of a run-in / out proposal

**Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development"
("Village Type Development") Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(Application No. A/YL-PH/816)**

I refer to your submission dated 19.1.2021 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Wilson LEE (Tel: 2399 2421) of the Transport Department and Ms. Patsy CHEUNG (Tel.: 2762 4185) of the Highways Department directly.

Yours faithfully,


(Mr. Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.

C for T
CHE/NTW, HyD

(Attn.: Mr. Wilson LEE)
(Attn.: Ms. Patsy CHEUNG)

Internal

CTP/TPB

AL/TW

Appendix

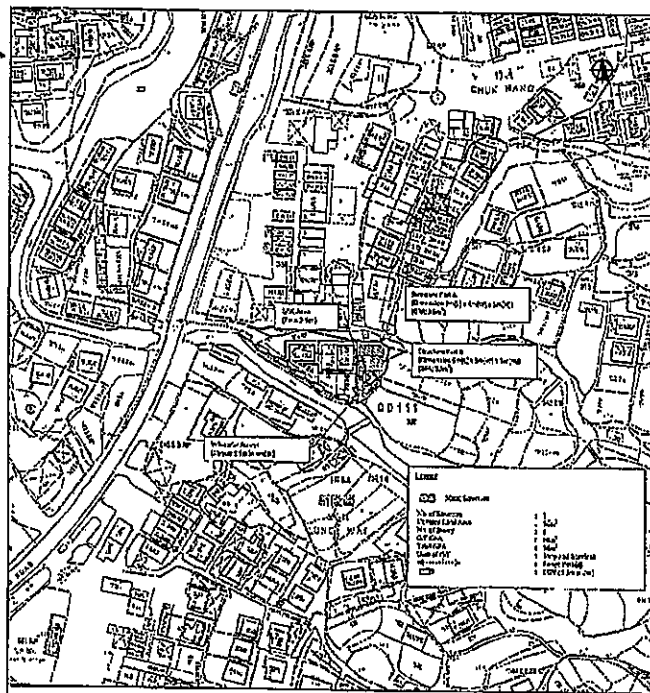
Comments from the CHE/NTW, HyD

The applicant should ensure that:

- 1. the proposed run-in/out is to be formed in accordance with the Highways Standard Drawings No. H1113C and H1114B*
- 2. vehicles will not roll over the aprons of the run-in/out and existing gully nearby according to the latest swept paths*
- 3. the proposed traffic sign is to be constructed and maintained by the applicant to forbid the vehicles leaving the site via Yuen Long bound of Fan Kam Road*

APPENDIX 7

**The Approved Drainage Proposal and the Compliance
Letters for Submission of Drainage Proposal and
Implementation of Drainage Proposal under
Previous Planning Applications No. A/YL-PH/816
and No. A/YL-PH/925**

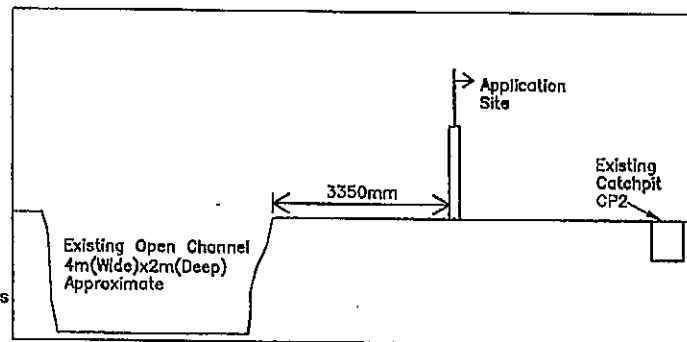


Location Plan (Not To Scale)

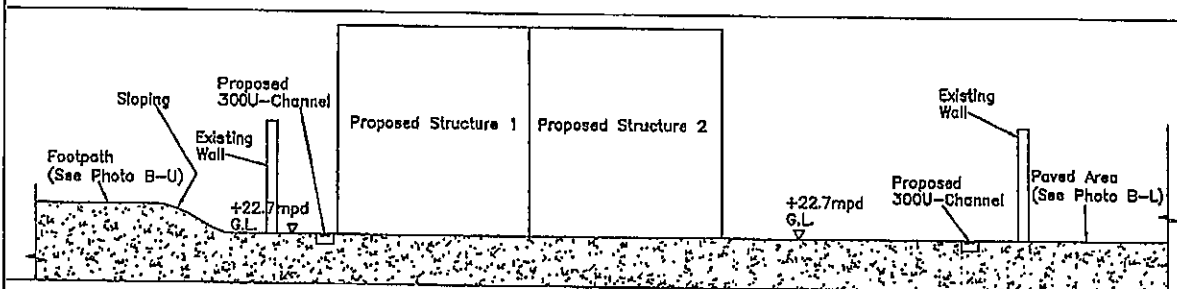
Legend

- ▨ Boundary of estimated catchment adjoining development site (248m²)
- Site Boundary
- ↔ Ingress/Egress
- CP1, CP2, & CP3 — Existing Catchpits
- ▣ CP4 & CP5 — New Catchpits
- Proposed 300U-Channel with metal cover
- ↓ Fall 1:100 (Within site)
- ↓ Fall 1:500 (Outside site)

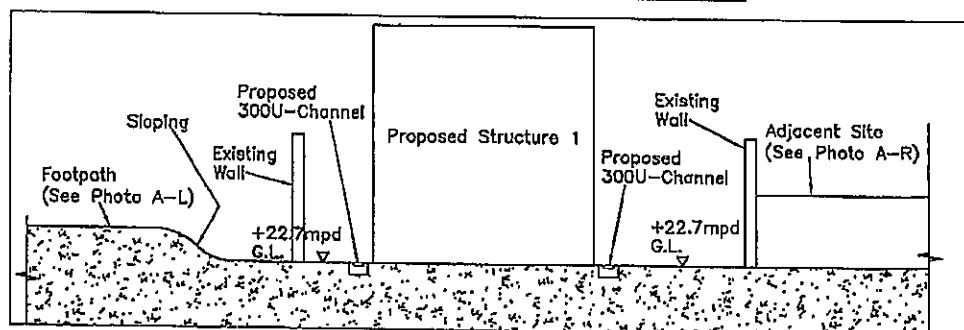
- Notes:
1. All the invert levels of U-channels and catchpits shall be confirmed on site.
 2. All the locations of U-channels and catchpits shall be confirmed on site.



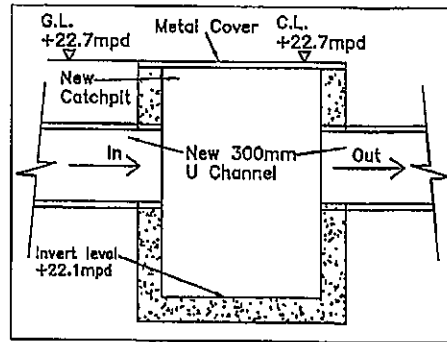
Section D-D (Not To Scale)
(Existing Open Channel)



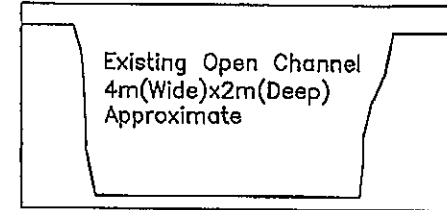
Section B-B (Not To Scale) (Application Site)



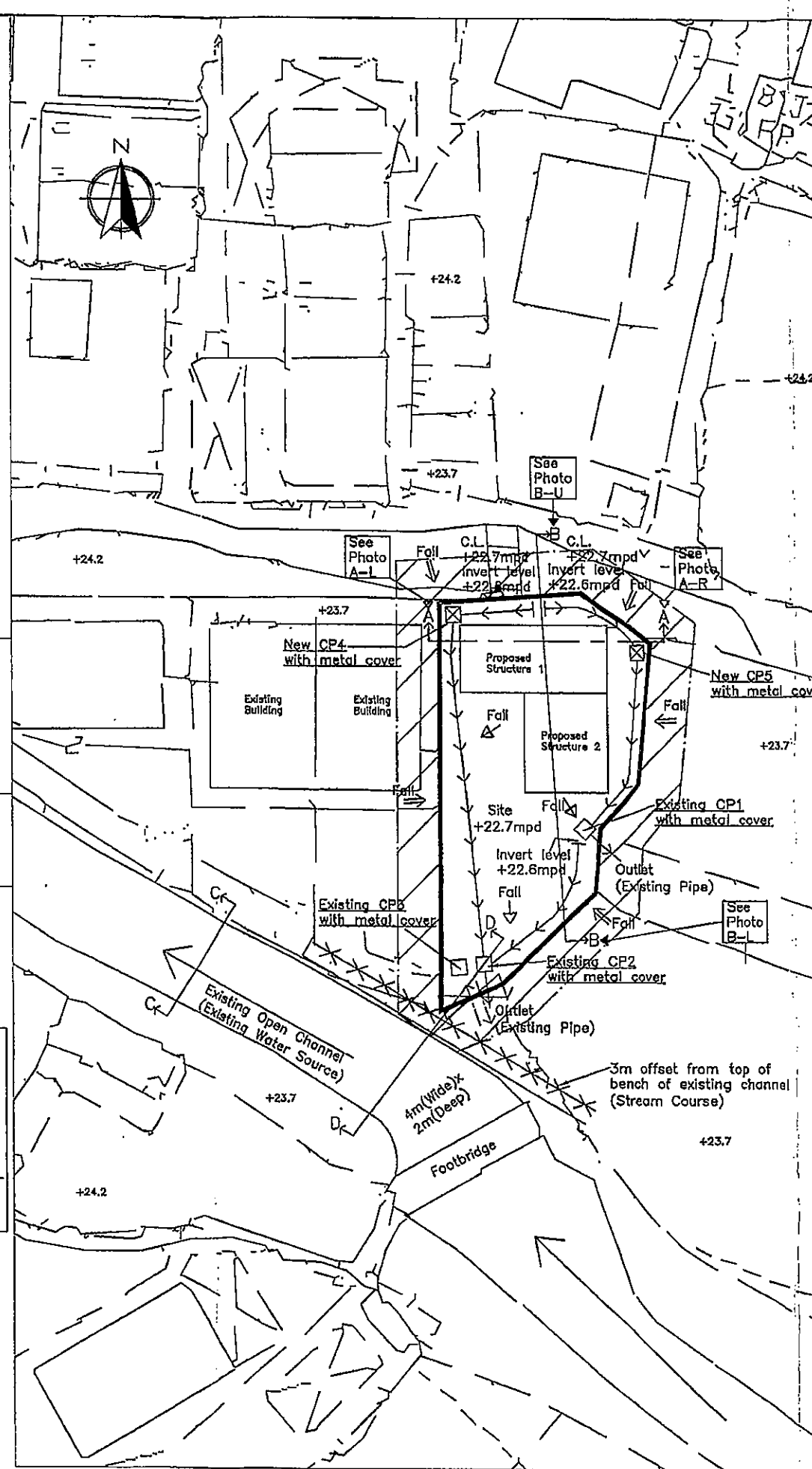
Section A-A (Not To Scale) (Application Site)



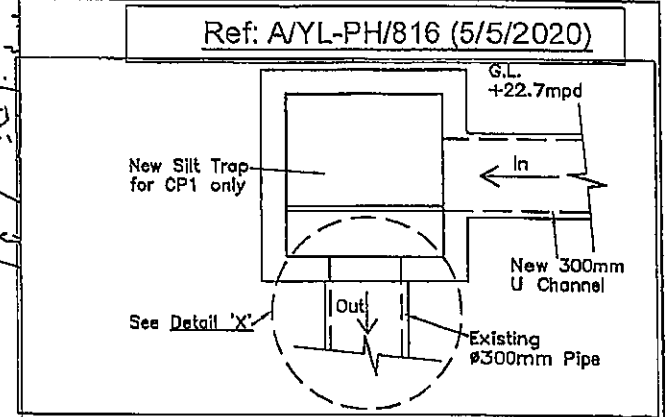
CP5 Detail 'B' (Not to scale)



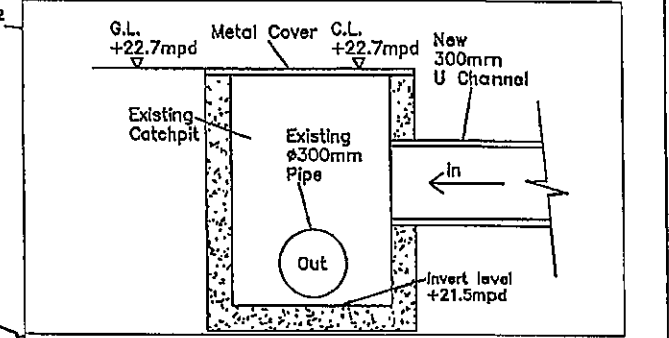
Section C-C (Not To Scale)
(Existing Open Channel)



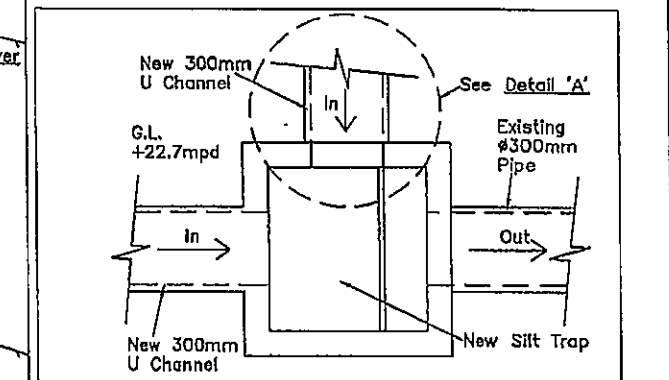
Proposed Drainage System for the
Development Site (Not to scale)



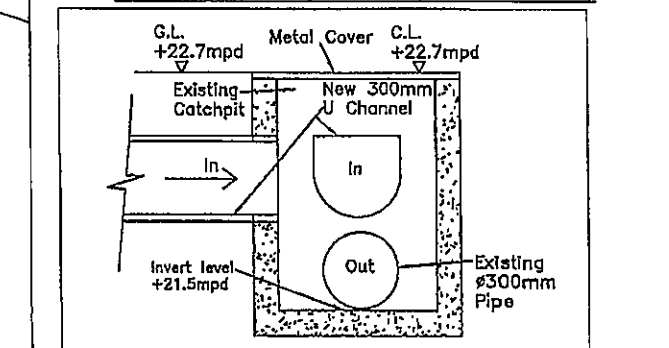
Existing Catchpit CP1 & New CP4 (Not to scale)



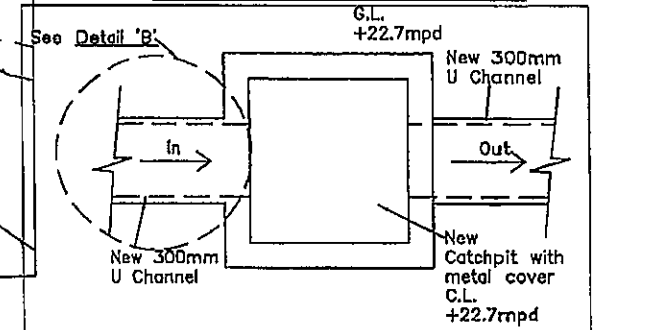
Detail 'X' (CP1 & CP4) (Not to scale)



Existing Catchpit CP2 (Not to scale)



CP2 Detail 'A' (Not to scale)



New Catchpit CP5 (Not to scale)

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : YL/TPN/2338A/L15
本署檔號 Our Reference : TPB/A/YL-PH/816
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2739 1913)

7 July 2020

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (f) - Submission of Drainage Proposal

Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development"
("Village Type Development") Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long

(Application No. A/YL-PH/816)

I refer to your submission dated 22.6.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. YUEN Yui-tai (Tel: 2300 1235) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.
DSD
Internal
CTP/TPB

(Attn.: Mr. YUEN Yui-tai)

WL/rw/cl

Appendix

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

The applicant is requested to implement and maintain the drainage proposal for the development.

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : YL/TPN/2338B/L11
本署檔號 Our Reference : TPB/A/YL-PH/925
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

RECEIVED 19 JUN 2024

By Post & Fax (2739 1913)

14 June 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition
(b) - The Implementation of the Accepted Drainage Proposal**

**Proposed Temporary Shop and Services
for a Period of 3 Years in "Village Type Development" Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heang, Yuen Long**
(Application No. A/YL-PH/925)

I refer to your submission on 8.5.2024 for compliance with the captioned approval condition. Relevant departments have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Please find detailed departmental comment(s) in Appendix.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comment(s) in Appendix.

Should you have any queries on the departmental comments, please contact Mr. Kenneth CHAN (Tel: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(K WNG)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. Kenneth CHAN)

Internal
CTP/TPB

KWN/CKP/ym

Appendix

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

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

APPENDIX 8

**The Approved Fire Service Installations Proposal and the
Compliance Letter for Submission of Fire Service
Installations Proposal under Previous Planning Application
No. A/YL-PH/816**

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地塊界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地政專員圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 版權所有
Copyright reserved — Hong Kong SAR Government

For Identification Purposes Only

Application Site



Locality :

Lot Index Plan No. : ags_S00000019529_0001

District Survey Office : Lands Information Center

Date : 06-May-2019






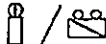
Reference No. : 6-NE-9D,6-NE-9B


FS NOTES

1. EMERGENCY LIGHTING AND EXIT SIGN

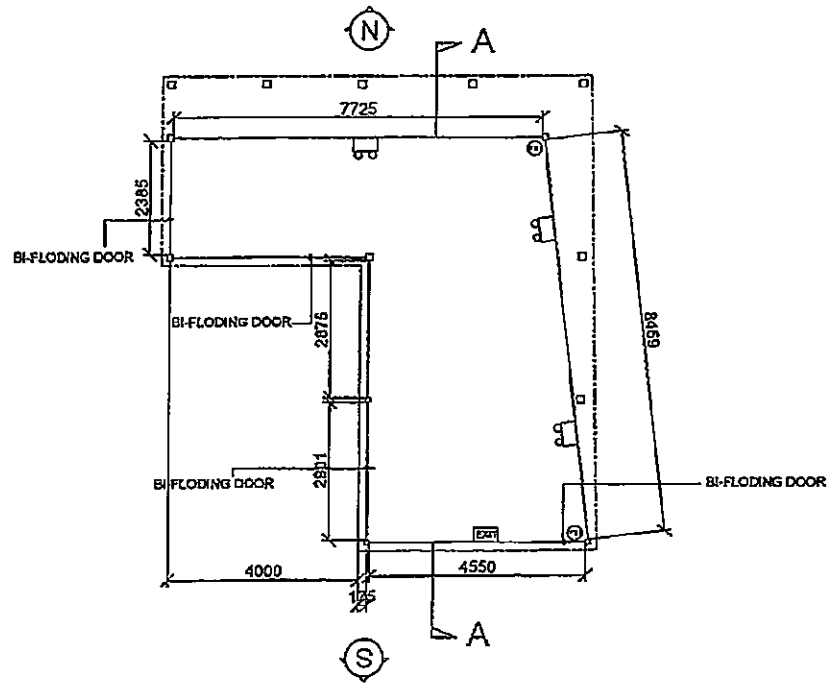
- 1) EMERGENCY LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SER INSTALLATIONS AND EQUIPMENT 2012 EDITION, BS5266-1:2001 AND BSEN1838:2013. THE EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTERS 5/2008.
 - 1b) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY ONLY.
 - 1c) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS SHOWN ON PLAN.
- 2. PORTABLE FIRE EXTINGUISHER APPLIANCES SHALL BE PROVIDE AT POSITION AS INDICATED ON LAYOUT PLAN IN ACCORDING TO CODES OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT**

LEGEND

-  5KG CO2 TYPE FIRE EXTINGUISHER
-  EXIT SIGN C/W 2 HOURS DURATION BATTERY
-  EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY
-  5KG CO2 TYPE FIRE EXTINGUISHER (SECTION)
-  EXIT SIGN C/W 2 HOURS DURATION BATTERY (SECTION)
-  EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY (SECTION)

B	SEP-08	LW	YT	2nd SUBMISSION
A	MAR-08	LW	YT	1st SUBMISSION
REV	DATE	BY	APP	DESCRIPTION
CLIENT: POWER HONG KONG LIMITED				
FS CONTRACTOR:  公和工程 (香港) 有限公司 SQA THE FIRE ENGINEERING COMPANY LTD.				
PROJECT: PROVIDING SECURITY SERVICE AND SERVICES FOR A PERIOD OF 2 YEARS IN "VILLAGE GREEN" DEVELOPMENT PHASE 1, LOT 2 OF 2, AND 2 IN PHASE 2 OF PHASE 2 IN 20, TELLING ROAD, TIAN LONG				
STATUS:				
DRAWING TITLE: FS NOTES AND LEGENDS				
DATE	SCALE	BY	APP	
LW	1:1	YT	SEP-08	
DATE	SCALE	BY	APP	
JOB NO.				
	PH-FS-W-001			B

LD REF.: TPB/AJYL-PH/816



REV	DATE	BY	APP	DESCRIPTION
B	SEP-20	LW	YT	3RD SUBMISSION
A	MAR-08	LW	YT	1st SUBMISSION

CLIENT:
POWER HONG KONG LIMITED

FS CONTRACTOR:

 公和火警工程有限公司
 P&H FIRE ENGINEERING COMPANY LTD.

PROJECT:
 PROPOSED TO SUPPLY AND INSTALL FIRE SERVICES FOR A PERFORMER'S
 HALL IN THE NEW TOWER OF THE POWER HONG KONG LIMITED
 AND THE POWER HONG KONG LIMITED, HONG KONG

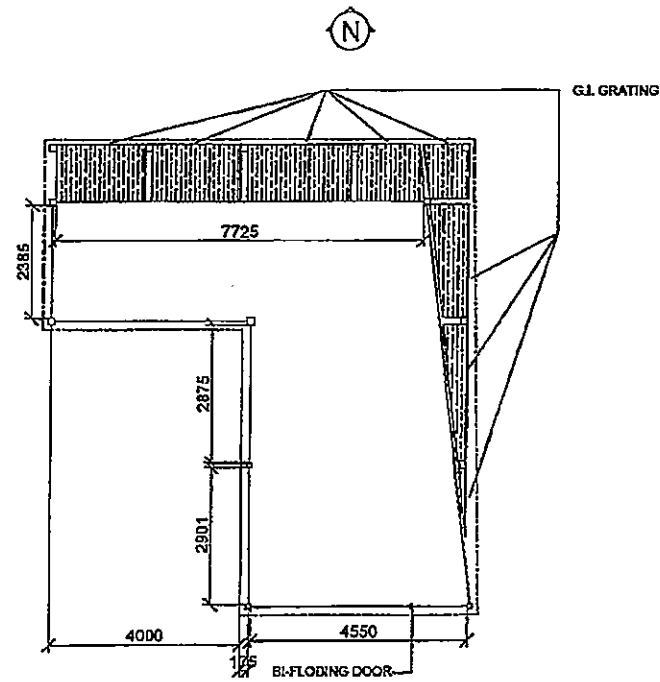
STATUS:

DRAWING TITLE:
**FIRE SERVICES LAYOUT AT
 GROUND FLOOR**

DRAWN	CHECKED	APPROVED
LW	YT	YT
A1 (LSC)		SEP-20

PH-FS-W-002

LD REF.: TPB/AYL-PH/816



REV	DATE	BY	APP	DESCRIPTION
A	MAR 20	LW	YT	1st SUBMISSION
B	SEP 20	LW	YT	2nd SUBMISSION

CLIENT:
POWER HONG KONG LIMITED

FS CONTRACTOR:

 KAM TSI ENGINEERING COMPANY LTD.

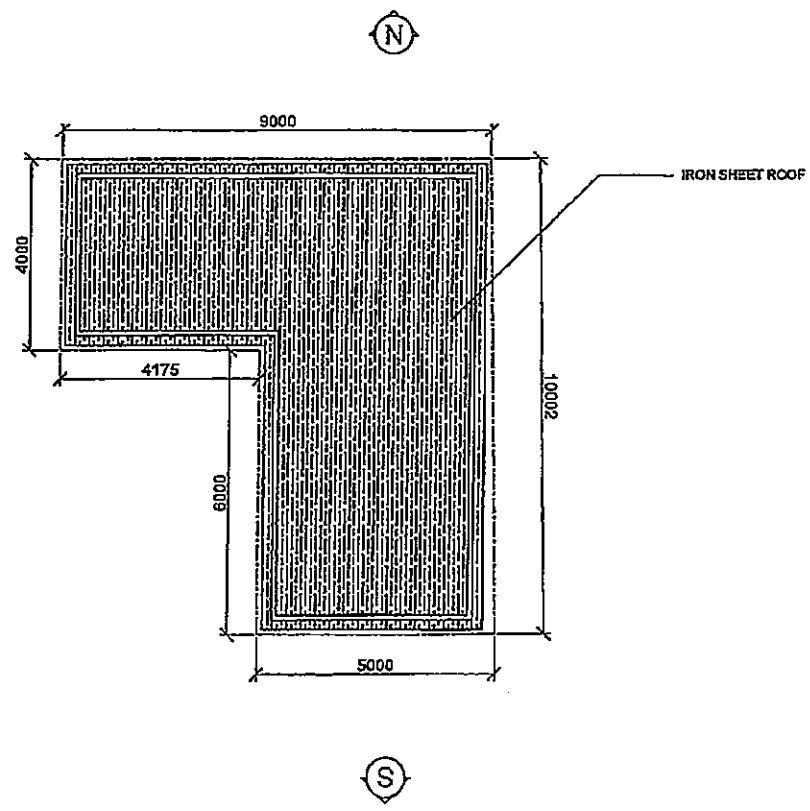
PROJECT:
 PROPOSED TERNARY TOWER AND SERVICES FOR ALFARO'S 3
 TOWER IN "ALFARO DEVELOPMENT" 2004, LOTTE TOWER & SKY RIM
 AND SKY RIM AT 2004, 210, 210, 210, 210, 210, 210

STATUS:

DRAWING TITLE:
**FIRE SERVICES LAYOUT AT
 FIRST FLOOR**

DESIGN	CHECKED	APPROVED
LWF	WT	YT
SCALE	DATE	
A1 (1:50)	SEP 20	
PROJECT	DWG. NO.	REV.
	PH-FS-W-003	B

LD REF. : TPB/AYL-PH/816



REV	DATE	BY	APP	DESCRIPTION
B	SEP-20	LW	YT	2nd SUBMISSION
A	MAR-20	LW	YT	1st SUBMISSION
CLIENT				
POWER HONG KONG LIMITED				
FS CONTRACTOR				
KAM TIN FIRE ENGINEERING COMPANY LTD.				
PROJECT				
PROPOSED ROOF SERVICE LAYOUT AND SERVICES FOR A ROOF OF A TOWER IN A PROJECT DEVELOPMENT FOR THE 2ND & 3RD FLR IN AND IN AT PHASE 2 & 3, ALL ABOVE TOWERING				
STATUS				
DRAWING TITLE				
FIRE SERVICES LAYOUT AT ROOF FLOOR				
SCALE	DRAWN BY	CHECKED BY	DATE	DATE
AS (1:50)	LW	YT	SEP-20	SEP-20
PH NO.	PHS NO.	REV		
	PH-FS-W-004	B		

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

RECEIVED 19 NOV 2020



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : YL/TPN/2338A/L24
本署檔號 Our Reference : TPB/A/YL-PH/816
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2739 1913)



17 November 2020

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (i) - Submission of Fire Service Installations Proposal

**Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development"
("Village Type Development") Zone,
Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(Application No. A/YL-PH/816)**

I refer to your submission dated 12.11.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. YEN Chung-ming (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
D of FS

(Attn.: Mr. YEN Chung-ming)

Internal
CTP/TPB

Appendix

Comments from the D of FS:

- (a) *The applicant is advised that the installation / maintenance / modification / repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation / maintenance / modification / repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.*

APPENDIX 9

**Consent Letters from the Registered Owners of the
Adjoining Lots under Previous Planning Application
No. A/YL-PH/816**

Date: 26/9/2019

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

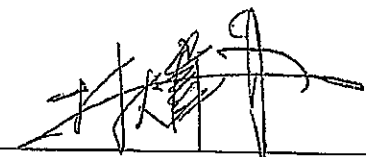
By Post

Dear Sir/Madam,

**Planning Application for
A "Temporary Shop and Services"
for a Period of Three Years
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/816)**

I, Lam Wai Dan (HKID No. [REDACTED]), the registered owner of Lot 336C and Lot 336G in D.D. 111, and also the Applicant of the captioned Planning Application do not have any objection to the proposed "Temporary Shop and Services" at the captioned site under Planning Application No. A/YL-PH/816.

Yours faithfully,



Lam Wai Dan

Date: 26/9/2019

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

By Post

Dear Sir/Madam,

**Planning Application for
A "Temporary Shop and Services"
for a Period of Three Years
Lots 336D, 336H and 336RP(Part) in D.D. 111
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/816)**

I, Chan Sui Fong (HKID No. [REDACTED]) the registered owner of Lot 336B and Lot 336F in D.D. 111 do not have any objection to the proposed "Temporary Shop and Services" at the captioned site under the Planning Application No. A/YL-PH/816.

Yours faithfully,

陳瑞芳

Chan Sui Fong

APPENDIX 10

Site Photo

Site Photo

Application Site

