2024年 8月 8日

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

中語的日期。

2024 -08- 08

This document is received on 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)

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第 S16-I 號。

Applicant who would like to publish the <u>notice of application</u> 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<u>申請通知</u>,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

2401925 6.8.2024 By Hand Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1282
	Date Received 收到日期	2024 -08- 0 8

- 1. 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。
- 2. 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)及規劃署的規劃署約提劃資料。 上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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
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(☑Mr. 先生/□Mrs. 夫人/□Miss 小姐/□Ms. 女士/□Company 公司/□Organisation 機構) Tam Fung Lam 譚豐林

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 Limited 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 Nos. 1198 S.E (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119 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	☑Site area 地盤面積 453 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 222.31 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 ☑About 約

(d)	Name and number of the statutory plan(s) 有關法定圖則的名稱及編	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14					
(e)	Land use zone(s) involved 涉及的土地用途地帶	Undetermined ("U")					
(f)	Current use(s)	Temporary Storage of Advertisement Material with Ancillary Workshop					
(1)	現時用途	(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 own 是唯一的「現行土地擁有 <i>)</i>	r ^{››#&} (please proceed to Part 6 and attach documentary proof of ownership). 」 ^{#&} (請繼續填寫第 6 部分,並夾附業權證明文件)。					
	is one of the "current land ov 是其中一名「現行土地擁有	ners" ^{#&} (please attach documentary proof of ownership). 人」 ^{#&} (請夾附業權證明文件)。					
V	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.	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)	- 22.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2						
(b)	The applicant 申請人 –						
	2.5	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						
	「現行土地擁有 Re	number/address of premises as shown in the record of the Land istry where consent(s) has/have been obtained 要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)						

			rent land owner(s)" # notified	已獲通知「現行土地擁有人」		
	La	. of 'Current nd Owner(s)' 現行土地擁 人」數目	Lot number/address of premis Land Registry where notificati 根據土地註冊處記錄已發出		Date of notificati given (DD/MM/YYYY) 通知日期(日/月/年	
	/DI					
✓	has t	aken reasonable	neets if the space of any box above e steps to obtain consent of or g 取得土地擁有人的同意或向認		空間不足,請另頁說明	
	Reas	sonable 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	
				wner(s)" on「現行土地擁有人」"郵遞要求同		
	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					
	✓	8	ces in local newspapers on (日/月/年)在指定報章		YYY) ^{&}	
		0	n a prominent position on or ne (DD/MM/YYYY)&	ar application site/premises on		
		於	(日/月/年)在申請地點	站/申請處所或附近的顯明位置	計出關於該申請的	
	✓	office(s) or rur	al committee on05/08/20	()		
		於 處,或有關的		往相關的業主立案法團/業主勢	委員會/互助委員會或	
	Othe	rs 其他				
		others (please s 其他(請指明	(2)			
	-					
	-					

6. Type(s) of Applicatio	n 申請類別				
Regulated Areas 位於鄉郊地區或受規管 (For Renewal of Permiss proceed to Part (B))	地區土地上及/或建築物內進	ding Not Exceeding 3 Years in 行為期不超過三年的臨時用途/多 elopment in Rural Areas or Regula 可續期,請填寫(B)部分)	腰		
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the p	proposal on a layout plan) (請用平面圖說明	月擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	□ year(s) 年 □ month(s) 個月				
(c) <u>Development Schedule 發展</u>	細節表				
Proposed uncovered land area	a 擬議露天土地面積		sq.m □About 約		
Proposed covered land area 掛	疑議有上蓋土地面積	/	sq.m □About 約		
Proposed number of building	s/structures 擬議建築物/構築物				
Proposed domestic floor area			sa m 口About 約		
			1.00 (5) (5) (5) (6) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7		
Proposed non-domestic floor area 擬議非住用樓面面積					
Proposed gross floor area 擬議總樓面面積					
	/	es (if applicable) 建築物/構築物的擬 w is insufficient) (如以下空間不足,詞			
***************************************	//				
•••••					
	······				
	spaces by types 不同種類停車位	的擬議數目			
Private Car Parking Spaces 私家	. / .				
Motorcycle Parking Spaces 電罩 Light Goods Vehicle Parking Spaces		***************************************			
Medium Goods Vehicle Parking					
Heavy Goods Vehicle Parking Sp					
Others (Please Specify) 其他 (記					
Proposed number of loading/unlo	pading spaces 上落客貨車位的擬	議數目			
Taxi Spaces 的土車位					
Coach Spaces 旅遊巴車位					
Light Goods Vehicle Spaces 輕勁					
Medium Goods Vehicle Spaces					
Heavy Goods Vehicle Spaces 重 Others (Please Specify) 其他 (詞					
タルーン (x temps opening) 天恒 (時/471)					

Prop	osed operating hours 擬	議營運時間			
/					
					/
(d)	Any vehicular access the site/subject buildin 是否有車路通往地盤有關建築物?	ıg?	□ There is an existing access. appropriate) 有一條現有車路。(請註明車區 □ There is a proposed access. (plea 有一條擬議車路。(請在圖貝	各名稱(如適用)) ase illustrate on plan	and specify the width)
	×	No 否			
(e)	Impacts of Developme	ent Proposal 擬	議發展計劃的影響		
		for not providing	s to indicate the proposed measures to g such measures. 如需要的話,請另	, .	
(i)	Does the development	Yes 是 🔲 I	Please provide details 請提供詳情/		
	proposal involve				
	alteration of existing building?				
	擬議發展計劃是		//		
	否包括現有建築物的改動?	No 否			
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	di (注)	Please indicate on site plan the boundary of iversion, the extent of filling of land/pond(s) and 请用地盤平面圖顯示有關土地/池塘界線,是區園) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填土面積 Depth of filling 填土面積 Depth of filling 填土面積 Depth of filling 填土下度 Excavation of land 挖土 Area of excavation 挖土面積	l/or excavation of land) (及河道改道、填塘、填土sq.m 平方米m 米sq.m 平方米m 米	ED/或挖土的細節及/或 E □ About 約 □ About 約 □ About 約 □ About 約 □ About 約 □ About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 适 成 不良影	Landscape Impa Tree Felling 矿 Visual Impact 柞	通 / 對供水 排水 坡 ves 受斜坡影響 act 構成景觀影響 次伐樹木	Yes 會 □	No 不會 □

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,請說明受影響樹本的數目、及胸高度的樹幹直徑及品種(倘可) (B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas							
(a) Application number to which the permission relates 與許可有關的申請編號	A /YL-TYST /1112						
(b) Date of approval 獲批給許可的日期	24/09/2021 (DD 日/MM 月/YYYY 年)						
(c) Date of expiry 許可屆滿日期	09/10/2024 (DD 日/MM 月/YYYY 年)						
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years						
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)						
(f) Renewal period sought 要求的續期期間	✓ year(s) 年 3 □ month(s) 個月						

7.	Justifications理由
The a 現請	applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 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)。
Refe	er to Planning Statement at Appendix I
•••••	
•••••	

8. Declaration	on 聲明	
	at the particulars given in this application a 本人就這宗申請提交的資料,據本人所知	re correct and true to the best of my knowledge and belief. 及所信,均屬真實無誤。
to the Board's web	site for browsing and downloading by the p	als submitted in this application and/or to upload such materials public free-of-charge at the Board's discretion. 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	B	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
	Lau Tak Francis	Director
	Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualit專業資格	fication(s) ✓ Member 會員 / □ Fello ✓ HKIP 香港規劃師學會 ✓ HKIS 香港測量師學會 □ HKILA 香港園境師學 □ RPP 註冊專業規劃師 Others 其他	會 / □ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 / □ HKIUD 香港城市設計學會
on behalf of 代表 Goldr	ich Planners and Surveyors Limited	
✓ C	ompany 公司 / 🗌 Organisation Name ar	nd Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 	06/08/2024	(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。

Gist of Applica	ation 申請摘要				
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 <u>盡量</u> 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 Nos. 1198 S.E (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, Yuen Long, New Territories				
Site area 地盤面積	453 sq. m 平方米 ☑ About 約				
	(includes Government land of包括政府土地 24 sq. m 平方米 ☑ About 約)				
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14				
Zoning 地帶	Undetermined ("U")				
Type of Application 申請類別	□ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 □ Year(s) 年 □ Month(s) 月				
	☑ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☑ Year(s) 年 □ Month(s) 月				
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years				

(i)	Gross floor area and/or plot ratio		sq.n	平方米	Plot	Ratio 地積比率
	總樓面面積及/或地積比率	Domestic 住用		□ About 約 □ Not more tha 不多於	an	□About 約 □Not more than 不多於
		Non-domestic 非住用	222.31	☑ About 約 □ Not more tha 不多於	an 0.49	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用				
		Non-domestic 非住用			3	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用			□ (No	m 米 t more than 不多於)
					□ (No	Storeys(s) 層 t more than 不多於)
		Non-domestic 非住用		4.8	☑ (No	m 米 t more than 不多於)
				1	☑ (No	Storeys(s) 層 t more than 不多於)
(iv)	Site coverage 上蓋面積		S	49	%	☑ About 約
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking space	s 停車位總數		2
	unloading spaces 停車位及上落客貨 車位數目	Private Car Parki Motorcycle Parki Light Goods Veh	ng Spaces 電單 icle Parking Spa	軍車位 aces 輕型貨車泊		1
		Medium Goods Vel Heavy Goods Vel Others (Please Sp	hicle Parking S _l	paces 重型貨車》		1
		Total no. of vehicl 上落客貨車位/ Taxi Spaces 的士 Coach Spaces 旅 Light Goods Veh Medium Goods V Heavy Goods Vel Others (Please Sp	停車處總數 車位 遊巴車位 icle Spaces 輕 Vehicle Spaces hicle Spaces 重	型貨車車位 中型貨車位 型貨車車位		0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		V
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		\checkmark
Location Plan, Lot Index Plan, Landscape Proposal, Drainage Proposal, FSI Proposal,		
Swept Path Analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\checkmark
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調査		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估 Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Others (piease specify) 共世(調武物)	Ц	Ш
N. M. San Jan Jan Jan Jan Jan Jan Jan Jan Jan J		
Note: May insert more than one 「✔」. 註:可在多於一個方格內加上「✔」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant. 註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。