

Form No. S16-3

表格第 S 1 6 - 3 號

2018年 9月 18日

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

18 SEP 2018

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)**

**Applicable to Proposal Only Involving Temporary
Use/Development of Land and/or Building Not Exceeding 5 Years**

根據《城市規劃條例》（第 131 章）
第 16 條遞交的許可申請

適用於只涉及在土地上及／或建築物內
進行為期不超過五年的臨時用途／發展的建議

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A74C/250
	Date Received 收到日期	18 SEP 2018

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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 樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (the Board's) website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel.: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。這份文件可從城市規劃委員會(下稱「委員會」)的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓。電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. 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, 填寫的資料宜中英文兼備。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./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
輝興投資有限公司 SUNNY HILL INVESTMENT LTD.	
2. Name of Authorized Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
郭志文 KWOK CHI MAN	
3. Application Site 申請地點	
(a) Full address/Location 詳細地址/地點	元朗下伙田村
(b) Demarcation District and Lot no. (if applicable) 丈量約份及地段號碼(如適用)	丈量約份第 116 約地段 第 2078 號傳段(壹份)及 毗連政府土地
(c) Area of the application site 申請地點的面積	約 170 平方米 sq. m. 平方米
(d) Area of Government land included (if any) 所包括的政府土地面積(倘有)	約 38 平方米 sq. m. 平方米

* Delete as appropriate * 請刪去不適用者
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
「✓」 at the appropriate box 請在適當的方格內加上「✓」號

3. Application Site (Continued) 申請地點 (續)	
(e) Name and no. of the related statutory plan 有關法定圖則的名稱及編號	云朗分區計劃大綱圖 S/YL/23
(f) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 (V)
(g) Current use(s) 現時用途	空置 (有一空置土庫)

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and total 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：
<input checked="" type="checkbox"/> is the sole "current land owner" (please proceed to Part 7 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」(請繼續填寫第7部分，並夾附業權證明文件)。
<input type="checkbox"/> 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)。
<input type="checkbox"/> is not a "current land owner". 並不是「現行土地擁有人」。

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, 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 has 申請人 -
<input type="checkbox"/> obtained consent(s) of "current land owner(s)". 已取得.....名「現行土地擁有人」的同意。
<input type="checkbox"/> notified "current land owner(s)". 已通知.....名「現行土地擁有人」。

"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。

「✓」 at the appropriate box 請在適當的方格內加上「✓」號

Parts 3 (Continued), 4 and 5 第3 (續)、第4及第5部分

(Please make copies of this part of the form, if necessary 如有需要, 請另複印此部分的申請書)

5. Statement on Owner's Consent/Notification (Continued) 就土地擁有人的同意/通知土地擁有人的陳述(續)				
(c) Particulars* 詳情* (Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足, 請另頁說明)				
Lot no./address of premises shown in the record of the Land Registry 根據土地註冊處記錄的地段號碼/處所地址	<i>(e.g. Lot No. 47 in D.D. 123, Yuen Long)</i> (例子: 元朗第 1 2 3 約地段第 4 7 號)		<i>(e.g. Lot No. 48 in D.D. 123, Yuen Long)</i> (例子: 元朗第 1 2 3 約地段第 4 8 號)	
Total number of "current land owner(s)" 「現行土地擁有人」的總數				
Consent obtained 已取得的同意	no. 數目	date of consent obtained 取得同意的日期	no. 數目	date of consent obtained 取得同意的日期
Notification given 已發出的通知	no. 數目	date and means of notification given 發出通知的日期和方式	no. 數目	date and means of notification given 發出通知的日期和方式

6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s) 為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情 (please use separate sheets if the space below is insufficient 如下列的空間不足, 請另頁說明)
Please specify the date(s) of action(s) taken 請註明行動日期
.....
.....
.....
.....
.....
.....
.....

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

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

Parts 5 (Continued) and 6 第 5 (續) 及第 6 部分

7. Development Proposal 擬議發展計劃	
Effective period of permission applied for 申請的許可有效期	6 year(s)/month(s)* 年/個月*
Proposed use(s)/development(s) 擬議用途/發展	<p>臨時商店及服務行業 (美容院連附屬寫字樓)</p> <p>(Please also illustrate the details of the proposal on a layout plan) (請另以平面圖說明擬議詳情)</p>
Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	24 sq. m. 平方米
Proposed covered land area 擬議有上蓋土地面積	146 sq. m. 平方米
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	sq. m. 平方米
Proposed non-domestic floor area 擬議非住用樓面面積	171 sq. m. 平方米
Proposed total floor area 擬議總樓面面積	171 sq. m. 平方米
Proposed use(s) of different floors of buildings/structures (if applicable) 建築物/構築物不同樓層的擬議用途(如適用)	
<p>1個美容院 (以金屬及水泥搭建)</p> <p>高約7米, 樓高兩層: 上層位面積 25平方米, 下層位面積 146平方米, 上層用作儲存美容用品, 下層用作美容室及寫字樓</p>	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
<p>✓</p>	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
<p>✓</p>	
Any vehicular access to the subject land/building? 是否有車路通往有關的土地/建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. 有一條現有車路。</p> <p><input type="checkbox"/> There is a proposed access. 有一條擬議車路。</p> <p>(please illustrate on plan and specify the width) (請在圖則顯示, 並註明車路的闊度)</p> <p>No 否 <input type="checkbox"/> 闊約8米</p>

* Delete as appropriate * 請刪去不適用者
 Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

8. Impacts of Development Proposal 擬議發展計劃的影響																									
If necessary, please use separate sheets to provide justifications and/or measures to minimize possible adverse impacts. 如需要的話, 請另頁提供理由及/或盡量減少可能出現不良影響的措施。																									
Does the development proposal involve alteration or extension of existing building? 擬議發展計劃是否包括現有建築物的改動或擴建?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																								
Does the development proposal involve land filling/pond filling/excavation/diversion of streams/site formation*? 擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整* 工程?	Yes 是 <input type="checkbox"/> Please specify the details, and indicate on site plan(s) the extent of site formation (including land/pond filling), the filling/excavation level(s) and the existing ground levels, and the particulars of diversion of stream 請註明詳情, 以及在地盤平面圖上示明地盤平整工程(包括填土/填塘)的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節 No 否 <input checked="" type="checkbox"/>																								
Would the development proposal involve felling of trees and/or cause damage to branches and roots of trees? 擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞?	Yes 是 <input type="checkbox"/> Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals 請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃 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>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> </table> <p>Please state measure(s) to minimize the impact(s) 請註明盡量減少影響的措施</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. 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(篇幅宜不超過500個英文字及/或中文字,如有需要,請另頁說明。)

可參閱附件申請理由

10. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, site plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

場地大綱圖
場地位置圖
場地設計圖

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

Parts 9 and 10 第9及第10部分

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。

Signature
簽署

Applicant/Authorized Agent*
申請人/獲授權代理人*

Name in Block Letters 姓名 (以正楷填寫)

Position (if applicable) 職位 (如適用)

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of
代表

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

Date
日期

31/8/2018

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:

- (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
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments
- in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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) 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) 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。

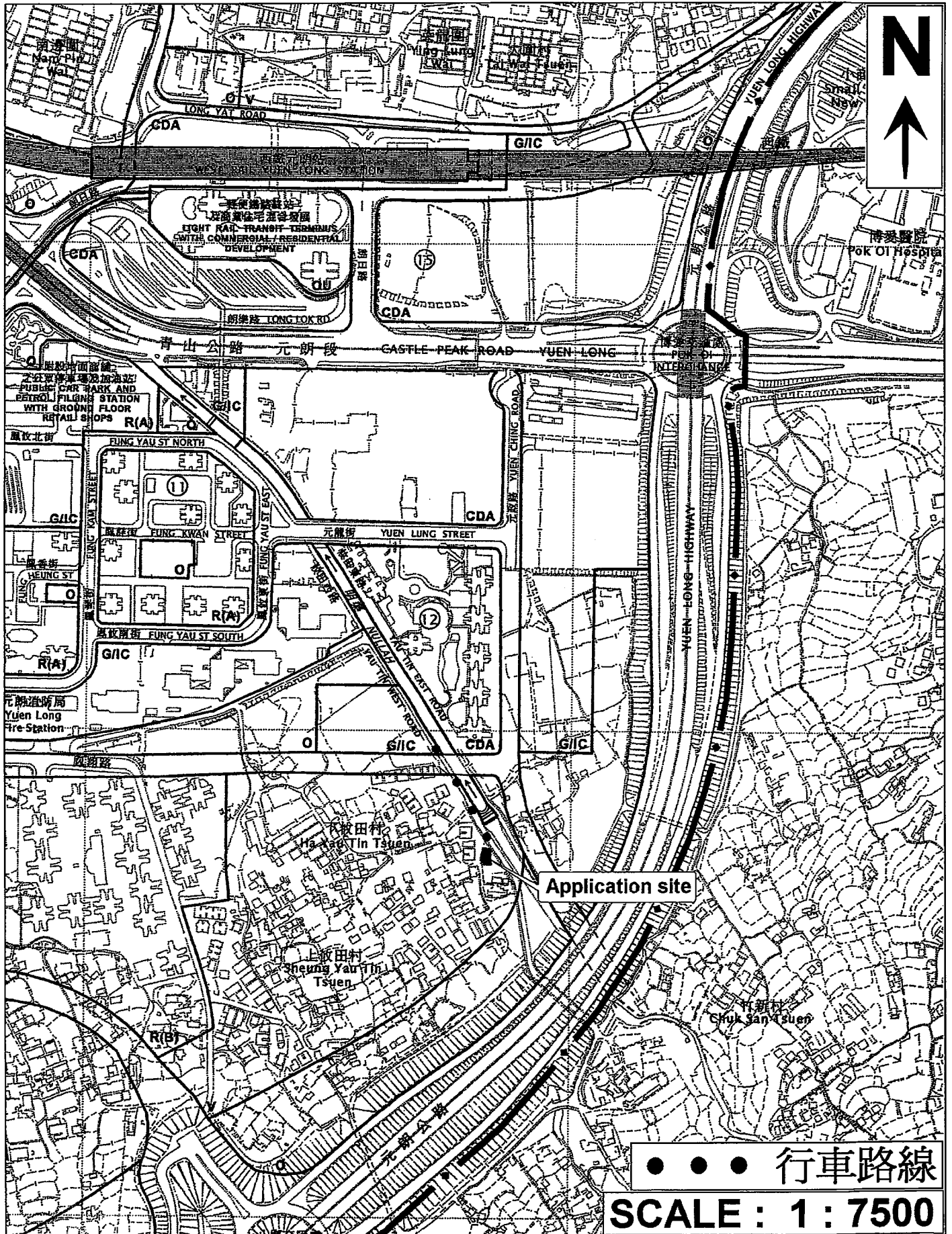
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333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

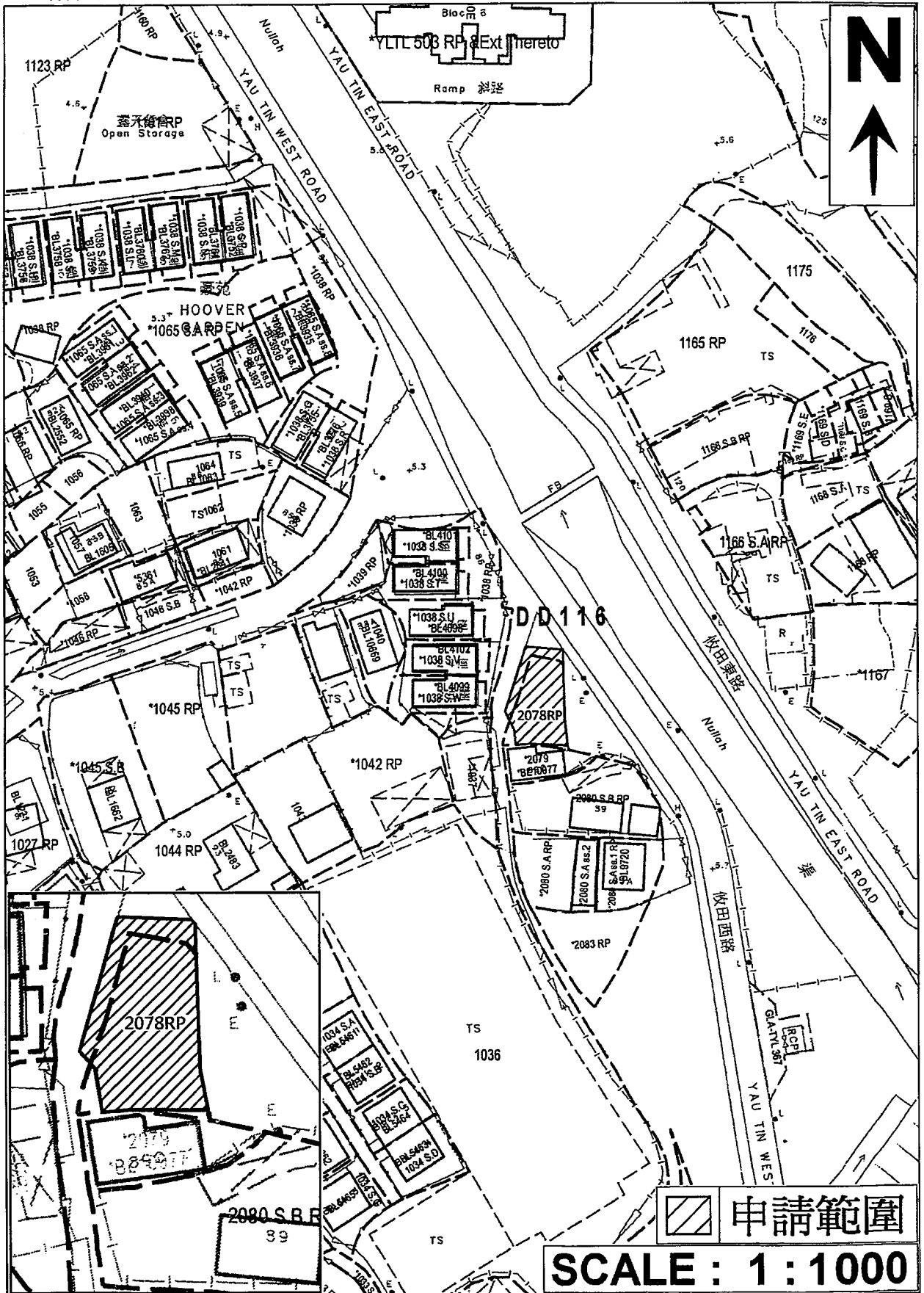
* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

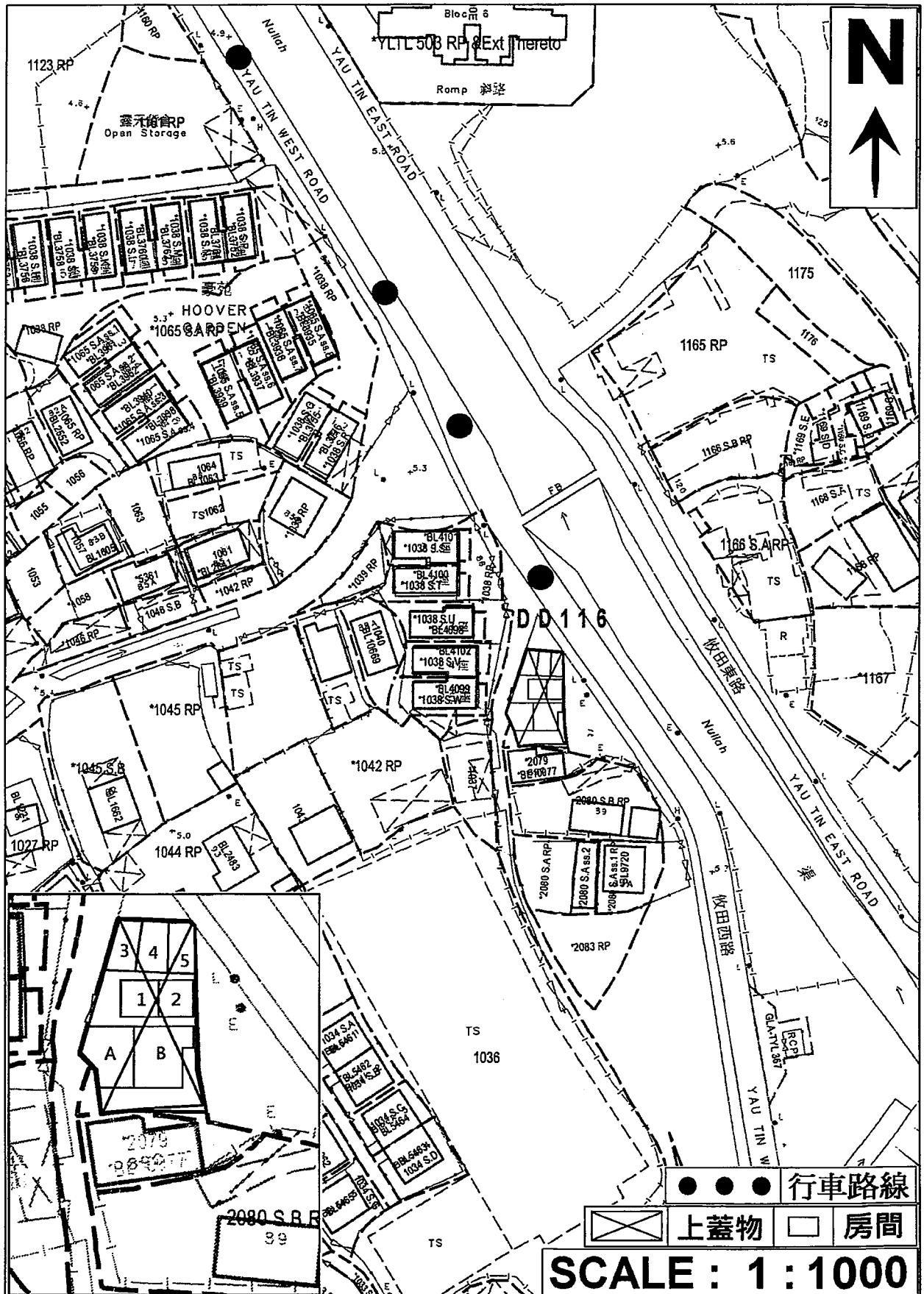
附圖 1：場地大綱圖



附圖 2：場地位置圖



附圖 3：場地設計圖



申請理由

1. 此申請由輝興投資有限公司 (SUNNY WELL INVESTMENT LIMITED)提出，發展作為期六年的擬議臨時商店及服務行業(美容院連附屬寫字樓)用途。申請地點位於新界元朗下攸田村丈量約份第 116 約地段第 2078 號餘段(部分)及毗連政府土地。根據土地註冊處記錄，申請地點屬集體官約農業用地，租期由 1898 年 7 月 1 日起至往後的 75 年減三天，可續租 24 年。除了一般性的不得違法貿易條款外，並無其他限制。(可參閱附圖 1：場地大綱圖及附圖 2：場地位置圖)
2. 申請地點位於元朗分區計劃大綱圖(S/YL/23)的「鄉村式發展」(V) 地帶內。擬議申請用途與「鄉村式發展」地帶的規劃意向並無衝突，「美容院連附屬寫字樓」的申請，性質屬商店及服務行業，為該地帶第二欄的用途類別，即發展須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。
3. 申請地點涉及一幅私人土地，涉及少量官地。申請地點總面積約 170 平方米，政府土地面積約 38 平方米。申請地點地型不規則，地勢平坦並已平整，無需因發展而進行填泥工作。
4. 擬議發展屬臨時性質，設施簡單容易還完，不會妨礙落實「鄉村式發展」的長遠規劃意向。申請發展與四周具鄉郊特色的土地用途並非不相協調。申請人希望名正言順在申請地點發展標題用途，將發展納入規管，故主動提出是次規劃申請。
5. 申請地點發展作擬議臨時商店及服務行業(美容院連附屬寫字樓)用途。申請地點設計力求簡單，當中只建有一個上蓋物，上蓋物設置獨立房間，提供美容服務。
6. 美容院連附屬寫字樓為一間以金屬及水泥搭建上蓋物，高約 7 米，樓高兩層，有隔熱上蓋金字斜頂。上層佔面積約 25 平方米，用作儲存美容用品。下層佔面積約 146 平方米。用作美容室（房間 1、2、3、4 及 5）及寫字樓（房間 A 及 B）用途。

7. 申請地點開放時間為星期一至日（包括公眾假期），每日上午九時至下午七時。申請地點的工作人員約 7-8 人。營運模式由美容師與顧客預約，再與負責人安排進行美容服務。美容服務包括皮膚護理、髮型設計及指甲修飾。申請地點會有專人負責清理及收集垃圾，確保環境衛生。附屬寫字樓負責一般文書工作。
8. 美容院的工作人員及顧客均會在附近的公共車站下車，以步行方式進入申請地點。申請地點不設泊車位，並無運輸工作，經營者會提醒所有顧客，申請地點不設訪客泊車位。基於上述原因，此申請不會有汽車流量，不會對附近交通構成影響。
9. 申請地點位於元朗下攸田村，位於攸田西路沿線，可經由攸田西路連接青山公路，接通新界道路網。攸田西路為一條有記錄的正規道路，已使用多年。行車通道鋪設成混凝土路面，車道平坦彎位少，可供駕駛者安全使用。
10. 擬議發展以靜態形式存在，從事工作整齊，不會有任何損害環境設施。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。
11. 除了申請標題的發展外，不會有其他用途。倘申請獲通過，申請人會依足規定，進行上蓋牌照（STW）申請及向地政處提交涉及政府土地的租用申請（STT）。包括繳付地價或費用。
12. 擬議發展能善用鄉郊土地，發展性質、形式及佈局與周邊環境協調，不會影響附近環境風貌。發展符合規劃大綱的要求，不會對環境構成任何負面影響。
13. 於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。

申請地點： A/YL/250

敬啟者：

關於上述檔案涉及政府土地面積，經再三計算，應修正為約 32 平方米。特致函修正。

除此之外，其他資料維持不變。如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 屯門及元朗 / 盧小姐

申請代理人

郭志文
24/9/2018

申請地點： A/YL/250

敬啟者：

此申請接獲一些公眾意見，當中的反對意見大同小異，申請人在此作綜合回應。

1. 申請地點位於元朗分區計劃大綱圖(S/YL/23)的「鄉村式發展」(V)地帶內。擬議臨時商店及服務行業用途屬該地帶第二欄的用途類別，即發展須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。申請發展與四周具鄉郊特色的土地用途並非不相協調。
2. 此申請作擬議臨時商店及服務行業(美容院連附屬寫字樓)用途，不會安裝霓虹燈光管招牌。開放時間於下午七時結束，也不會有晚間照明裝置，不會產生光害滋擾。
3. 美容院的工作人員及顧客均會在附近的公共車站下車，純粹以步行方式進入申請地點。申請地點不設泊車位，不會有上落貨活動，並無運輸工作，不會有車輛進入，不會產生汽車流量，不會對附近交通構成影響。不會造成環境噪音滋擾，影響鄉村安寧。

在申請地點附近，有一些大型物流倉庫，每日出入車輛頻繁，有可能令環境造成滋擾。一些公眾可能未有深入了解，誤會了此申請用途，才會提出反對意見。

4. 申請地點開放時間是一般人日間活動的時間，為星期一至日（包括公眾假期），每日上午九時至下午七時。夜間不會有商業活動，不會產生噪音。
5. 申請人希望名正言順在申請地點發展標題用途，所以提出為期六年的申請，希望能將發展納入規管。


部份公眾人士的意見明顯對此申請有所誤解，申請人有責任解釋，希望有關方面能明白，消除不必要的疑慮。如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 屯門及元朗 / 盧小姐

申請代理人

A handwritten signature in black ink, consisting of a horizontal line with a large, stylized loop above it and a smaller loop below it.

郭志文

30/10/2018

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會
秘書處



敬啟者：

(申請編號：A/YL-250)

申請用途- 臨時商店及服務行業(美容院連附屬寫字樓)

新界元朗下攸田村丈量約份第 116 約地段第 2078 號餘段(部份)及毗連政府土地

(我等及村民對上述規劃申請表示一致反對。本村大部份是民區，村民生活簡樸，居住環境寧靜，民風淳樸。我等及村民認為開設商店與本村淳樸自然的環境格格不入，破壞鄉郊寧靜，商店開設後將會有大量陌生人進出本村，影響村內治安，同時汽車流量增加亦會做成交通阻塞等，將會嚴重影響村民日常生活。

專函奉達，懇請 貴委員能慎重考慮我等及村民的意見，堅決反對上述申請。如有任何查詢，通致電 [REDACTED] 與黃立光村代表聯絡。

此致

城市規劃委員會

下攸田村原居民代表：

黃立光

黃立光

下攸田村居民代表：

黃劍雄

黃劍雄

2018 年 10 月 2 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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



有關的規劃申請編號 The application no. to which the comment relates A/YL/250

(意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人就申請人 A/YL/250 村屋改變商業用途，表達以下意見。

- ① 申請人與本村居民共用唯一一條行人小路進出，商業活動會造成居民生活不便。(請參考 P.3)
- ② 申請人沒有評估日後對居民日常生活影響，如申請人加裝五部大型冷氣機，在炎熱夏天開機，實在提升村內氣溫。(請參考 P.4)
- ③ 申請人申請(170平方米)的大型建築物，在沒有「落客貨區」配套情況下，改變成商業用途，實在對毗鄰居民帶來不少的滋擾。(請參考 P.5及P.6)

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

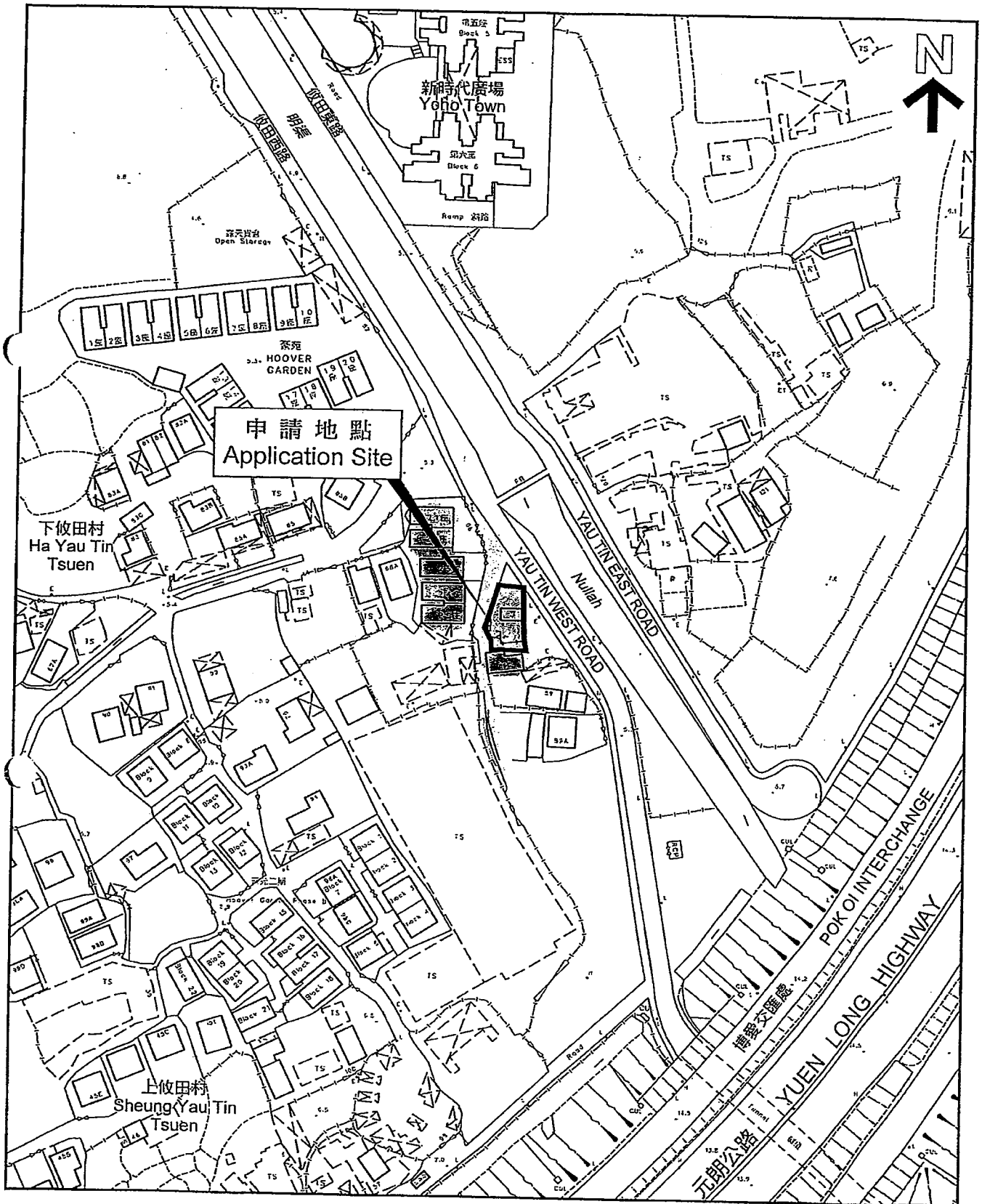
簽署 Signature Chan Cheuk Yee 日期 Date 15-10-2018

(CHAN CHEUK YEE)

- ④ 懇請城規會各位委員，維持本村現時的生活環境，不要申請人的商業活動，滋擾居民的和諧生活，萬分感激，謝謝。
- ⑤ 本村是「鄉村式發展」S/YL/23地，主要是給居民居住。申請人的商業活動，帶來生活環境負荷。

Chan Cheuk Yee

A/YL/250



申請編號 Application No. : A/YL/250

備註 Remarks

申請人要求批給規劃許可，准許將申請地點用作擬議臨時商店及服務行業（美容院連附屬寫字樓）（為期 6 年）。申請地點可從攸田西路前往。場內設有 1 個總樓面面積約 171 平方米及高度 7 米（2 層）的構築物作美容院及寫字樓用途。場地作業時間為每日上午 9 時至下午 7 時。

The applicant seeks planning permission to use the application site for proposed temporary shop and services (beauty parlour with ancillary office) for a period of 6 years. The site is accessible via Yau Tin West Road. There is 1 structure with a total floor area of about 171m² and height of 7m (2 storey) for beauty parlour and office use. The daily operation hours of the site are between 9:00 a.m. and 7:00 p.m.

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他 (請註明) Others (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
位置圖 Location plan		
<hr/>		
行車路線圖 Vehicular Access Plan		

報告書 Reports

規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估 (噪音、空氣及／或水的污染) Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他 (請註明) Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

火警設備評估

有關資料是為方便市民大眾參考而提供。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。

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申請編號 Application No. : A/YL/250

與申請地點／處所有關的先前申請
Previous Application(s) Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

有關資料是為方便市民大眾參考而提供。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。

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P.5

關於申請編號 A/YL/250 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL/250

(a) 申請編號 Application no.	A/YL/250		
(b) 位置/地址 Location/Address	新界元朗下攸田村丈量約份第 116 約地段第 2078 號餘段(部分)及毗連政府土地 Lot 2078 RP (Part) in D.D.116 and Adjoining Government Land, Ha Yau Tin Tsuen, Yuen Long, New Territories		
(c) 地盤面積 Site area	約 About 170 平方米 m ² (包括政府土地約 Includes Government Land of about 32 平方米 m ²)		
(d) 圖則 Plan	元朗分區計劃大綱核准圖編號 S/YL/23 Approved Yuen Long Outline Zoning Plan No. S/YL/23		
(e) 地帶 Zoning	「鄉村式發展」 "Village Type Development"		
(f) 申請用途/發展 Applied Use/ Development	臨時商店及服務行業(美容院連附屬寫字樓)(為期 6 年) Temporary Shop and Services (Beauty Parlour with Ancillary Office) for a Period of 6 Years		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	171	-
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	1	
	綜合用途 Composite	-	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	-	米 m
		-	米(主水平基準以上)mPD
		-	層 storey(s)
	非住用 Non-domestic	7	米 m
		2	米(主水平基準以上)mPD 層 storey(s)
	綜合用途 Composite	-	米 m 米(主水平基準以上)mPD 層 storey(s)
(j) 上蓋面積 Site coverage	-		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	-		

* 有關資料是為方便市民大眾參考而提供。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。
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申請編號	地點	申請用途	就申請提出意見的期限
A/TP/658	新界大埔下坑丈量約份第 12 約地段第 20 號	擬議屋宇 (新界豁免管制屋宇)	2018 年 10 月 19 日
A/TP/659	新界大埔下坑丈量約份第 12 約地段第 24 號 C 分段	擬議屋宇 (新界豁免管制屋宇)	2018 年 10 月 19 日
A/YL-KTN/633	元朗錦田江大路丈量約份第 109 約地段第 1243 號 B 分段餘段(部分)及第 1296 號餘段	擬議臨時公眾停車場(貨櫃車除外) (為期 5 年)	2018 年 10 月 19 日
A/YL-NTM/373	元朗牛潭尾丈量約份第 98 約地段第 113 號餘段和毗連政府土地	擬議臨時商店及服務行業 (汽車零件商店) (為期 3 年)	2018 年 10 月 19 日
A/YL-TT/444	新界元朗大棠丈量約份第 117 約地段第 1384 號(部分)、第 1385 號餘段、第 1386 號、第 1387 號 A 分段及第 1387 號 B 分段和毗連政府土地	臨時動物寄養所及犬隻繁育中心 (為期 3 年)	2018 年 10 月 19 日
A/YL/250	新界元朗下攸田村丈量約份第 116 約地段第 2078 號餘段(部分)及毗連政府土地	臨時商店及服務行業 (美容院連附屬寫字樓) (為期 6 年)	2018 年 10 月 19 日

2018 年 9 月 28 日

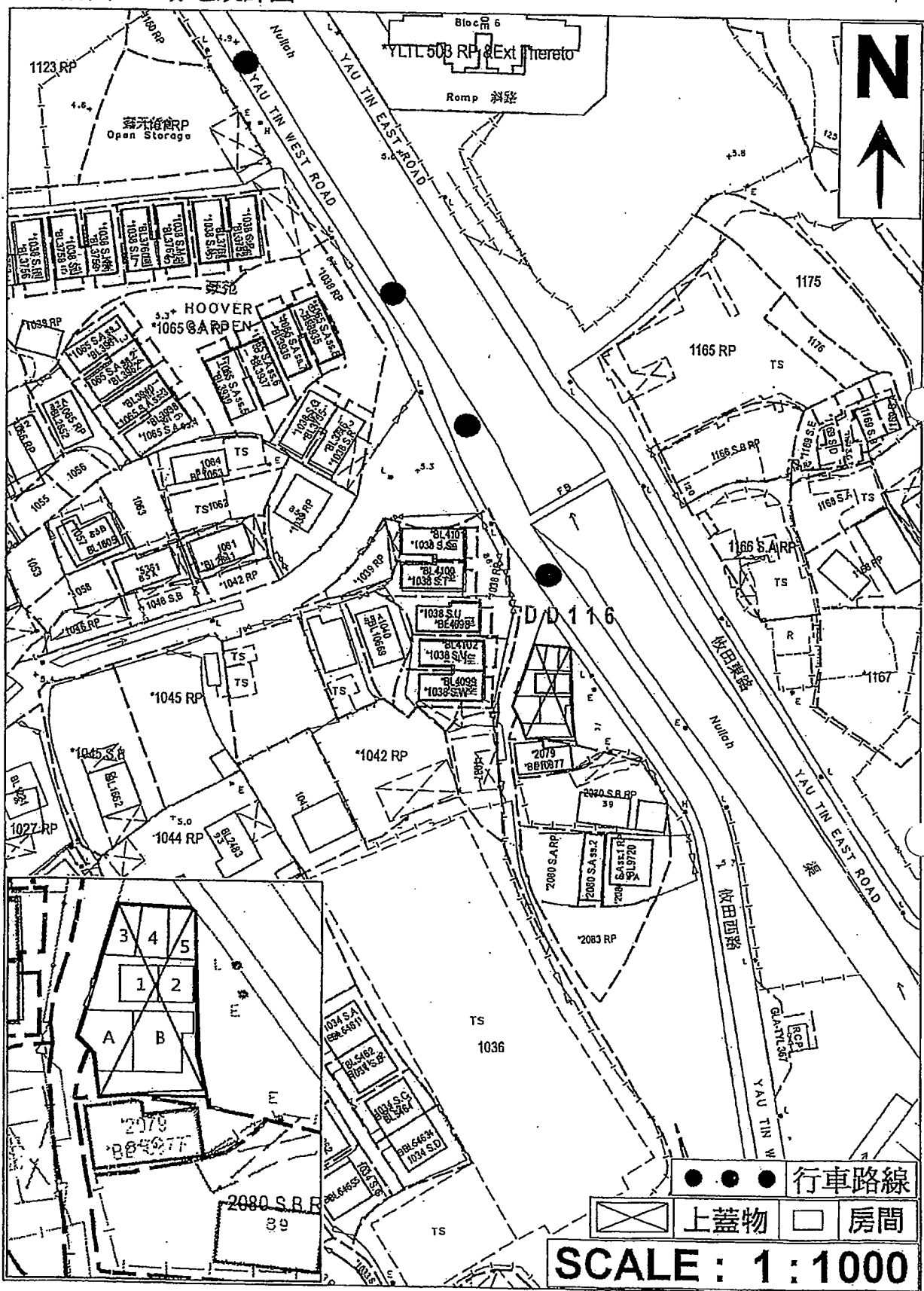
城市規劃委員會

申請編號 Application No. : A/YL/250

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

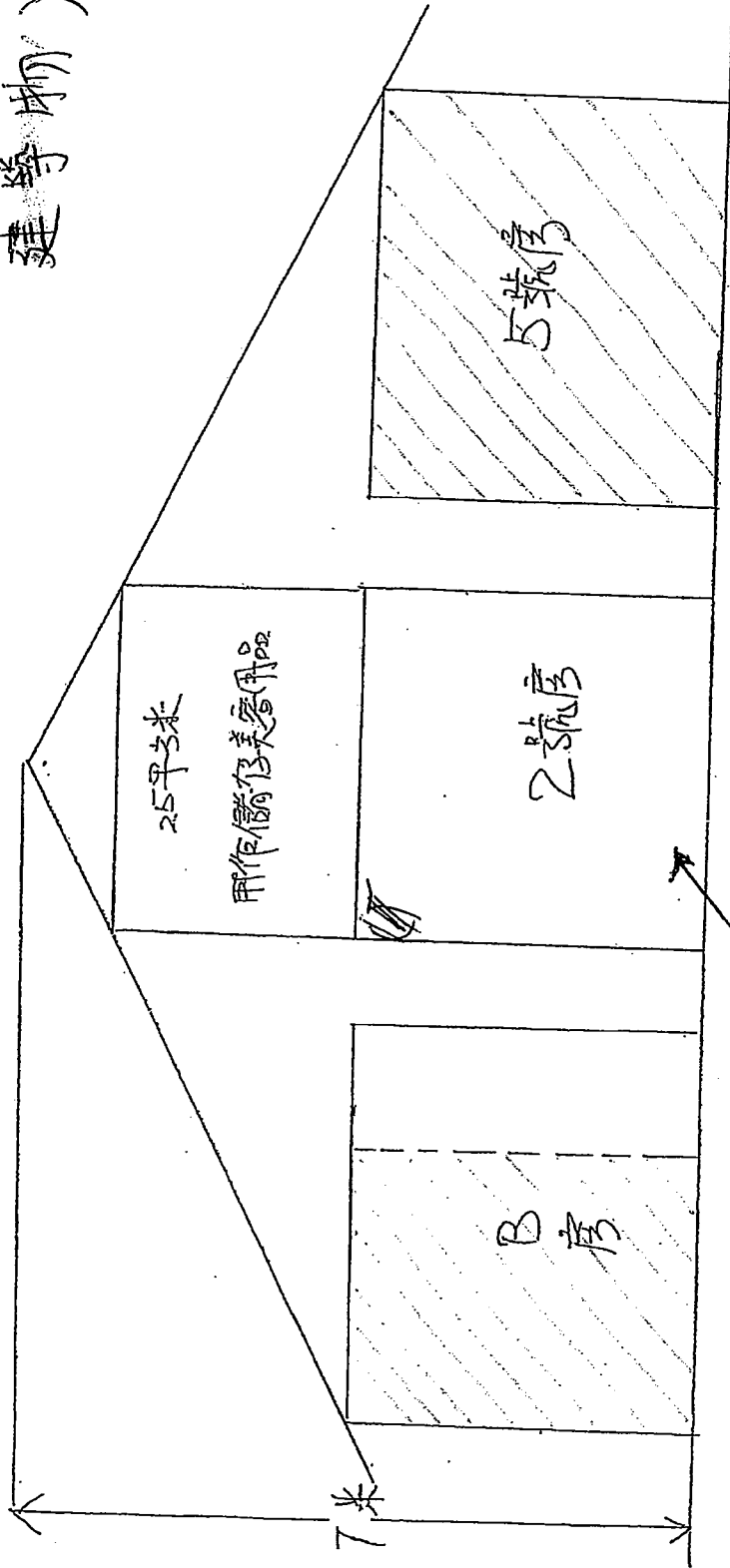
附圖 3：場地設計圖



上蓋側面圖

(依田區路望向申請地點)

(代表加建的
建築物)



(原本的村屋,
但更改及加高)

申請編號 Application No.: A/YL/250

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 Appendix II-1 of RNTPC Paper No. A/YL/250
the application no. to which the comment relates

A/YL/250

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對 A/YL/250 的規劃申請。
因為該地段原是鄉村式發展用地，即是丁屋
住宅區，而區內只有鄉村式小路，無法提供給
服務業的人流使用。如該地改為臨時高層工
服務行業會造成交通的沉重負載，亦會破壞該
住宅區的寧靜社區模式。所以本人收到當地
居民意見，反對是項規劃申請。

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

元朗區議員 麥業成

簽署 Signature

日期 Date 2018-10-18



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

有關的規劃申請編號 The application no. to which the comment relates A/YL/250

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會是元朗居民服務社。本會反對這項規劃申請。
因為所申請的規劃用地是鄉村式發展用地，如果改
為其他用途，會令到鄉村式發展用地減少。而且該
區是紙作住宅區，當改作商業及服務業用途，所帶來
的人流量會嚴重破壞該區的寧靜。因此本會
反對該項規劃申請。

「提意見人」姓名/名稱 Name of person/company making this comment 元朗居民服務社

簽署 Signature [Signature] 日期 Date 2018-10-18



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

參考編號

Reference Number:

181017-174003-10376

提交限期

Deadline for submission:

19/10/2018

提交日期及時間

Date and time of submission:

17/10/2018 17:40:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/250

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Carmen Wong

意見詳情

Details of the Comment :

I refer to the Planning Application No.: A/YL/250 (the Application) of the Lot No. 2078(Part) in D.D. 116 and Adjoining Government Land, Ha Ya Tin Tsuen, Yuen Long, New Territories (the Site) for the Proposed Use of Temporary Shop and Services (beauty parlour with ancillary office) for a period of 6 years.

I, as a resident in the neighbourhood of the Site for years, would like to offer my views as follows for consideration by Town Planning Board.

Item 1: Compliance of Land Requirement of the Structure on the Site

It came to my attention that the structure on the Site was a single storey structure probably bearing a squatter survey number. Yet, the survey number is no longer visible as the Site underwent redevelopment in 2017-18 with fencing enclosing the Site. The structure originally on the Site had been redeveloped into two storeys. As per the broad development parameters of the captioned application, the building height and number of storeys are respectively seven meters and two storeys. The footprint of the structure also changes with considerable extension. Grateful if Planning Department and Lands Department could review the land record of the Site to ensure that the structure now on site is in compliance with the land requirements, or lease modification (if applicable) or regularization should be made to ensure the structure on the Site complies with relevant Government regulations, including lands and buildings regulations.

Item 2: Unreasonably Long Period of Temporary Use

According to Clause 6 of the Notes of OZP S/YL/23, "Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes".

The proposed use is for a period of 6 years, which is unreasonably long relative to other planning applications in the newspaper notice of the Town Planning Board dated 28 Sept 2018. Other applications are mostly between 3 to 5 years. With reference to my query expressed in Item 1 above, please ensure the application is considered on the basis that the uses conform to the zoned use, any other relevant legislation, the conditions of the Government lease concerned, and any other

r Government requirements. I trust that the requirements laid for proposed use less than 5 years also applies to applications for uses over 5 years, the latter of which is expected to be with more stringent standards.

Item 3: Adverse Environment Impacts to Neighborhood

The proposed use, i.e. beauty parlour with ancillary office, is less common considering the remote location of the Site with no shops and services in the vicinity of about 100 meters. The Site is surrounded by New Territories exempted houses with no commercial or retail activities nearby. From residents' viewpoint, the proposed use is less favourable considering the traffic impact, noise impact and environmental impact to be brought by the proposed use. Should the proposed use be justified, impact assessments on traffic, noise and environment should be conducted with results thoroughly considered by the Town Planning Board.

With the abovementioned views on the Application, I submit my objection and plead the Town Planning Board for an objective consideration on the Application based on the relevant Government legislations and regulations. Thank you.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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

有關的規劃申請編號 The application no. to which the comment relates A/YL/250

(意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

不同意。主因噪音大，光源燈治安問題。

太接近民居，定必造成噪音問題。

招牌、廣告牌會造成光源問題。

亦會多了不同間雜人等，影響居民生活。

反對！

本身道路是單線雙程行車，時有擠塞，再加店鋪會造成負荷。

謝謝！

「提意見人」姓名/名稱 Name of person/company making this comment CHAN KIT CHUNG

簽署 Signature [Signature] 日期 Date 17/10/2018



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL/250

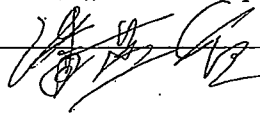
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對上址用作商業用途，因為會破壞
鄉郊寧靜，會對住在附近的住戶做成騷擾，
商業用途會多了有關車輛及人士出入，
會做成交通阻礙和混亂及爭拗。
所以本人反對上址用作商業用途

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

簽署 Signature



日期 Date

16-10-2018



tpbpd

寄件者: [REDACTED]
寄件日期: 19日10月2018年星期五 0:41
收件者: tpbpd@pland.gov.hk
附件: 20181019_002815.jpg; 20181019_002757.jpg; 20181018_074411.jpg

星鐵板圍封的正是 A/Y L/250 所申請的村屋



致城市規劃委員會秘書
官大法院式面觀香港北角渣甸道333號北角政府合署15/F
傳真：237740245或25228426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 237740245 or 25228426
By email: tpbpd@pland.gov.hk

有關的規劃申請編號: The application no. to which the comment relates A/YL/250

意見詳情(如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對物業發展存在打擾寧靜的居民生活
導致環境質素下降及交通問題。
又詢問規劃署官員有沒有到現場了解實際
環境

提意見人姓名/名稱: Name of person/company making this comment

簽署: Signature 張炳文

日期: Date 18/10/2017



5-8 附加

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL/250

意見詳情 (如有需要，請另頁說明)

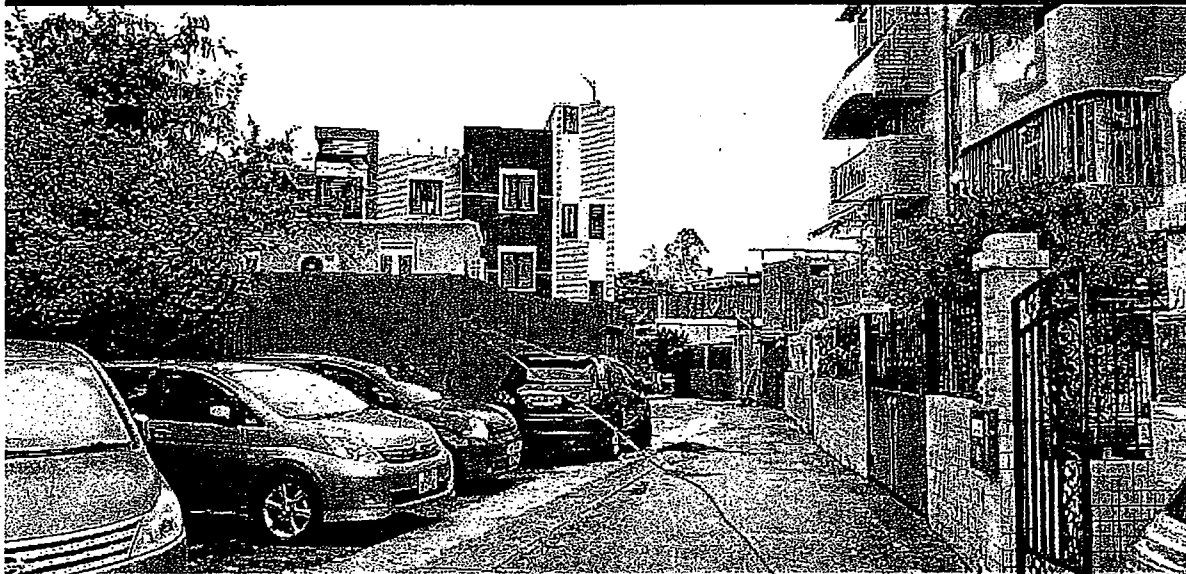
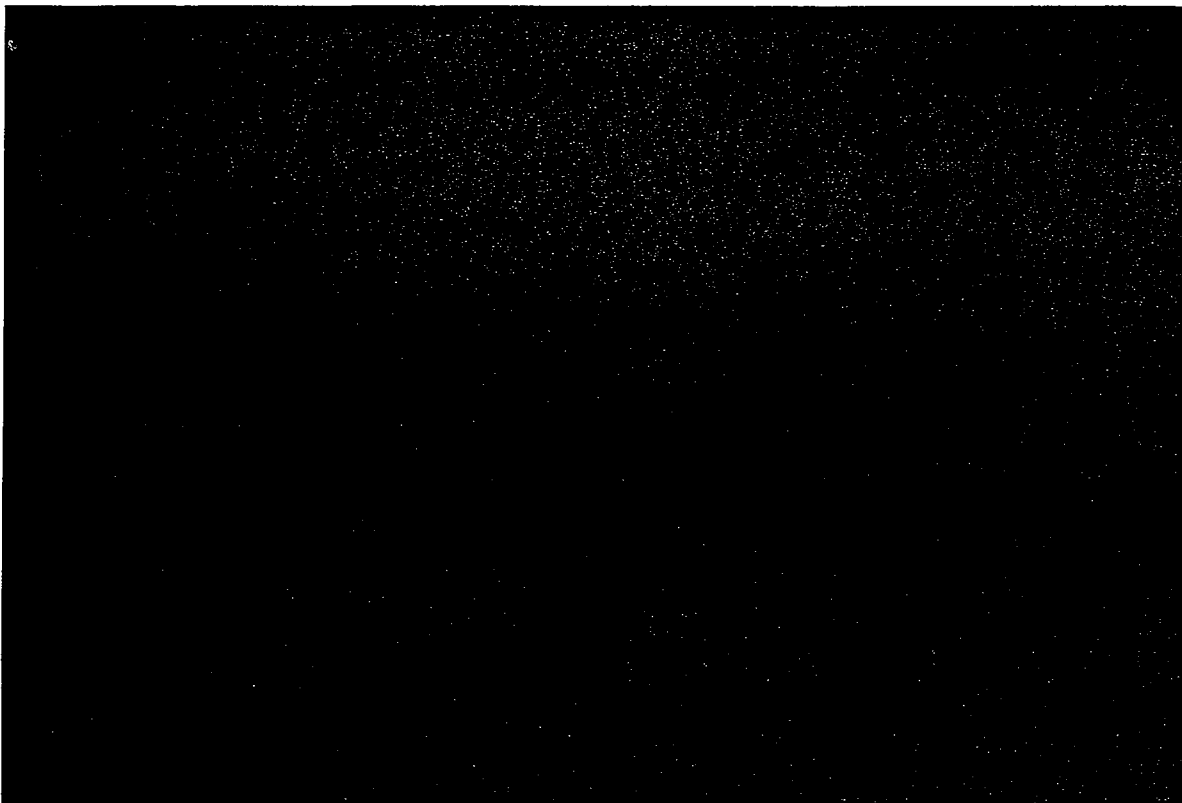
Details of the Comment (use separate sheet if necessary)

反對商業活動在本村打擾寧靜的民居生活
導致人流複雜及交通問題。

又請問規劃署官員有沒有到現場了解實際
環境

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

簽署 Signature 黃衍慶 日期 Date 18/10/2018

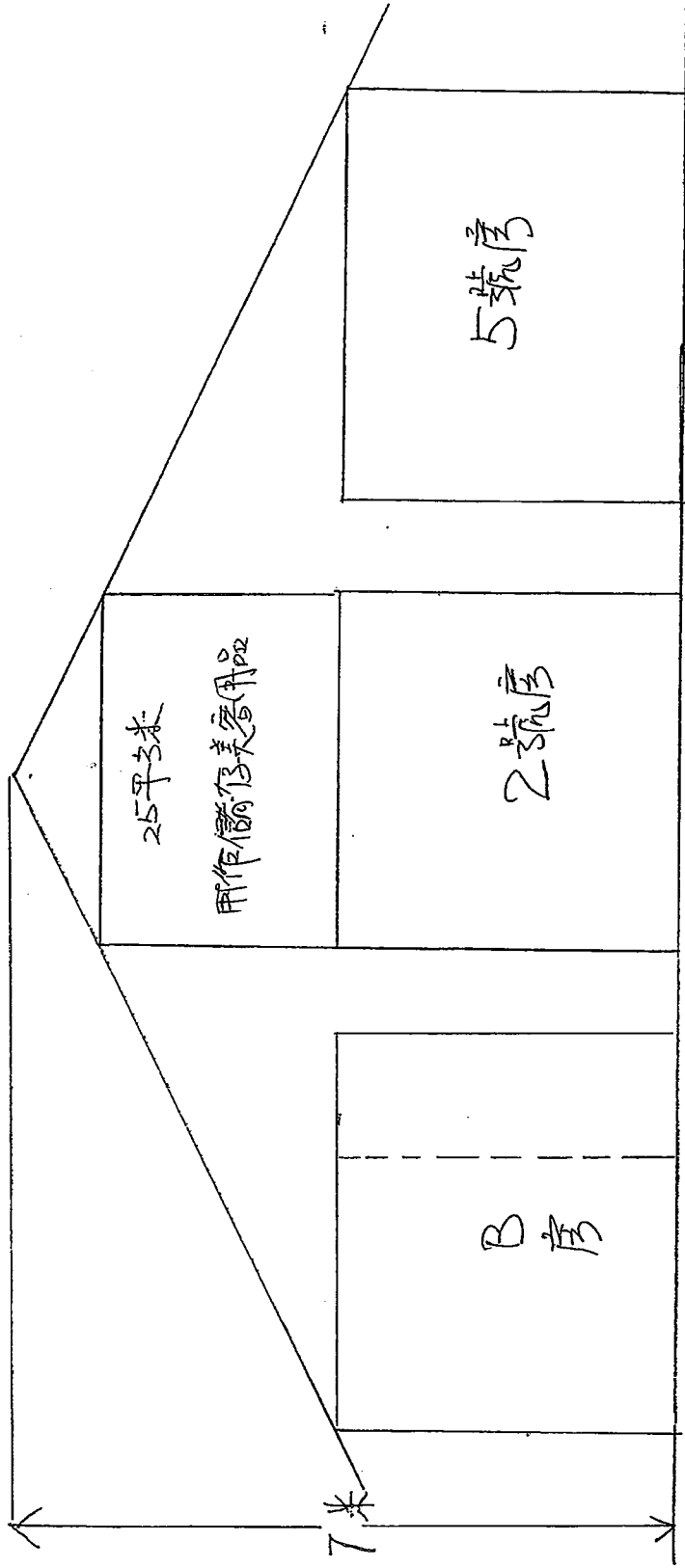


申請編號

A/YL250

上蓋側面圖

(伙田西路望向申請地點)



Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site ('the Site');
- (b) the planning permission is given to the development/uses under application. It does not condone any other development/use which currently exists on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of Government Land (GL) (about 32m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The lot owners(s) will need to apply to her office to permit the structures to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Further, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD. Regarding the land/legal status of the existing structure on site, her office will take appropriate land control and lease enforcement actions for any irregularities detected under the existing policy and mechanism. Besides, the Site is accessible from Yau Tin West Street via GL. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that his department does not and will not maintain any access (including Yau Tin West Road) connecting the Site and Long Ho Road, Fung Cheung Road or Yuen Lung Street. The applicant should be responsible for his own access arrangement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the Director of Environmental Protection's comments that the applicant is reminded to follow the mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storages Sites" issued by the Environment Protection Department. The applicant is reminded that effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge license under the WPCO should be obtained before a new discharge is commenced. It is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures;
- (f) to note the Director of Fire Services' comments that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with

dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant should be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (g) 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 planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings 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 should be appointed as the co-ordinator for the proposed building works in accordance with 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 BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. 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 B(P)R at the building plan submission stage.