

2025年 4月 23日

Appendix I of RNTPC  
Paper No. A/YL/327

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

This document is received on 2025 -04- 23  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL1327
	Date Received 收到日期	2025-04-23

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

LAM TING HIM

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

LAM TING HONG

### 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 No. 825RP(PART), 839, 840, 843 IN D.D. 116 and Adjoining Government Land, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 860 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 460 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 120 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yuen Long Outline Zoning Plan No. S/YL/27
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group B) ("R(B)") and Village Type Development ("V")
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".  
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....15/03/2025..... (DD/MM/YYYY), this application involves a total of .....2..... "current land owner(s)".  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of .....2..... "current land owner(s)".  
已取得 ..... 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot no. 825RP in D.D. 116	15/03/2025
1	Lot no. 839,840 and 843 in D.D. 116	15/03/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

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

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

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

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="491 1375 1481 1895"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										



**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Shop and Services and Eating Place  
with Ancillary Facilities for a Period of 6 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 .....460..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率 .....0.535..... ☒About 約
- Proposed site coverage 擬議上蓋面積 .....40..... % ☒About 約
- Proposed no. of blocks 擬議座數 .....2.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....2..... storeys 層  
☐ include 包括.....storeys of basements 層地庫  
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐About 約  
.....Not more than 8... m 米 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 ..... 230 ..... sq. m 平方米 ☒ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☒ shop and services 商店及服務行業 ..... 230 ..... sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F) (1/F)	SHOP AND SERVICES, WASHROOM OFFICE	180m <sup>2</sup> (ABOUT) 50m <sup>2</sup> (ABOUT)	Not exceeding 8m (2-STOREY)
B2	(G/F) (1/F)	EATING PLACE, KITCHEN, WASHROOM STORAGE ROOM, OFFICE	160m <sup>2</sup> (ABOUT) 70m <sup>2</sup> (ABOUT)	Not exceeding 8m (2-STOREY)
TOTAL:		340m <sup>2</sup> (ABOUT)	460m <sup>2</sup> (ABOUT)	

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

Parking Space, Loading/Unloading Space, Circulation Space



## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Assessable from Fung Cheung Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>4</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	4	Motorcycle Parking Spaces 電單車車位	0	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	Others (Please Specify) 其他 (請列明)					
Private Car Parking Spaces 私家車車位	4																	
Motorcycle Parking Spaces 電單車車位	0																	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0																	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0																	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0																	
Others (Please Specify) 其他 (請列明)																		
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>0</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	0	Coach Spaces 旅遊巴車位	0	Light Goods Vehicle Spaces 輕型貨車車位	1	Medium Goods Vehicle Spaces 中型貨車車位	0	Heavy Goods Vehicle Spaces 重型貨車車位	0	Others (Please Specify) 其他 (請列明)					
Taxi Spaces 的士車位	0																	
Coach Spaces 旅遊巴車位	0																	
Light Goods Vehicle Spaces 輕型貨車車位	1																	
Medium Goods Vehicle Spaces 中型貨車車位	0																	
Heavy Goods Vehicle Spaces 重型貨車車位	0																	
Others (Please Specify) 其他 (請列明)																		

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

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

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 860 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 no more than 1.1 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The proposed development is temporary in nature and it would not jeopardize the planning intention in the long run.

2. Shop and Services is column 2 use in "R(B)" zone and "V" zone which is to serve the residential neighbourhood.

3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.

4. Insignificant noise and environment impacts because no workshop activity will be carried out at the application site.

5. Minimal traffic impacts and enough circulation space for parking and L/UL provided. Only private car and light goods vehicle will be accepted to access the application site.

6. The proposed development would benefit the residents in the vicinity.

7. No storage of dangerous goods will be carried out at the application site.

8. Similar planning applications have been approved by the Town Planning Board in the same "R(B)" zone and "V" zone (Ref: A/YL/274 & A/YL/250).

**11. Declaration 聲明**

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

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

Signature

簽署

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

LAM TING HIM

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of

代表

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

Date 日期

21/03/2025 (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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用處，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	LOT No. 825RP(PART), 839, 840, 843 IN D.D. 116 and Adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	860 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 120 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/27		
Zoning 地帶	Residential (Group B) ("R(B)") and Village Type Development ("V")		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	460 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.535 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
	Composite 綜合用途	NA	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	40 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	4
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	4 NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	NA NA 1 NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Zoning Plan, Land Status Plan, Swept Path Analysis, Filling Plan, Proposed Drainage Plan</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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。

此為空白頁。

This is a blank page.

## 行政摘要

1. 申請地點位於新界元朗丈量約份第 116 約地段第 825 號餘段(部份)，第 839 號，第 840 號及第 843 號和毗連政府土地。
2. 申請用途為「擬議臨時商店及服務行業及臨時食肆連附屬設施(為期 6 年)」。
3. 申請面積為大約 860 平方米，當中包括大約 740 平方米的私人土地及 120 平方米的政府土地。
4. 申請地點處於元朗分區計劃大綱核准圖編號 S/YL/27 下的「住宅(乙類)」及「鄉村式發展」地帶。
5. 申請地點擬議提供 2 個不超過 8 米高的兩層構築物，總樓面面積約 460 平方米。其中 1 個構築物作零售商店及附屬辦公室用途；1 個構築物則作食肆、廚房、儲存室及附屬辦公室用途。
6. 營業時間為每天上午 9 時至晚上 10 時(星期日及公眾假期照常營業)。
7. 擬議申請 1) 旨在服務當地居民，迎合附近居民的日常需求；2) 只屬臨時申請性質，沒有違反長遠發展之規劃意向；3) 附近已有相類用途的規劃申請獲批准；4) 規模小，與附近的土地用途相容協調；5) 善用空置土地；6) 沒有對排水、交通及環境造成不良影響。

## 規劃綱領

### 1. 簡介

- 1.1 本規劃申請旨在就位於新界元朗丈量約份第 116 約地段第 825 號餘段(部份)，第 839 號，第 840 號及第 843 號和毗連政府土地，擬議向 城市規劃委員會 (城規會)申請作為「**擬議臨時商店及服務行業及臨時食肆連附屬設施(為期 6 年)**」用途。(附件 1 至 3)
- 1.2 申請人為當地居民，於申請地點附近居住逾廿年。有見元朗區近年發展迅速，申請地點附近建成了多個大型屋苑及村屋，附近居住人口大幅上升但相關配套不多，為了迎合當地人口需求，申請人希望更有效利用以上閑置土地滿足當地居民日常需要，提供更便利就近的商業及食肆配套供當地居民使用，同時促進經濟發展及創造更多就業機會。

### 2. 擬議規劃申請背景

- 2.1 申請地點處於元朗分區計劃大綱核准圖編號 S/YL/27。當中申請土地部份位於「住宅(乙類)」及「鄉村式發展」地帶。根據計劃大綱核准圖中土地用途表說明書，「商店及服務行業」及「食肆」用途皆列於「住宅(乙類)」及「鄉村式發展」地帶中可申請用途的第二欄，即須先向城規會申請，可能在有附帶條件或無附帶條件下獲准的用途。(附件 2)
- 2.2 擬議申請地點雖位於「住宅(乙類)」及「鄉村式發展」地帶，但目前仍然處於空置狀況，亦未有任何作出上述相關長遠發展之申請。由於本次申請為「商店及服務行業」及「食肆」只作臨時性質，並不會改變或對該土地用途有長遠影響，申請目的旨在更有效利用閑置土地服務當地居民。
- 2.3 本申請涉及「住宅(乙類)」及「鄉村式發展」地帶，當中擬議申請構築物主要規劃於「住宅(乙類)」的私人土地上，屬「鄉村式發展」的私人土地及毗連政府土地主要用作通道及作為停車位及上落貨車位。根據相關土地用途說明，「住宅(乙類)」用途土地作服務住宅區一帶的商業用途，及「鄉村式發展」作其他商業、社區及康樂用途，如向城規會申請



許可，或會獲得批准。

### 3. 擬議規劃申請建議

3.1 本規劃申請面積大約 860 平方米，當中包括大約 740 平方米私人土地及大約 120 平方米政府土地。申請人擬議建設 2 幢不超過 8 米高的 2 層構築物，1 幢構築物作零售商店、洗手間 (G/F) 及附屬辦公室 (1/F) 用途；1 幢構築物則作食肆、廚房、洗手間 (G/F) 及 儲存室及附屬辦公室 (1/F) 用途。每幢樓面面積約 230 平方，總樓面面積大約 460 平方米。(附件 5-7)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F) SHOP AND SERVICES, WASHROOM (1/F) OFFICE	180m <sup>2</sup> (ABOUT)	180m <sup>2</sup> (ABOUT) 50m <sup>2</sup> (ABOUT)	Not exceeding 8m (2-STOREY)
B2	(G/F) EATING PLACE, KITCHEN, WASHROOM (1/F) STORAGE ROOM, OFFICE	160m <sup>2</sup> (ABOUT)	160m <sup>2</sup> (ABOUT) 70m <sup>2</sup> (ABOUT)	Not exceeding 8m (2-STOREY)
TOTAL:		340m <sup>2</sup> (ABOUT)	460m <sup>2</sup> (ABOUT)	

營業時間為每天上午 9 時至晚上 10 時(星期日及公眾假期照常營業)。所配套之洗手間、儲存室及附屬辦公室用以提供所需的室內工作空間及附屬設施予員工更有效及舒適地支援日常工作。詳細發展參數見下表：

申請面積	約 860 平方米
有上蓋土地面積	約 340 平方米
露天土地面積	約 520 平方米
地積比率	約 0.535
上蓋面積	約 40%
幢數	2
建築物高度	不超過 8 米
層數	2
總樓面面積	約 460 平方米
住用	不適用
非住用	約 460 平方米

3.2 由於申請地點新界元朗丈量約份第 116 約地段第 825 號餘段與第 839 號，第 840 號及 843 號之間夾隔約 120 平方米政府土地，該政府土地為空置狀況，雜草叢生，加上並非通道，申請並不會影響或造成居民不

便。申請人擬議規劃該政府土地只作為主要出入通道及車位及貫通連接各地段，而構築物並不涉及政府土地範圍，因此對該政府土地並無重大改動或影響，亦能美化及更有效利用閑置土地。

- 3.3 申請地點可由鳳翔路直接進入 (附件 1)，鳳翔路為政府道路，足夠車輛及行人直接進入申請地點。為了不影響附近居民出入，申請人於申請地點新界元朗丈量約份第 116 約地段第 825 號餘段預留劃出地段部份土地作出入通道，不歸入此申請的土地範圍內，以確保此申請不會阻礙到旁邊居民進出及造成影響。申請擬議設置 4 個停車位及 1 個輕型貨車上落客貨車位供員工及訪客使用，由於申請旨在服務當地居民，預期不會對交通造成影響。
- 3.4 申請地點設有 1 個輕型貨車上落客貨車位，商店及食肆的送貨車輛可直接駛入申請地點內上落貨，亦有足夠空間供車輛掉頭，不會阻塞到鳳翔路及附近交通。(附件 4) 申請人確保任何時間不准中型貨車以上進出，不會對附近居民交通增加免擔。
- 3.5 申請並不會影響到附近風景，與周邊環境協調。由於本申請旨在經營商店及服務行業及食肆，並非作工場或廠房倉庫用途，因此不會進行任何工業生產活動。申請擬議 2 幢不超過 8 米高的 2 層構築物，其高度不會高於附近屋宇，外型上以及用途功能亦不會與附近環境不協調。
- 3.6 申請並不會對附近環境產生污染及影響。由於擬議申請只作商店及食肆用途，並不會進行任何工業生產活動，因此不會造成空氣、噪音或水污染。申請地點不會放置任何危險品。申請地點不會有任何廣播系統或揚聲器，而食肆亦只有室內用餐區域，並不會於戶外擺放，因此對附近環境不會造成噪音，影響附近居民生活。
- 3.7 由於申請地點土地不平整，因此申請人擬對土地進行平整以使申請土地能有效使用。擬議填土厚度不超過 1.1 米，以混凝土填平，規劃後土地主水平基準於+5.3 米至+5.5 米。(附件 8) 由於現時土地不平整，暴雨時常見積水情況，平整後亦能有效改善上述土地之排水問題，對附近環境有正面益處。
- 3.8 申請人就申請土地附上渠道及沙井設計圖(附件 9)。擬議規劃申請填土時已考慮到雨水排放問題，因此土地以斜水+5.5 米主水平基準由西往東至+5.3 米主水平基準。申請地點亦會建設沙井及 300mm 排水渠，由於

申請土地旁就是政府雨水渠道，因此本規劃申請及雨水排放問題並不會對鄰近土地及居民造成任何影響，更有效地改善上述土地現有的排水問題，有益於鄰近居民及環境。

- 3.9 就申請人上述規劃申請，根據城市規劃委員會資料，申請地點附近過往都有相同用途地帶，即「住宅(乙類)」(“R(B)”)及「鄉村式發展」(“V”)，申請作「商店及服務行業」並獲得批准。相關申請如下：

個案編號	用途地帶	申請用途	批准日期
A/YL/250	V	臨時商店及服務行業 (美容院連附屬寫字樓)(為期 6 年)	2018/11/16
A/YL/274	RB	臨時商店及服務行業 (為期 6 年) 及擬議略為放寬上蓋面積	2021/3/12

上述獲批准申請皆處於元朗分區計劃大綱核准圖編號 S/YL/27 範圍，鄰近本申請地點，皆申請 2 層高 7-8 米高構築物，個案 A/YL/250 地積比率約 1，個案 A/YL/274 地積比率約 1.84，不附帶停車及卸貨位置，相較本規劃申請的地積比率約 0.535，配有停車位及貨車卸貨位置，本申請相較過往獲批准個案，更能配合周遭環境及與附近環境協調，亦不會對附近造成交通影響。

此外在申請地點鄰近位置，亦有其他用途地帶土地獲准作「臨時食肆」用途：

個案編號	用途地帶	申請用途	批准日期
A/YL/310	0	臨時食肆(為期 6 年)	2023/10/27

根據元朗分區計劃大綱核准圖編號 S/YL/27 土地用途表說明書，「食肆」列於「休憩用地」(“0”)地帶中可申請用途的第二欄，即與「住宅(乙類)」及「鄉村式發展」地帶相同。由於 A/YL/310 個案與本申請距離接近，因此申請人認為亦可當作相類個案參考。

以上各獲批准之個案與本規劃申請之背景條件基本相近，申請人亦以過往獲批准個案作參考標準，包括高度、層數、申請為期時間、地積比率等，都以不超過獲批准個案的數據加以優化，因此希望 城規會可參考先例批准本次申請。

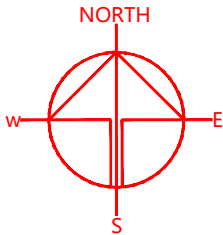
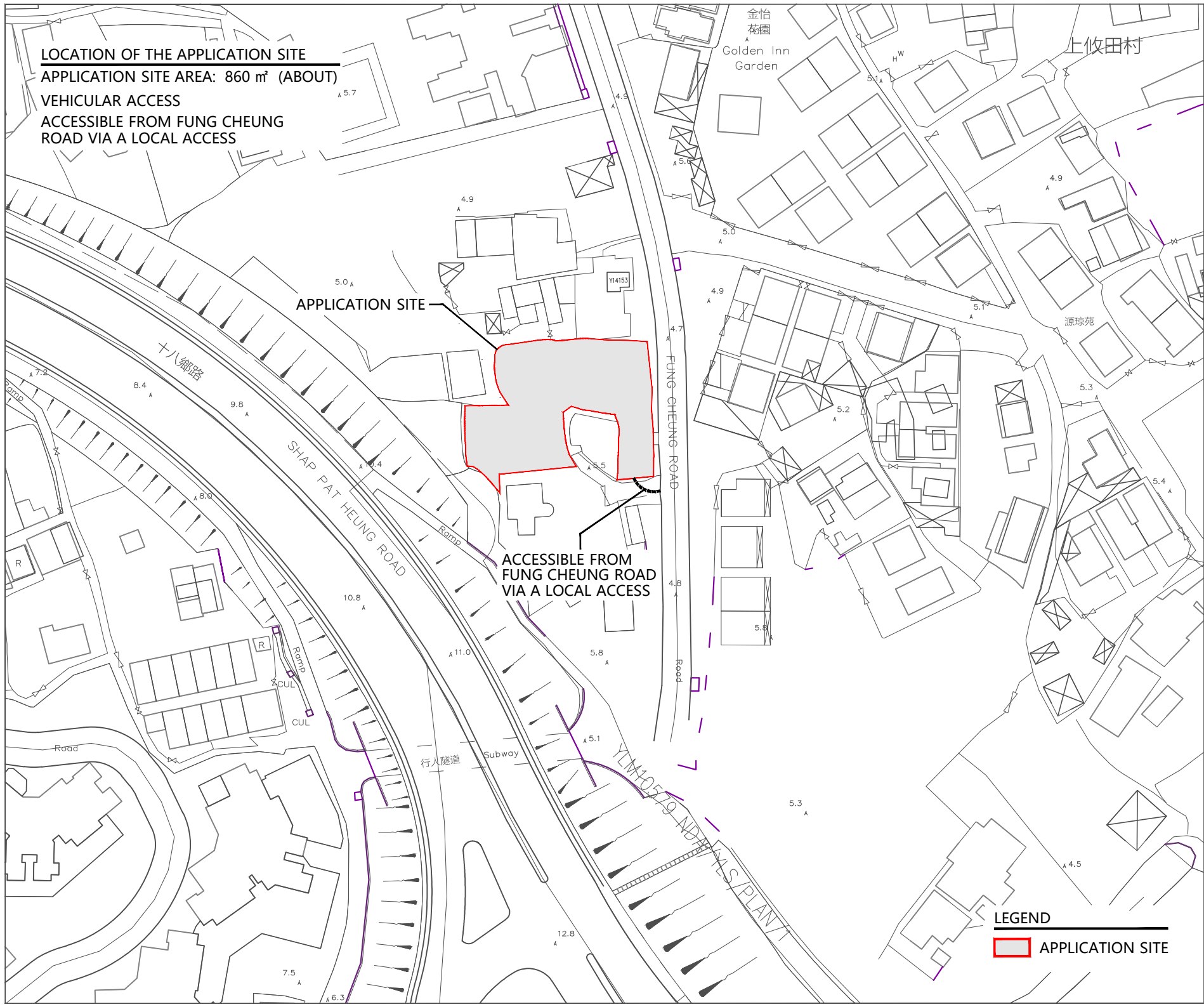
#### 4. 總結

- 4.1 本申請旨在善用新界閑置土地，配合社區急速的發展，為當地居民提供更便利的配套設施，滿足附近村民的日常需求。本規劃發展並不會損害或破壞附近環境。申請地點荒廢閑置多時，是次申請除了可靈活善用土地資源，亦可改善環境衛生，減低蚊蟲滋生或被胡亂棄置廢物。本申請為臨時用途，並不會影響或改變地帶長遠的發展規劃。申請人擬議之規劃方案已從多方面考慮，並積極提供各項建議以緩和及減少有可能造成的影響。例如在發展用途上考慮到當地居民的實際需要的同時，亦考慮到空氣、噪音、排水等可能出現之問題，並以相關建議包括提交渠務設計圖(附件 9)，不設戶外座位等以將可能產生之影響減至最低；在交通上亦有相關方案，包括提供停車位及卸貨位，預留足夠空間予車輛轉向及通行，亦附有車輛轉向軌跡分析(附件 4)以確保不會對附近地點或路段帶來負擔；同時申請地點鄰近地點過往亦有獲批准案例，申請人亦以過往個案作參考並加以優化及改善，務求方案能夠最大程度滿足各項要求。
- 4.2 基於以上理由，申請人希望 城市規劃委員會能夠支持及批准上述申請地點作為「擬議臨時商店及服務行業及臨時食肆連附屬設施(為期 6 年)」用途。

## 附件列表

	內容
附件 1	LOCATION PLAN 位置圖
附件 2	ZONING PLAN 土地用途地帶圖
附件 3	LAND STATUS PLAN 土地類別圖
附件 4	SWEPT PATH ANALYSIS 車輛轉向軌跡分析
附件 5	LAYOUT PLAN 布局設計圖
附件 6	FLOOR PLAN OF B1 樓宇平面圖 B1
附件 7	FLOOR PLAN OF B2 樓宇平面圖 B2
附件 8	FILLING PLAN 填土圖
附件 9	PROPOSED DRAINAGE PLAN 擬議渠務圖

LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA: 860 m<sup>2</sup> (ABOUT)  
VEHICULAR ACCESS  
ACCESSIBLE FROM FUNG CHEUNG  
ROAD VIA A LOCAL ACCESS



PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 6  
YEARS

SITE LOCATION  
LOT 825 RP (PART), 839,840,843  
IN D.D 116, AND ADJOINING  
GOVERNMENT LAND, YUEN  
LONG, NEW TERRITORIES

SCALE  
1:1000 @ A4

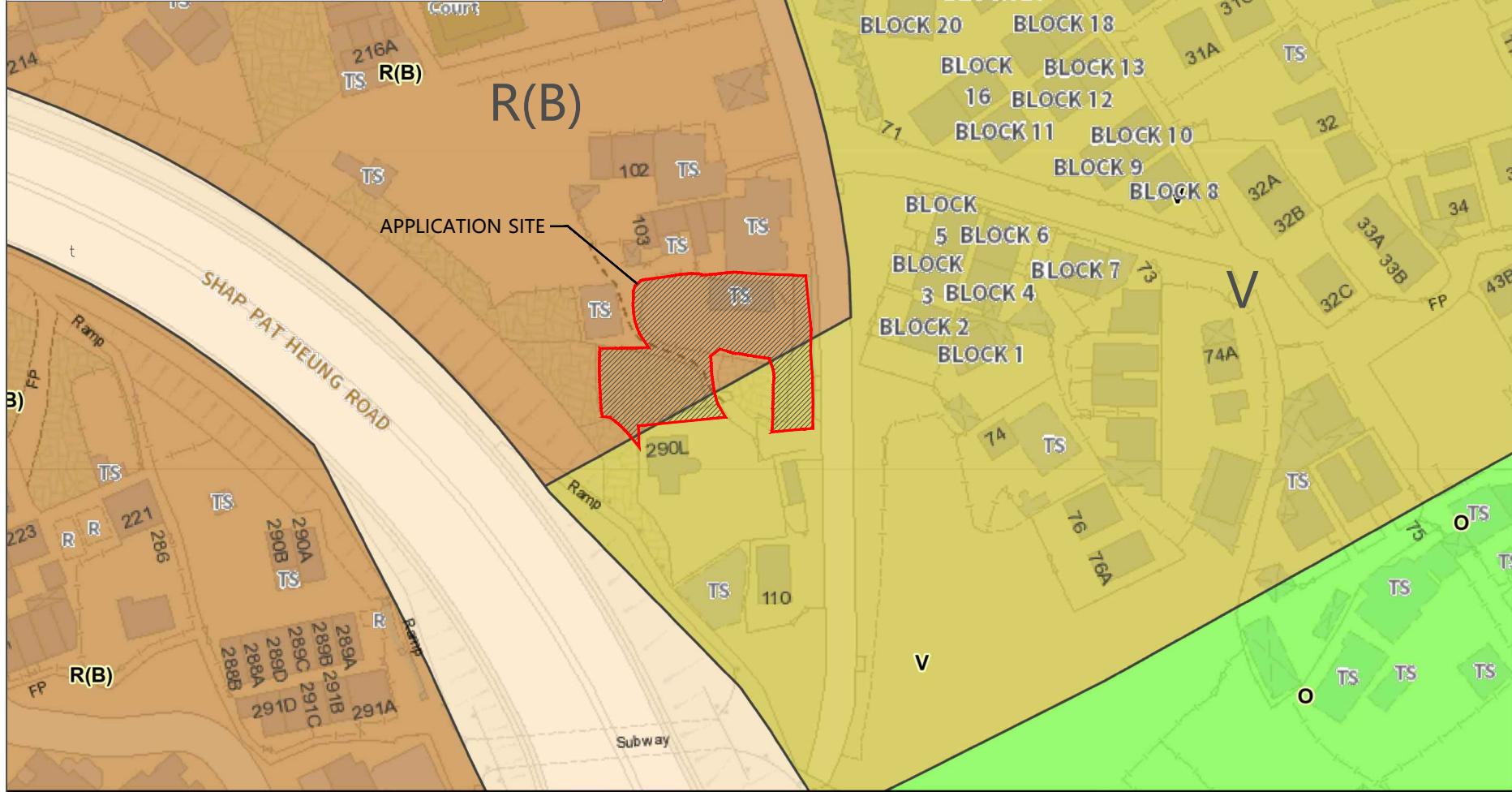
DRAWN BY	DATE
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LOCATION PLAN

DWG. NO. PLAN 1	VER. 001
--------------------	-------------

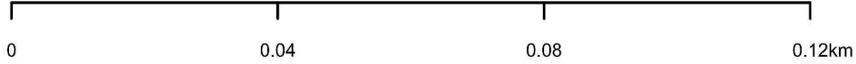


ZONING OF THE APPLICATION SITE	
APPLICATION SITE AREA	:860 m <sup>2</sup> (ABOUT)
OUTLINE ZONING PLAN	:YUEN LONG OUTLINE ZONING PLAN
OZP PLAN NO.	:S/YL/27
ZONING OF THE SITE	:RESIDENTIAL GROUP B ["R(B)"] AND VILLAGE TYPE DEVELOPMENT("V")



LEGEND

APPLICATION SITE



本摘要圖由城市規劃委員會法定規劃綜合網站 3 匯出。  
This Extract Plan was exported by the Town Planning Board Statutory Planning Portal 3.

參考編號  
REFERENCE No.

圖 PLAN

NORTH

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 825 RP (PART),839,840,843 IN D.D 116,AND ADJOINING GOVERNMENT LAND,YUEN LONG,NEW TERRITORIES

SCALE

1:1000 @ A4

DRAWN BY	DATE
REVISED BY	DATE
APPROVED BY	DATE

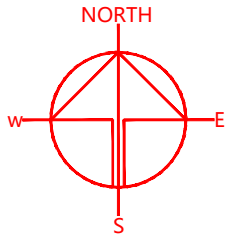
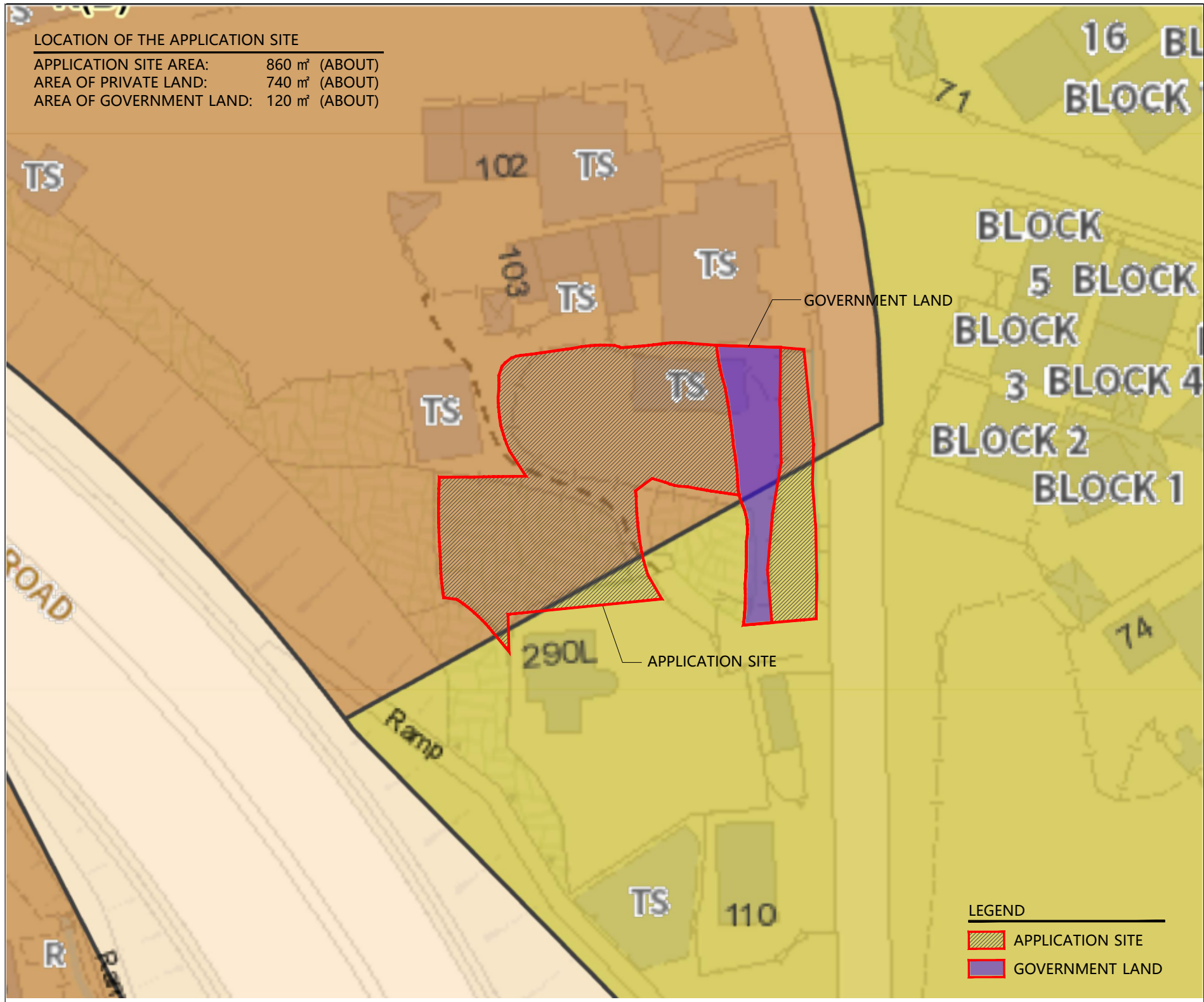
DWG.TITLE

ZONING PLAN

DWG NO.	VER.
PLAN 2	001

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA:	860 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND:	740 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND:	120 m <sup>2</sup> (ABOUT)



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 825 RP (PART),839,840,843 IN D.D 116,AND ADJOINING GOVERNMENT LAND,YUEN LONG,NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY	DATE
REVISED BY	DATE
APPROVED BY	DATE

DWG.TITLE

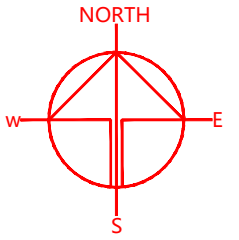
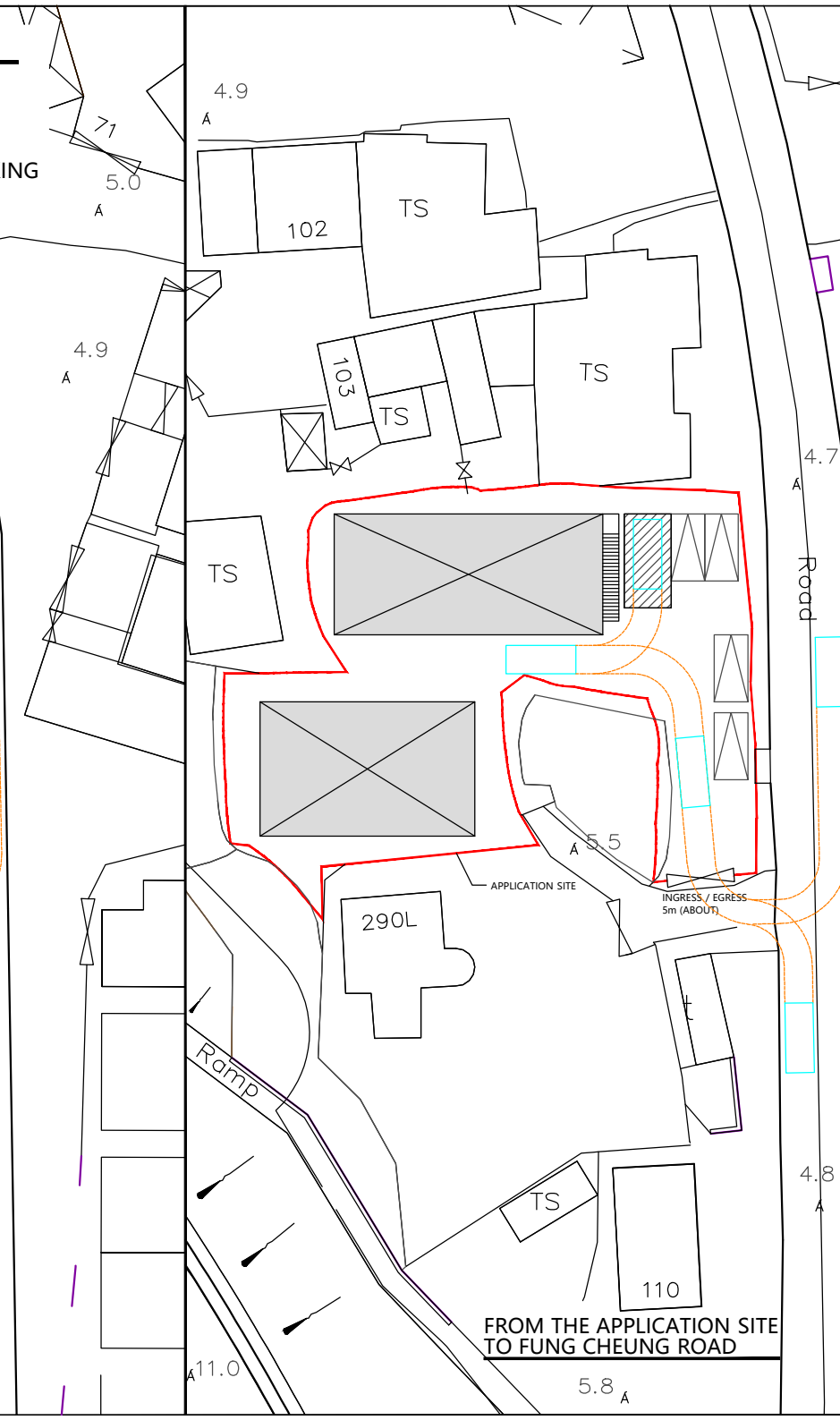
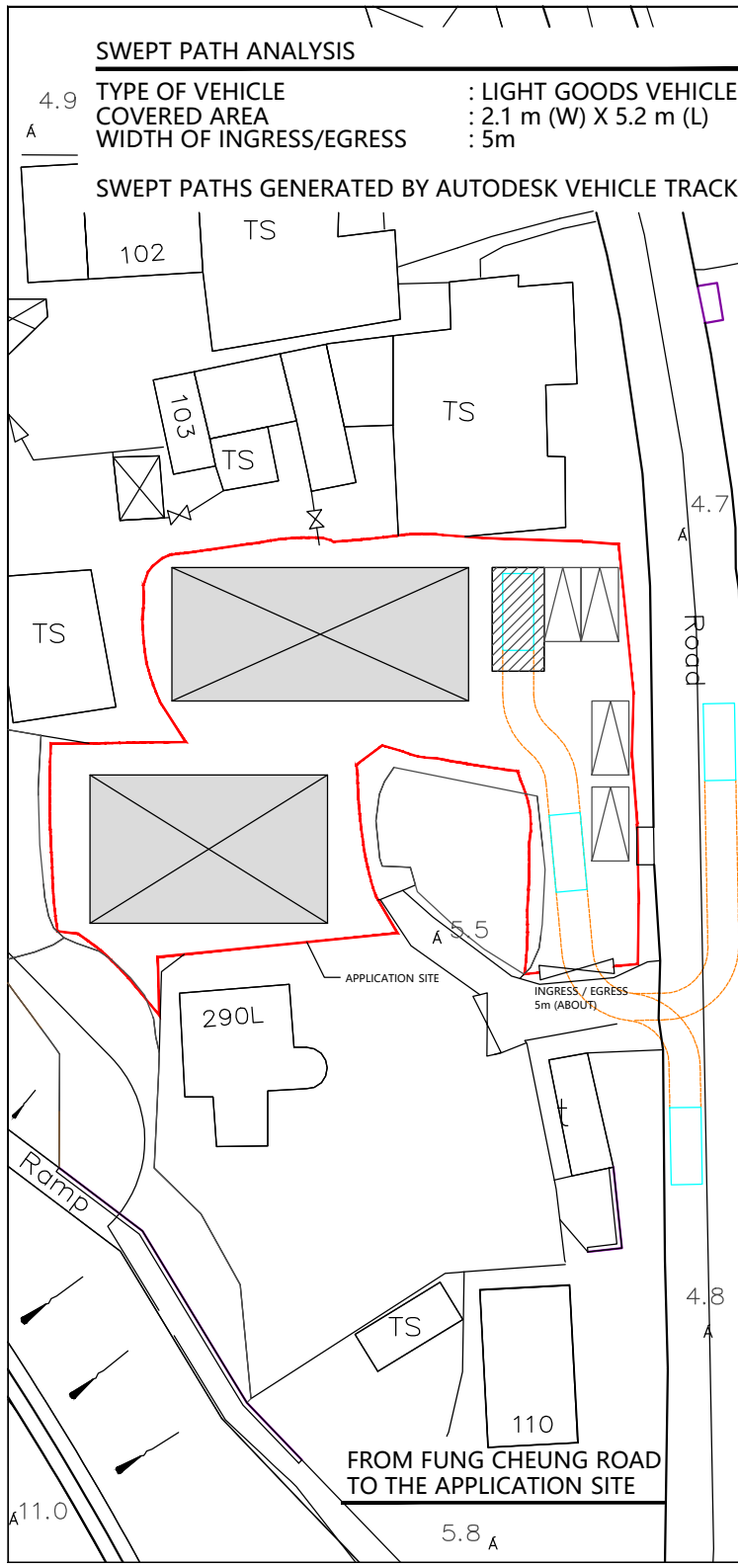
LAND STATUS PLAN

DWG NO. PLAN 3	VER. 001
-------------------	-------------

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
COVERED AREA : 2.1 m (W) X 5.2 m (L)  
WIDTH OF INGRESS/EGRESS : 5m

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 6  
YEARS

SITE LOCATION  
LOT 825 RP (PART),839,840,843  
IN D.D 116,AND ADJOINING  
GOVERNMENT LAND,YUEN  
LONG,NEW TERRITORIES

SCALE  
1:500 @ A4

DRAWN BY DATE

REVISED BY DATE

APPROVED BY DATE

DWG.TITLE  
SWEPT PATH ANALYSIS

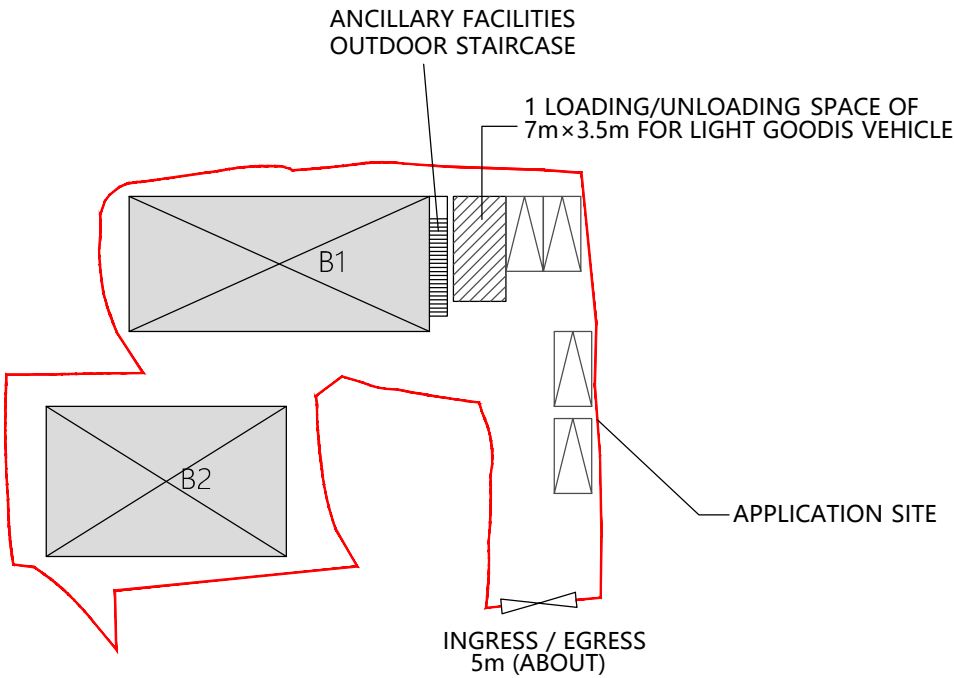
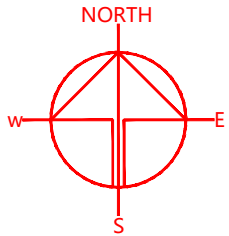
DWG NO.  
PLAN 4

VER.  
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 860m <sup>2</sup>	(ABOUT)
COVERED AREA	: 340m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 520m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.535	(ABOUT)
SITE COVERAGE	: 40%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 460m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	180m <sup>2</sup> (ABOUT)	230m <sup>2</sup> (ABOUT)	8.0m (ABOUT)(2-STOREY)
B2	EATING PLACE	160m <sup>2</sup> (ABOUT)	230m <sup>2</sup> (ABOUT)	8.0m (ABOUT)(2-STOREY)
TOTAL		340m <sup>2</sup> (ABOUT)	460m <sup>2</sup> (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (PARTIALLY ENCLOSED)
	LOADING/UNLOADING SPACE
	PARKING SPACE
	INGRESS / EGRESS

PROJECT

PROPOSED TEMPORARY SHOP  
AND SERVICES AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 6  
YEARS

SITE LOCATION

LOT 825 RP (PART),839,840,843  
IN D.D 116,AND ADJOINING  
GOVERNMENT LAND,YUEN  
LONG,NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

DATE

REVISED BY

DATE

APPROVED BY

DATE

DWG.TITLE

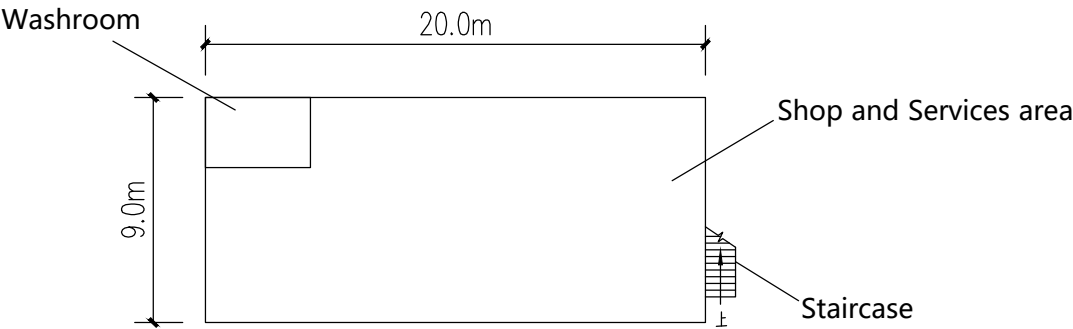
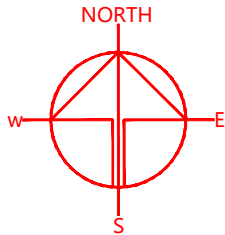
LAYOUT PLAN

DWG NO.  
PLAN 5

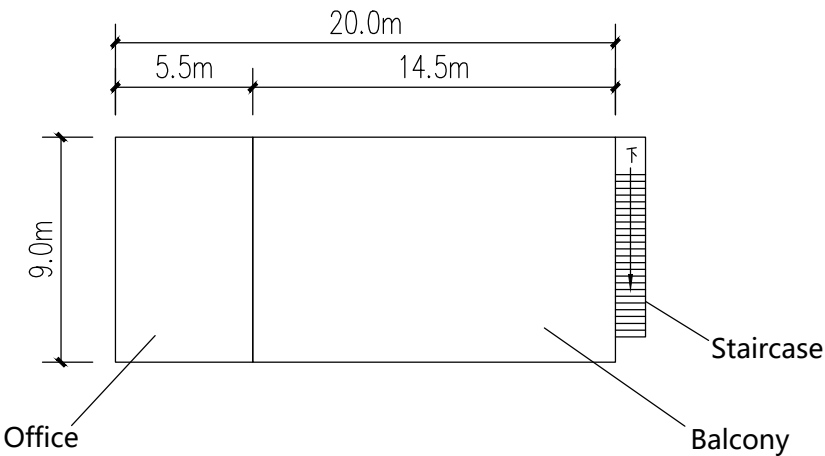
VER.  
001



Structure B1  
GFA: Not exceeding 230m²  
Height: Not exceeding 8m 2 storey



Ground Floor Plan  
GFA: Not exceeding 180m²



1nd Floor Plan  
GFA: Not exceeding 50m²

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 6  
YEARS

SITE LOCATION  
LOT 825 RP (PART),839,840,843  
IN D.D 116,AND ADJOINING  
GOVERNMENT LAND,YUEN  
LONG,NEW TERRITORIES

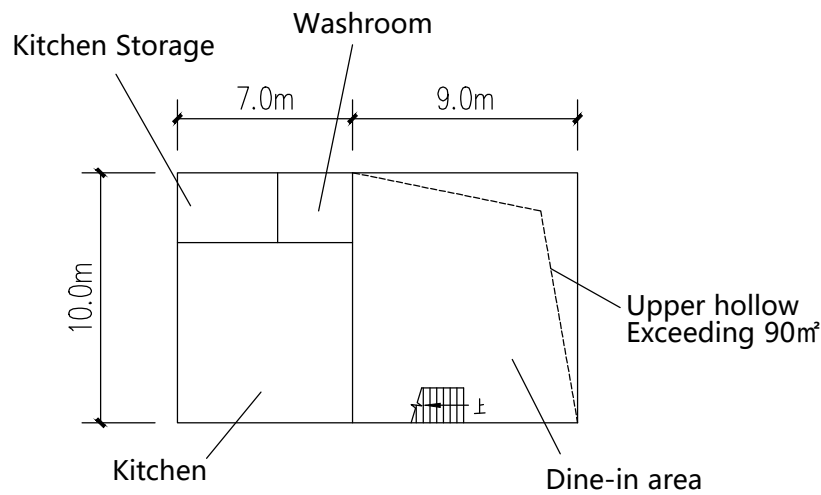
SCALE  
1:300 @ A4

DRAWN BY	DATE
REVISED BY	DATE
APPROVED BY	DATE

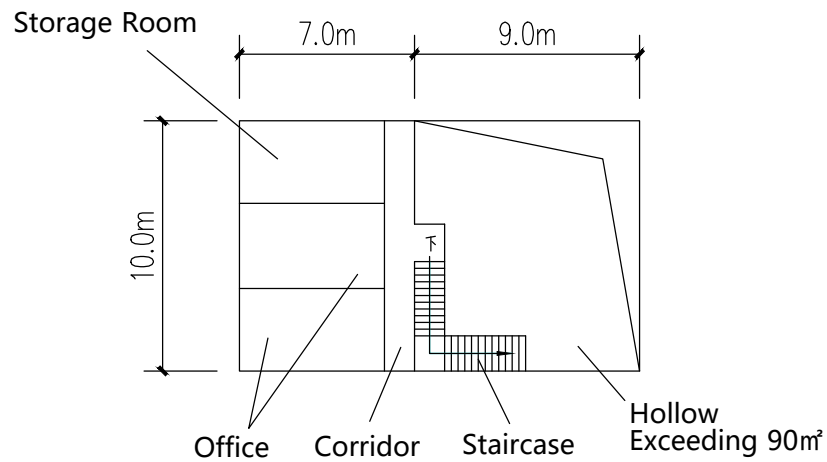
DWG.TITLE  
FLOOR PLAN OF B1

DWG NO. PLAN 6	VER. 001
-------------------	-------------

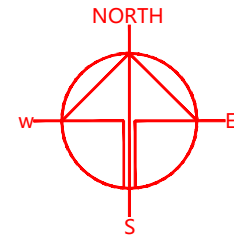
Structure B2  
GFA: Not exceeding 230m²  
Height: Not exceeding 8m 2 storey



**Ground Floor Plan**  
GFA: Not exceeding 160m²



**1nd Floor Plan**  
GFA: Not exceeding 70m²

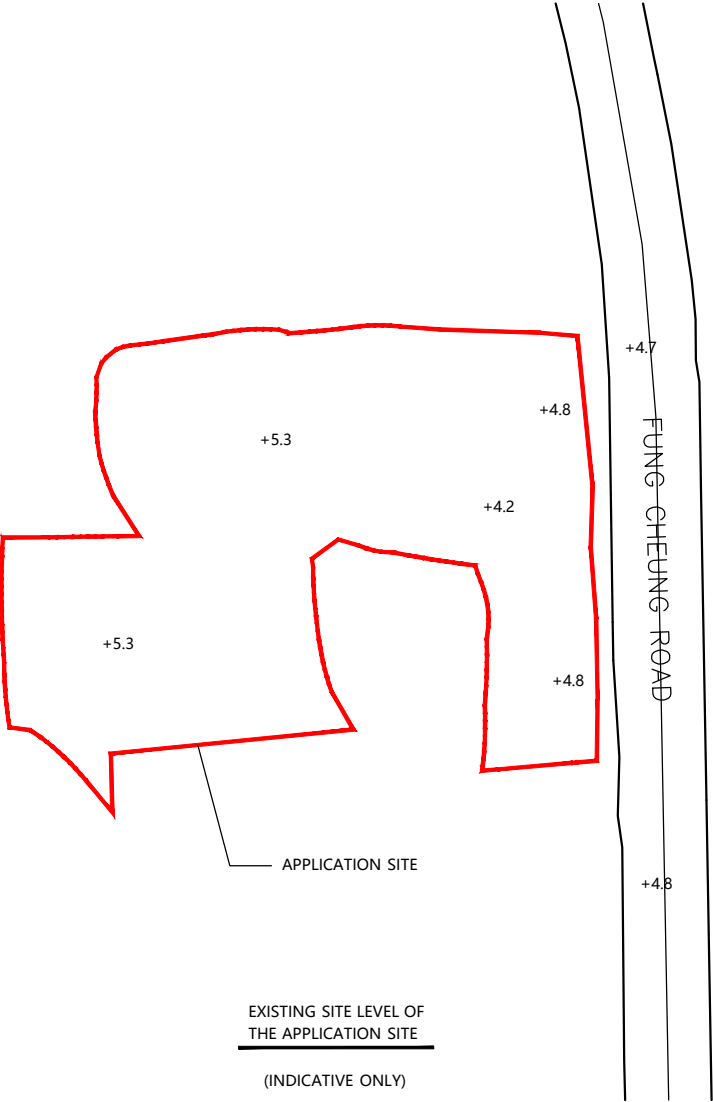


PROJECT	
PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS	
SITE LOCATION	
LOT 825 RP (PART),839,840,843 IN D.D 116,AND ADJOINING GOVERNMENT LAND,YUEN LONG,NEW TERRITORIES	
SCALE	
1:300 @ A4	
DRAWN BY	DATE
REVISED BY	DATE
APPROVED BY	DATE
DWG.TITLE	
FLOOR PLAN OF B2	
DWG NO.	VER.
PLAN 7	001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 860m<sup>2</sup> (ABOUT)  
EXISTING SOILED GROUND AREA : 860m<sup>2</sup> (ABOUT)  
EXISTING SITE LEVEL : +4.2mPD TO +5.3mPD (ABOUT)

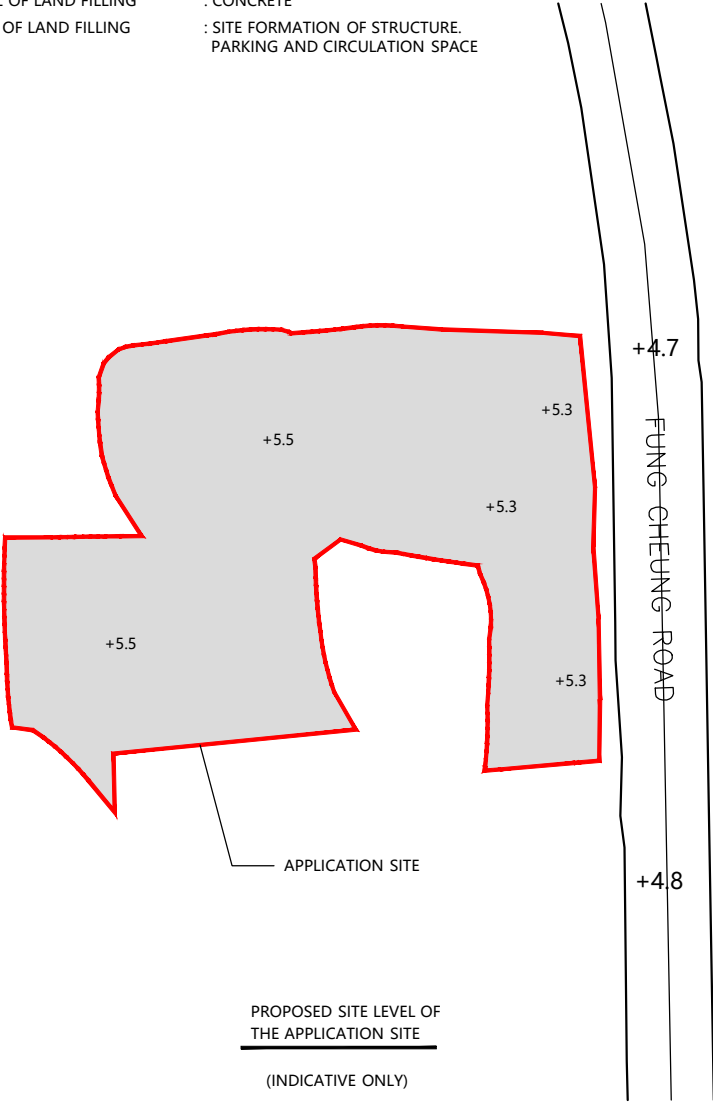


LEGEND

- APPLICATION SITE
- +5.3 EXISTING SITE LEVEL

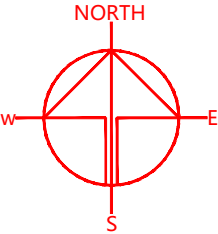
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 860m<sup>2</sup> (ABOUT)  
PROPOSED FILLING AREA : 860m<sup>2</sup> (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 1.1m  
PROPOSED SITE LEVEL : +5.3mPD TO +5.5mPD (ABOUT)  
MATERIAL OF LAND FILLING : CONCRETE  
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE, PARKING AND CIRCULATION SPACE



LEGEND

- APPLICATION SITE
- PROPOSED FILLING AREA
- +5.5 PROPOSED SITE LEVEL



PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION  
LOT 825 RP (PART),839,840,843 IN D.D 116,AND ADJOINING GOVERNMENT LAND,YUEN LONG,NEW TERRITORIES

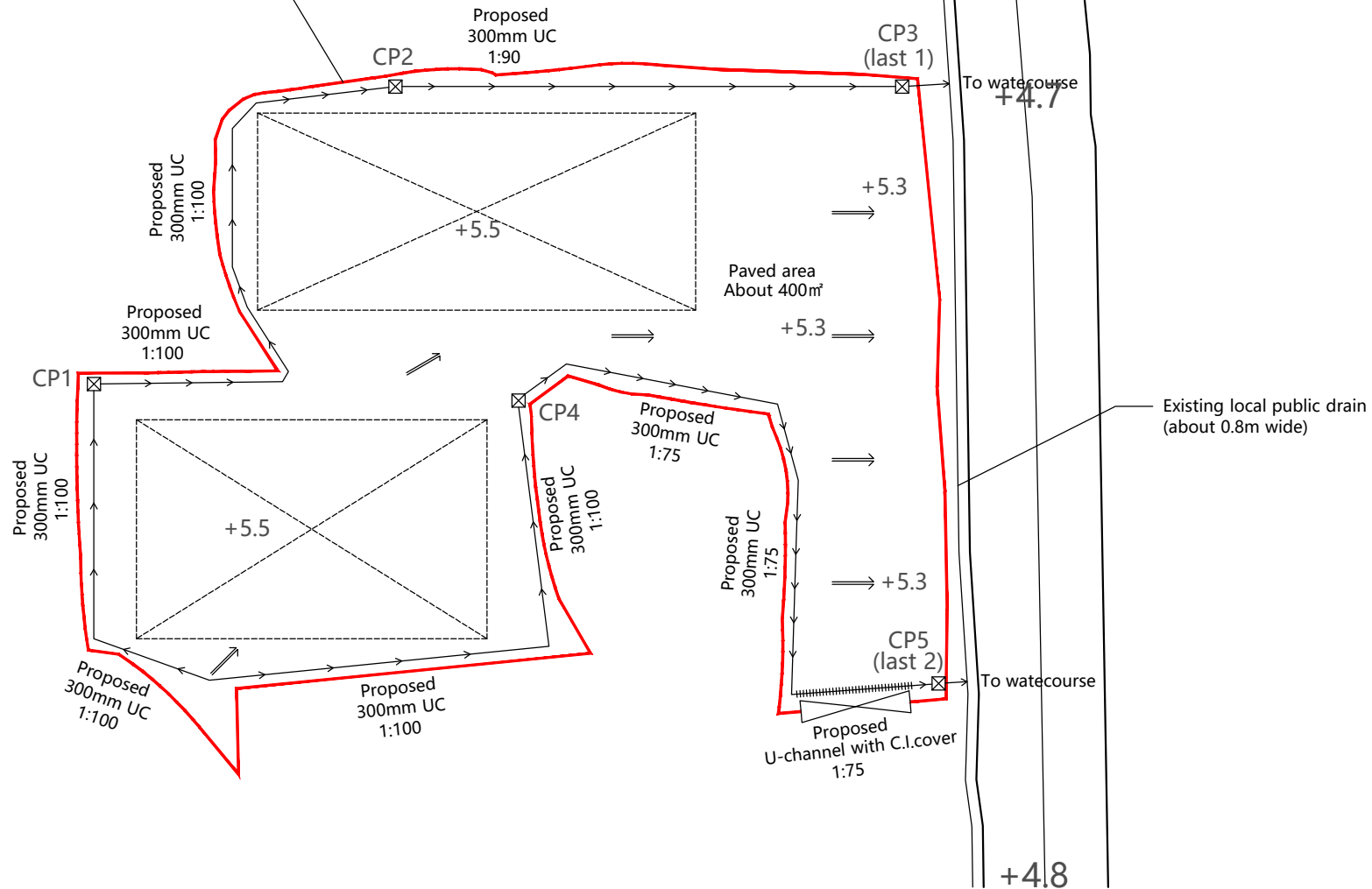
SCALE  
1:500 @ A4

DRAWN BY	DATE
REVISED BY	DATE
APPROVED BY	DATE

DWG.TITLE  
FILLING PLAN

DWG NO. PLAN 8	VER. 001
-------------------	-------------

# APPLICATION SITE

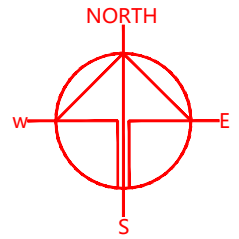


## LEGEND

- ☒ Proposed catchpit. Size:0.6mX0.6m
- ⇒ Flow of surface runoff
- Proposed U-channel
- Proposed U-channel with C.I.cover
- ☒ Proposed building

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP1	5.5	5.03
CP2	5.5	4.75
CP3	5.3	4.50
CP4	5.5	4.93
CP5	5.3	4.50

Site Area: about 860m²



## PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

## SITE LOCATION

LOT 825 RP (PART),839,840,843 IN D.D 116,AND ADJOINING GOVERNMENT LAND,YUEN LONG,NEW TERRITORIES

## SCALE

1:300 @ A4

DRAWN BY

DATE

REVISED BY

DATE

APPROVED BY

DATE

## DWG.TITLE

PROPOSED DRAINAGE PLAN

DWG NO.

PLAN 9

VER.

001

**Similar Application within/straddling “R(B)” Zone on the OZP**

**Approved Application**

<b>Application No.</b>	<b>Applied Use(s) / Proposed Development(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Approval Conditions</b>
A/YL/274	Proposed Temporary Shop and Services and Minor Relaxation of Site Coverage Restriction for a Period of 6 Years	12.3.2021	(1), (2), (3), (4), (5) and (6)

**Approval Conditions**

- (1) Restrictions on operation hours.
- (2) No vehicle is allowed to enter/exit the site at any time during the planning approval period.
- (3) Submission and implementation of a drainage proposal.
- (4) Maintenance of the implemented drainage facilities.
- (5) Submission and implementation of a fire service installations proposal.
- (6) Revocation clauses.

**Government Departments' General Comments**

**1. Traffic**

- (a) Comments of the Commissioner for Transport (C for T):

No adverse comment from traffic engineering perspective.

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

The vehicular access arrangement should be commented by the Transport Department.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- in accordance with the information provided for the application, the proposed uses do not involve traffic of heavy vehicles or dusty operations although there are residential buildings (i.e. Sheung Yau Tin Tsuen, Golden Inn Garden and Grand Del Sol) located in the vicinity of the application site (the Site) (i.e. within 100m of the site boundary). In light of the above, he has no objection to this application according to the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
- there were two substantiated environmental complaints concerning the Site received in 2024 regarding removal of asbestos. Site inspections were carried out and enforcement action was taken by the Environmental Protection Department.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from drainage point of view;
- for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant department(s) as necessary; and
- should the Town Planning Board consider the application acceptable from planning point of view, conditions requiring submission, implementation and maintenance of the drainage proposal for the development to his satisfaction should be stipulated.

#### **4. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required; and;
- no objection in principle to the proposal subject to FSIs being provided to his satisfaction.

#### **5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on its suitability for the use proposed in the application; and
- it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

#### **6. Food Licensing and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- no facilities of Food and Environmental Hygiene Department will be affected.

#### **7. District Officer's Comments**

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

His office has not received any comments from the village representatives in the vicinity regarding the application.

## **8. Other Departments**

The following government departments have no objection to or no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises GL and Old Scheduled Agricultural Lots 825RP, 839, 840 and 843 all in D.D. 116 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
  - (ii) the GL within the Site (about 120 m<sup>2</sup> as mentioned in the Application form (Appendix I)) has been unlawfully occupied with unauthorised structure(s) on or after 28.3.2017 without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). There is unlawful occupation of GL and regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
  - (iii) the lot owner(s)/applicant shall cease the unlawful occupation of GL and, subject to the approval of the Board to the application which shall have reflected the rectification as aforesaid required, apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected and the occupation of GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the local track and footpath leading to the Site is not under the Transport Department's (TD's) purview. The applicant shall obtain consent of the owner/managing departments of the local track and footpath for using it as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) the section of Fung Cheung Road adjacent to the Site is not maintained by HyD.
  - (ii) HyD shall not be responsible for the maintenance of any vehicular access between the Site and Fung Cheung Road; and
  - (iii) 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 comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses' issued by the Environmental Protection Department to minimise potential environmental nuisances on the surrounding area;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant department(s) as necessary;
  - (ii) please note the following comments on the submitted drainage proposal:
    - according to his record, there is only a 450mm u-channel located at the eastern side of the Site (instead of 800mm public drain), please review;
    - please advise if any site formation/levelling to be carried out under this application. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
    - catchpit should be provided at the turning point of the proposed u-channel;
    - sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities (i.e. CP3 and CP5, etc.);
    - please indicate the type, size and gradient of the proposed drainage facilities connecting from CP3 and CP5 to DSD's existing 450mm u-channel on the drainage plan for comments. The connection details and the proposed invert level at the discharge points should be given and new catchpit(s) should be provided at these connection points;
    - please confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the



existing overland flow passing through the Site and please provide its details for comments;

- the development should neither construct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
- the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL, where required, outside the Site; and
- the applicant should submit form HBP1 to his division for application of technical audit for any proposed connection to DSD's drainage facilities;

(g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
- (ii) in case it is not feasible to divert the affect water mains, a Waterworks Reserve (WWR) within 1.5m from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this WWR. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (iii) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main; and
- (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to the Fire Services Department (FSD) for approval;
- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- (iii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
- (iv) licensing requirements would be formulated upon receipt of formal application via the licensing authority; and

- (v) if the proposed structures are 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) if the existing structures are erected on leased land without approval of the Buildings Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (v) if the proposed use under this application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Head of Geotechnical Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should submit the proposed building works to BD for approval as required under the provisions of the BO; and
- (k) to note the comments of the Director of the Food and Environmental Hygiene (DFEH) that:
  - (i) pursuant to the Food Business Regulation, Cap. 132X, relevant food business licence is required subject to the type of food business to be operated listed in the Regulation. The operation of any eating place should be under a food licence issued by the Food

and Environmental Hygiene Department (FEHD). If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (ii) when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicant are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;
- (iii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop (shop and service) may apply for under the Food Business Regulation:
- (iv) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA. Applicant should satisfy FEHD that their premises applying for a restaurant licence be (i) free of UBWs; (ii) in compliance with Government lease conditions; (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;
- (v) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of the shop may apply for under the Food Business Regulation: (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and (iv) if milk, frozen confections, non-bottled drinks, cut fruits etc. are to be sold, relevant restricted food permits should be obtained;

- (vi) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (vii) the operation must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

---

**From:**  
**Sent:** 2025-05-12 星期一 03:12:25  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL/327 DD 116 Shap Pat Heung Road

A/YL/327

Lots 825 RP (Part), 839, 840 and 843 in D.D. 116 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long

Site area: About 860sq.m Includes Government Land of about 120sq.m

Zoning: "Res (Group B)" and "VTD"

Applied use: Shop and Services / Eating Place / 5 Vehicle Parking / **6 Years**

Dear TPB Members,

No previous history of operation or approval. Therefore, strong objections to granting six years approval term.

These operations almost always fail to fulfil conditions.

The location is close to large numbers of residential units. It is high time that both government depts and TPB take a prudent approach when it comes to public health and safety of the community.

If for example fire were to break out, it would have a significant negative impact on the people living in the district. Drainage, ie hygiene is also an issue.

It is high time that genuine national security be the focus, not expediency and the benefit of the operators.

The approval period for new operations should be limited to the three years as designated in TPB Guidelines.

Mary Mulvihill