

This document is received on 28 JAN 2021
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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

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

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

Applicant who would like to publish the 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.info.gov.hk/tpb/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.info.gov.hk/tpb/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	A145K1293
	Date Received 收到日期	28 JAN 2021

- 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.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。該份文件可從委員會的網頁下載(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. 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)

進力建築工程有限公司

CHUN LIK CONSTRUCTION ENGINEERING LIMITED

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)

郭志文

KWOK CHI MAN

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)

新界元朗丈量約份第124約地段第237/號(餘段部份)
第2404號餘段(部份)、第2405號餘段(部份)、第2406號餘段(部份)、
第2407號餘段(部份)、第2408號餘段、第2409號(部份)及
毗連政府土地和丈量約份第127約的毗連政府土地

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☐ Site area 地盤面積 1985 sq.m 平方米 ☒ About 約

☐ Gross floor area 總樓面面積 626 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... 80 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	洪水橋及厦村分區計劃大綱圖 (S/HSK/2)
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(甲類)4
(f) Current use(s) 現時用途	空置

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 --

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 --

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 25/1/2021 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 25/1/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

擬議臨時商店及服務行業(日用品及食物零售店)

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,359sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 626sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 /sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 626sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 626sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

申請地點有兩個以金屬搭建的上蓋物，用作商店，均高約5米，樓高一層，編號為1號及2號，1號上蓋物面積約190平方米，用作一般銷售，2號上蓋物面積約436平方米，用作網上訂購日用品所提供發貨服務。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 2

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) /

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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) /

Proposed operating hours 擬議營運時間 申請地點開放時間為星期一至五 (包括公眾假期), 每日上午九時至下午七時			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	<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)) 可由浩天路到達申請地點	
	No 否	<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)	
(e) 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, 請另頁表示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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>

	<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)</p> <p>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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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。

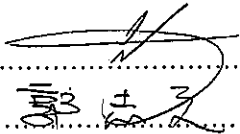
可參考附頁申請理由

8. 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 an application to the Board 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

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

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

25/1/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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：
 - 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
 - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗文量約份第124約地段第2377號餘段(部份)、第2404號餘段(部份)、第2405號餘段(部份)、第2406號餘段(部份)、第2407號餘段(部份)、第2408號餘段、第2409號(部份)及毗連政府土地和文量約份第127約地段的毗連政府土地
Site area 地盤面積	1,985 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 80 sq. m 平方米 □ About 約)
Plan 圖則	洪水橋及廈村分區計劃大綱圖 (S/HSK/2)
Zoning 地帶	住宅(甲類)4
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議 臨時商店及服務行業 (日用品及食物零售店)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	626 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) 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 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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____		1 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>
<hr/>		
Reports 報告書		
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/>		
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。

申請理由

1. 此申請由進力建築工程有限公司(chun lik construction engineering limited)提出，發展作為期三年的擬議臨時商店及服務行業(日用品及食物零售店)用途。申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)內的「住宅甲類」("R(A)4")地帶內。申請用途屬於「住宅甲類」內的第二欄；須先按條例16向城規會申請，可能在有附帶條件的情況下獲准的用途類別。(可參閱：場地大綱圖及場地位置圖)
2. 申請地點涉及七幅相連的農地及毗連政府土地。申請地點總面積約1,985平方米，位於新界元朗廈村丈量約份第124約地段第2377號餘段(部分)、第2404號餘段(部分)、第2405號餘段(部分)、第2406號餘段(部分)、第2407號餘段(部分)、第2408號餘段、第2409號(部分)及毗連政府土地和丈量約份第127約的毗連政府土地。涉及政府土地佔面積約80平方米。
3. 擬議申請並非倉庫或露天貯物用途。擬議發展用途屬於「住宅甲類」內的第二欄，與「住宅甲類」地帶的規劃意向並無衝突，亦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。擬議發展屬臨時性質，設施簡單容易還完，不會妨礙落實「住宅甲類」地帶的長遠規劃意向。
4. 由於政府有意發展元朗西，未來洪水橋及廈村區的土地布局必然有極大轉變；申請人知道，是次申請用途，只是趁轉變開始前的空檔時間作短暫發展。申請人明白申請範圍所在土地，最終須配合洪水橋及廈村分區計劃大綱圖的意願發展。申請人願意配合，只希望作短期發展，並將此發展納入規管。申請人在此承諾；倘政府工程展開，此申請亦會告一段落。
5. 申請地點發展作擬議臨時商店及服務行業(日用品及食物零售店)用途，商店營運包括網上訂購及一般傳統銷售模式。當中有商店作網上訂購的日用品(包括：家具用品、水果、衣物、玩具、工藝品)及提供發貨服務。當中亦有商店提供一般傳統銷售(包括：乾果、罐頭、調味物品)。網上訂購發貨服務佔70%，一般傳統銷售佔30%。申請地點設計力求簡單，當中建有兩個以金屬搭建上蓋物作商店，分別配合「日用品及食物零售店」的不同用途。

6. 兩個用作商店的上蓋物均以金屬搭建，高約 5 米，樓高一層，編號為 1 及 2。1 號上蓋物面積約 190 平方米，用作一般銷售。2 號上蓋物面積約 436 平方米，為網上訂購的日用品及提供發貨服務。另外，由於網上訂購發貨後，基於衛生問題，顧客一般都會拆除包裝及檢查貨品，申請地點會另外劃出面積約 320 平方米的貨品檢查範圍，供顧客作以上用途。貨品檢查範圍不設上蓋物，按一般習慣，下雨天不會有人提取網購貨物。（可參閱：場地設計圖）
7. 申請地點地勢平坦並已平整，無需因發展而進行填泥工作。擬議申請的商店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。除標題發展外，不涉其他用途。不會安裝霓虹燈光管招牌。不會有晚間照明裝置，不會產生光害滋擾。申請地點不會進行工場的用途，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。倘申請獲通過，申請人會依足規定，向地政處就申請地點內的上蓋物，進行上蓋牌照（STW）申請，及進行涉及政府土地的租用申請（STT）。包括繳付地價或費用。
8. 申請地點開放時間為星期一至星期六每日上午九時至下午七時，星期日及公眾假期照常營業。夜間不會有商業活動，不會產生噪音。
9. 擬議申請地點的工作人員約 4-5 人，除了送貨到申請地點，並無其他運輸工作。申請地點佔 70% 業務，屬網上訂購及發貨服務。申請地點的商店，服務對象以附近村民為主。申請地點附近有巴士總站，上門購物的顧客皆居於附近人士，一般只會作小量購物，他們會以步行或乘搭公共交通工具的方式光顧。經營者會提醒所有顧客，申請地點不設訪客泊車位，請顧客不要駕車到申請地點購物。
10. 申請地點基本上不會有大型運輸工作。擬議申請用途會使用一輛 5.5 噸貨車及輕型客貨車（貨 VAN）送貨到申請地點。申請地點設有一個大型泊車位（11 米 X 3.5 米）及一個輕型客貨車（貨 VAN）泊車位（7 米 X 3.5 米），供上述車輛停泊。另外，申請地點設有兩個私家車泊車位（2.5 米 X 5 米），供員工使用。除了上述車輛外，不會有任何 5.5 噸以上的貨車或貨櫃車出入申請地點，或使用申請地點內設的泊車位。
11. 平均而言，輕型客貨車（貨 VAN）每天會送貨一次，早出午歸。而貨車送貨一個月會有兩次，所有運輸工作，都會在申請地點開放時間內進行。申請地點車流微不足道。加上申請地點可以完全控制貨物交收時間，避過繁忙時間，一個月只有少量的送貨車流，不會對周邊地區的交通構成顯著影響。

申請人就上述申請，提交申請地點可能產生的交通流量預算，詳細如下：

車輛流量預算							每小時車輛 出入次數
	星期一至日						
	貨車		輕型貨車		私家車		
	入	出	入	出	入	出	
09:00 - 10:00	0	0	0	0	2	0	2
10:00 - 11:00	1	0	1	0	0	0	2
11:00 - 12:00	0	0	0	0	0	0	0
12:00 - 13:00	0	0	0	0	0	1	1
13:00 - 14:00	0	0	0	0	0	1	1
14:00 - 15:00	0	0	0	0	2	0	2
15:00 - 16:00	0	1	0	0	0	0	1
16:00 - 17:00	0	0	0	1	0	0	1
17:00 - 18:00	0	0	0	0	0	1	1
18:00 - 19:00	0	0	0	0	0	1	1
申請地點尚未發展，以上數字為預算車輛進出申請地點的記錄， 假設當天附近地區沒有交通事故， 而貨車正好於當天送貨到申請地點(貨車一個月有兩次送貨到申請地點)， 進出申請地點車輛數量正常。							

12. 由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。申請地點車次流量很低，對附近交通不會構成壓力。在良好的管理下，不可能出現車輛在場外輪候的情況。申請地點有足夠空間，亦會嚴格規定，所有車輛都不許以倒車方式進入申請地點。
13. 申請地點位於元朗洪水橋洪福邨公共巴士對面，有行車通道連接洪天路，可經由洪天路接通元朗道路網。行車通道即申請地點至洪天路的距離，長度約10米，闊約8米，會鋪築成混凝土路面，可供如消防車之類的緊急車輛進入。申請人會負責行車通道的維修及保養工作。(可參閱：場地設計圖)
14. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所載的緩解環境影響措施，以盡量紓減申請發展對環境可能造成的滋擾。
15. 此申請能有意義及靈活地善用土地資源。政府亦可將發展納入規管。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均無反對意見。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。

16. 申請地點會有專人負責清理及收集垃圾，確保環境衛生。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。
17. 申請人承諾，會以友善的態度，積極與各政府部門溝通，遵從各方面守則，努力進行多樣紓緩環境影響工程。務求令申請地點獲得發展，仍不會對周圍環境帶來顯著影響。此申請經過周詳計劃，顧慮周全，對各方面都能平衡及協調，發展符合規劃大綱圖的要求，不會影響附近環境風貌。

[illegible]

申請範圍

SCALE: 1 : 1000

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/HSK/293的補充資料
18/03/2021 14:28

From: 郭志文 <[REDACTED]>

To: tpbpd <tpbpd@pland.gov.hk>, nlychan@pland.gov.hk

此申請不會有超過5.5噸的車輛出入申請地點，或使用申請地點內設的泊車位。

Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-PS/12	“CDA” on draft Ping Shan OZP No. S/YL-PS/1	Proposed Comprehensive Development with Minor Relaxation on Building Height	8.8.1997	(1) to (11)

Approval Conditions:

- (1) Submission and implementation of Master Layout Plan.
- (2) Submission and implementation of a master landscape plan, including a tree preservation proposal.
- (3) Design and provision of a bus terminus layout.
- (4) Provision of footbridges linking the housing site to the north and the future Hung Shiu Kiu LRT Station.
- (5) Extension of the proposed footbridge to the south connecting to the LRT station platforms and to the other side of Castle Peak Road.
- (6) Design and provision of ingress/egress points(s), parking spaces, taxi areas, loading and unloading facilities and pedestrian access(es).
- (7) Design and provision of a market, indoor recreation center and a refuse collection point.
- (8) Provision of an EVA and fire service installations.
- (9) Submission of a noise impact assessment and provision of noise mitigation measures.
- (10) Submission of a drainage proposal/drainage impact assessment and provision of flood mitigation measures/implementation of the drainage proposal.
- (11) Deletion of the provision of a day nursery and submission and implementation of a development programme.
- (12) Deletion of the provision of a day nursery and submission and implementation of a development programme.

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

參考編號

Reference Number:

210224-155654-74391

提交限期

Deadline for submission:

26/02/2021

提交日期及時間

Date and time of submission:

24/02/2021 15:56:54

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，將引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年02月26日星期五 3:12
收件者: tpbpd
主旨: A/HSK/293 DD 124 and DD 127 Hung Shui Kiu Tin Sam Road

A/HSK/293

Various Lots in D.D.124 and Adjoining Government Land in D.D.124 and D.D.127, Hung Shui Kiu Tin Sam Road, Yuen Long

Site area : About 1,985sq.m Includes Government Land of about 80sq.m

Zoning : "Res (Group A) 4"

Applied use : Convenience Store / 4 Vehicle Parking

Dear TPB Members,

261 withdrawn, slight reduction in size. Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, November 4, 2020 3:26:05 AM
Subject: A/HSK/261 DD 124 and DD 127 Hung Shui Kiu Tin Sam Road

A/HSK/261

Various Lots in D.D.124 and Adjoining Government Land in D.D.124 and D.D.127, Hung Shui Kiu Tin Sam Road, Yuen Long

Site area : About 2,130sq.m Includes Government Land of about 80sq.m

Zoning : "Res (Group A) 4"

Applied use : Convenience Store / 4 Vehicle Parking

Dear TPB Members,

Part of this site was approved for parking under 220 on 12 June

In response to the Chairman and a Member's enquiries, Mr Simon P.H. Chan, STP/TMYLW, said that the site fell within the Hung Shui Kiu/Ha Tsuen New Development Area and was zoned "R(A)4" for high-density residential developments while the implementation programme for that part of area was still being formulated.

Seriously? The Hung Shui Kiu New Town has been planned for years. Here is a Res zoned site next to extensive transport options but development is not going ahead?

All this bleating about land for housing. Clearly the problem is that the administration is dragging its feet. For sure developers are interested in such a prime location.

It is members duty to inquire into why the lots are being used as brownfied. Approval is tantamount to encouraging procrastination.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site;
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) 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 (i.e. public vehicle park) 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;
- (d) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). No permission is given for occupation of the GL included in the Site (about 80m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed. The lot owners(s) of the lot(s) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on Site, if any. 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. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Hung Tin Road;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his Division;
- (h) to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimise potential environmental nuisance to the surrounding area;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under this application. For UBW erected on leased land, enforcement action may be taken by the Buildings Department (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 application 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 Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. 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. Detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to him for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of the Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA). According to the Planning and Engineering Study for the HSK/HT NDA, to ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lot(s) concerned falls within sites under Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that site formation and engineering infrastructure works for Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the Government plans to acquire these relevant sites by end 2023 for the development of HSK/HT NDA.