

2022年 4月 26日

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

This document is received on 26 APR 2022  
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  
A/HSK/373 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](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](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	A/Hsk/373
	Date Received 收到日期	26 APR 2022

- 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)

眾利土發有限公司

### 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)

許幸如

### 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)	新界元朗廈村丈量約份第128 約地段第121 號(部分)
(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 ..... 630 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 230 ..... 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)	..... sq.m 平方米 <input 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	洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「政府、機構或社區」及「鄉村式發展」
(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" <sup>#</sup> & (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 <sup>#</sup> & (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" <sup>#</sup> & (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 <sup>#</sup> & (請夾附業權證明文件)。
- ☒ is not a "current land owner" <sup>#</sup>.  
並不是「現行土地擁有人」 <sup>#</sup>。

- ☐ 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)" <sup>#</sup>.  
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」 <sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<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」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 12/01/2022 (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 13/01/2022 (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，或有關係的鄉事委員會<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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	臨時商店及服務行業  (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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 352 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 230 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 230 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 230 .....sq.m <input checked="" type="checkbox"/> 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) ..... 上蓋物高約3米，樓高一層，佔面積約230平方米，以金屬搭建，用作建築材料銷售。 ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 ..... 2 .....	
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	..... 2 .....
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)	.....

6

	<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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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。

可參閱附頁申請理由

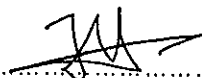


**8. Declaration 聲明**

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

許幸如

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

12/01/2022

(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**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of 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	新界元朗廈村丈量約份第128 約地段第121 號(部分)		
Site area 地盤面積	630	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/HSK/2		
Zoning 地帶	「政府、機構或社區」及「鄉村式發展」		
Type of Application 申請類別	<input checked="" 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 <u>3</u> <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	臨時商店及服務行業		

(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	230 <input checked="" 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	1	
(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	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40 % <input checked="" 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		2
	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
(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 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) _____ _____		

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
場地大綱圖、渠務建議計劃圖、消防建議計劃圖		
<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"/>
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。

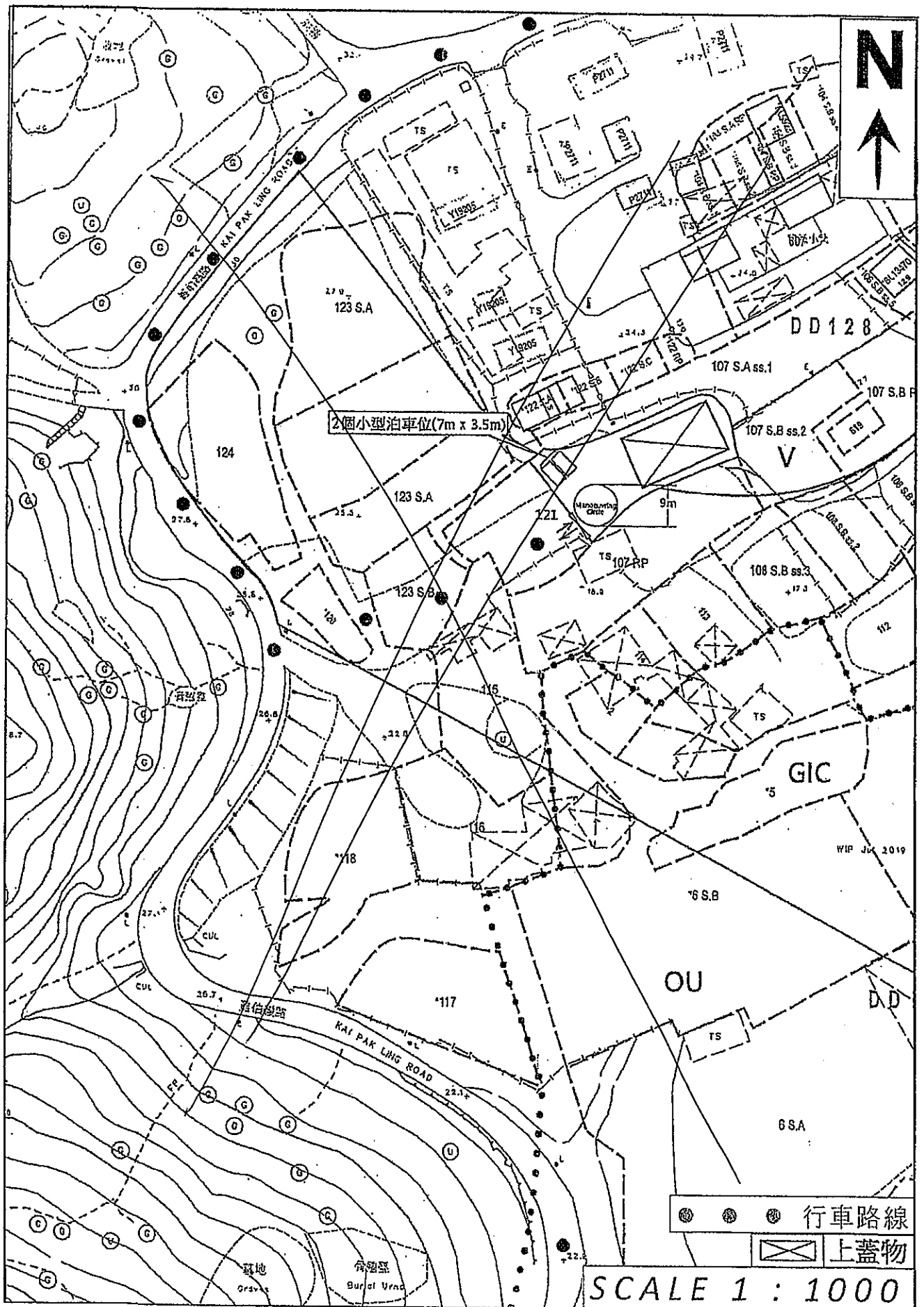
## 申請理由

1. 申請由眾利土發有限公司提出，申請地點總面積約630平方米，位於新界元朗廈村丈量約份第128約地段第121號（部份）的土地，發展作為期三年的擬議臨時商店及服務行業（建築材料銷售）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「政府、機構或社區」及「鄉村式發展」地帶內。申請用途屬於其地帶內第二欄，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準的用途類別。申請地點只涉及一幅私人土地，不涉官地。申請地點地型類近長方型，會搭建一個金屬上蓋物作商店用途。
2. 擬議申請並非倉庫或露天貯物用途，擬議發展用途屬小規模運作，發展用途與「政府、機構或社區」或「鄉村式發展」地帶的規劃意向均無衝突，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「政府、機構或社區」或「鄉村式發展」的長遠規劃意向。
3. 申請地點發展作擬議臨時商店及服務行業（建築材料銷售）用途。申請地點設計力求簡單，會以一個金屬搭建的上蓋物作商店。上蓋物高約3米，樓高一層，佔面積約230平方米，用作建築材料銷售。上述商店屬小規模的建築材料銷售商店，會陳列出各種小型建築材料供人客選購。商店以推廣產品為主，大量或大型的建築材料，會由商店安排供應商直接送貨，基本上不會有大型的運輸工作。（可參閱：場地設計圖）
4. 擬議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的設施。擬議發展地點只有一個以金屬搭建的上蓋物，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關工作。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。

5. 按規劃署記錄，在申請地點所在的同一「政府、機構或社區」及「鄉村式發展」地帶內，申請地點有宗擬議臨時商店及服務行業的申請獲通過（為期3年），（檔案編號：A/HSK/233），於15/09/2020在有條件下批給臨時性質的許可。
6. 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，星期日及公眾假期休息。夜間不會有商業活動，不會產生噪音。上述擬議臨時商店均由附近原居民經營。申請地點的工作人員約1-2人，均駕駛私家車上班。
7. 申請地點毗連土地位於「政府、機構或社區」地帶之內，會搭建上蓋物作批發行業的發展。按洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「政府、機構或社區」地帶的指引，批發行業用途是「政府、機構或社區」的第一欄經常準許的用途。申請地點的商店，服務對象以毗連批發行業的買家為主。顧客會以步行方式，從毗連批發行業場地到申請地點光顧。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講物。
8. 申請地點位於元朗廈村，有行車通道連接雞伯嶺路，可經由雞伯嶺路連接屏廈路接通元朗道路網。行車通道闊約8米，屬現有鄉間村路，使用了多年，車道平坦彎位少並設有避車位，可供如消防車之類的緊急車輛進入。現有行車通道地段主要屬私人物業，涉及地段的業主已准許申請人使用。行車通道由申請地點使用者與業主共同負責，包括：管理、維修及補養等工作。（可參閱：場地設計圖）
9. 申請地點會使用一輛輕型客貨車送貨及補給物資，出現的汽車流量都在預計之內。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問題。
10. 汽車流量每天約有八駕次，分別是員工上下班和午膳，以及上午及下午一次的送貨活動。員工上下班和午膳，每天來回兩次，共四駕次的汽車流量。送貨活動上午及下午各一次，每天來回兩次，共四駕次的汽車流量。

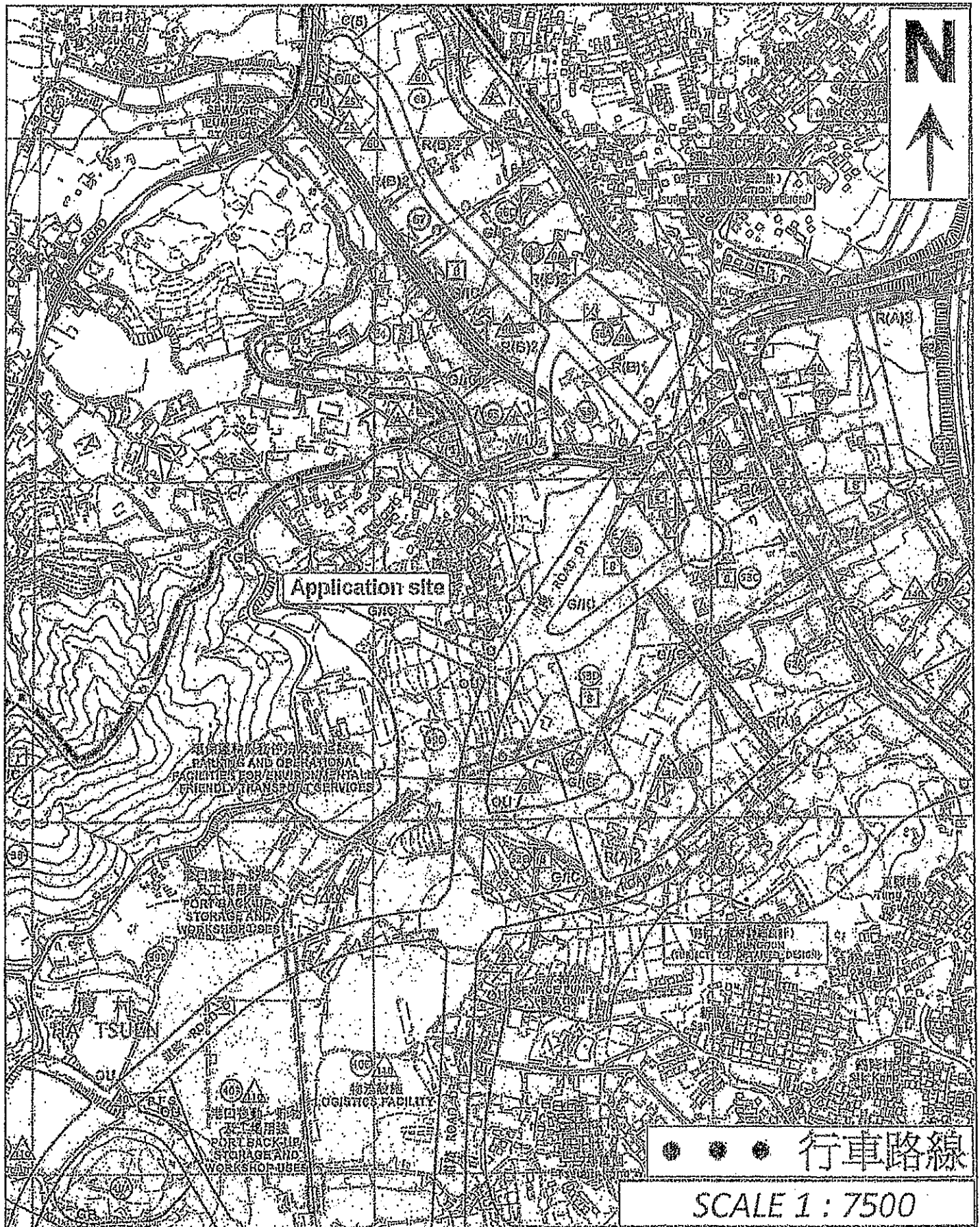
11. 貨物補給的運輸工作，亦會以輕型客貨車進行，預計一星期一次，在日間非繁忙時間進行。如果有客人大量購物，會由商店安排供應商直接送貨，申請地點的商店只處理小量的購物交易。上述送貨及補給依賴的運輸工作不多，車流微不足道。所有運輸工作，只會在申請地點開放時間內進行。
12. 申請地點亦設有兩個「訪客泊車位」，每個面積7米 x 3.5米，以便員工的私家車或公司輕型客貨車使用。除了上述車輛外，不會有任何車輛出入申請地點或使用申請地點內設的泊車位。
13. 除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。申請地點會使用一輛輕型客貨車送貨及補給物資。申請地點內設有直徑9米的迴旋空間，供輕型客貨車調頭及停泊，申請地點有足夠空間，輕型客貨車不會亦不許以倒車方式進入場地。
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鄉郊土地。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並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。
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，努力進行多樣舒緩環境影響工程，務求令申請地點獲得發展，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。

### 場地設計圖

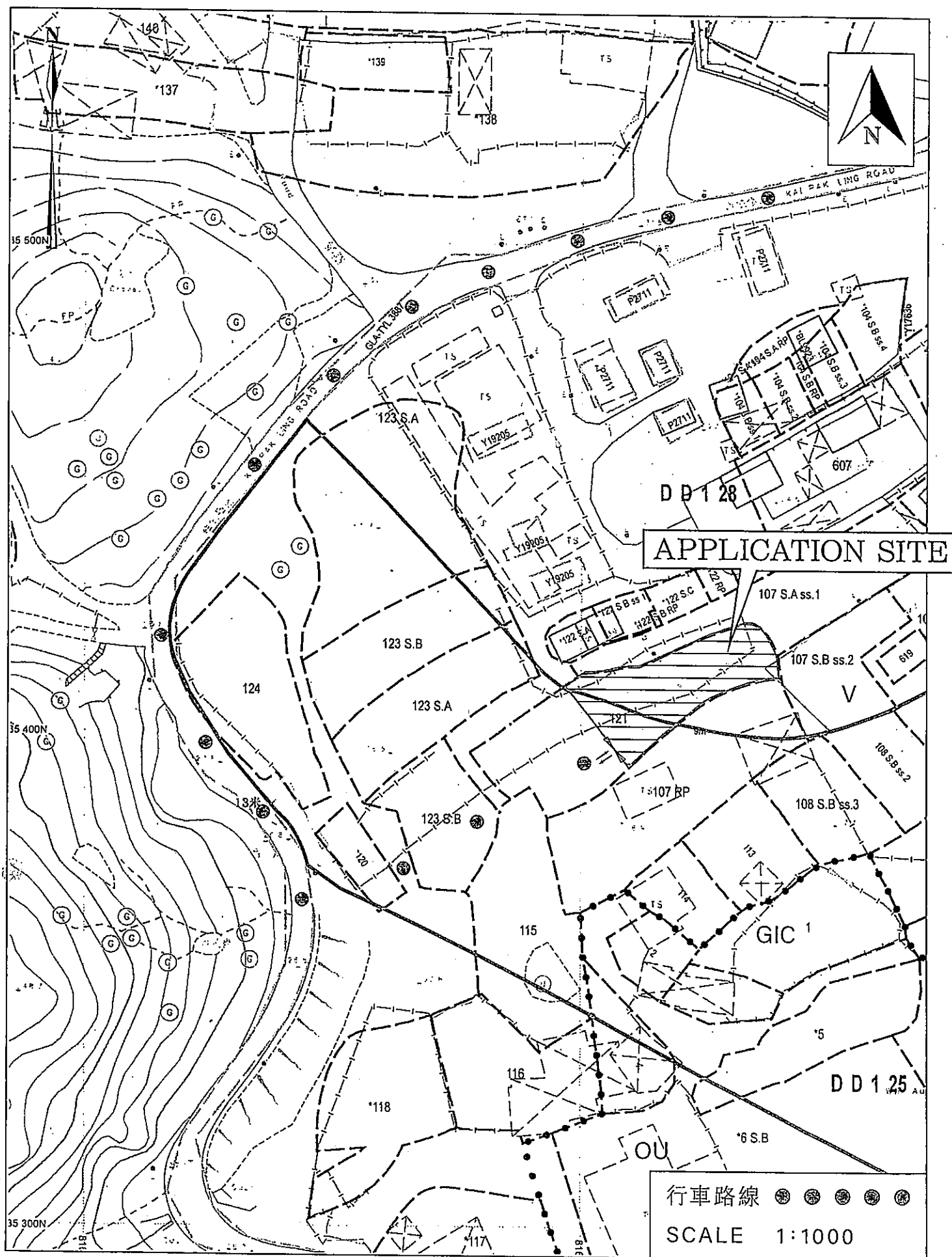




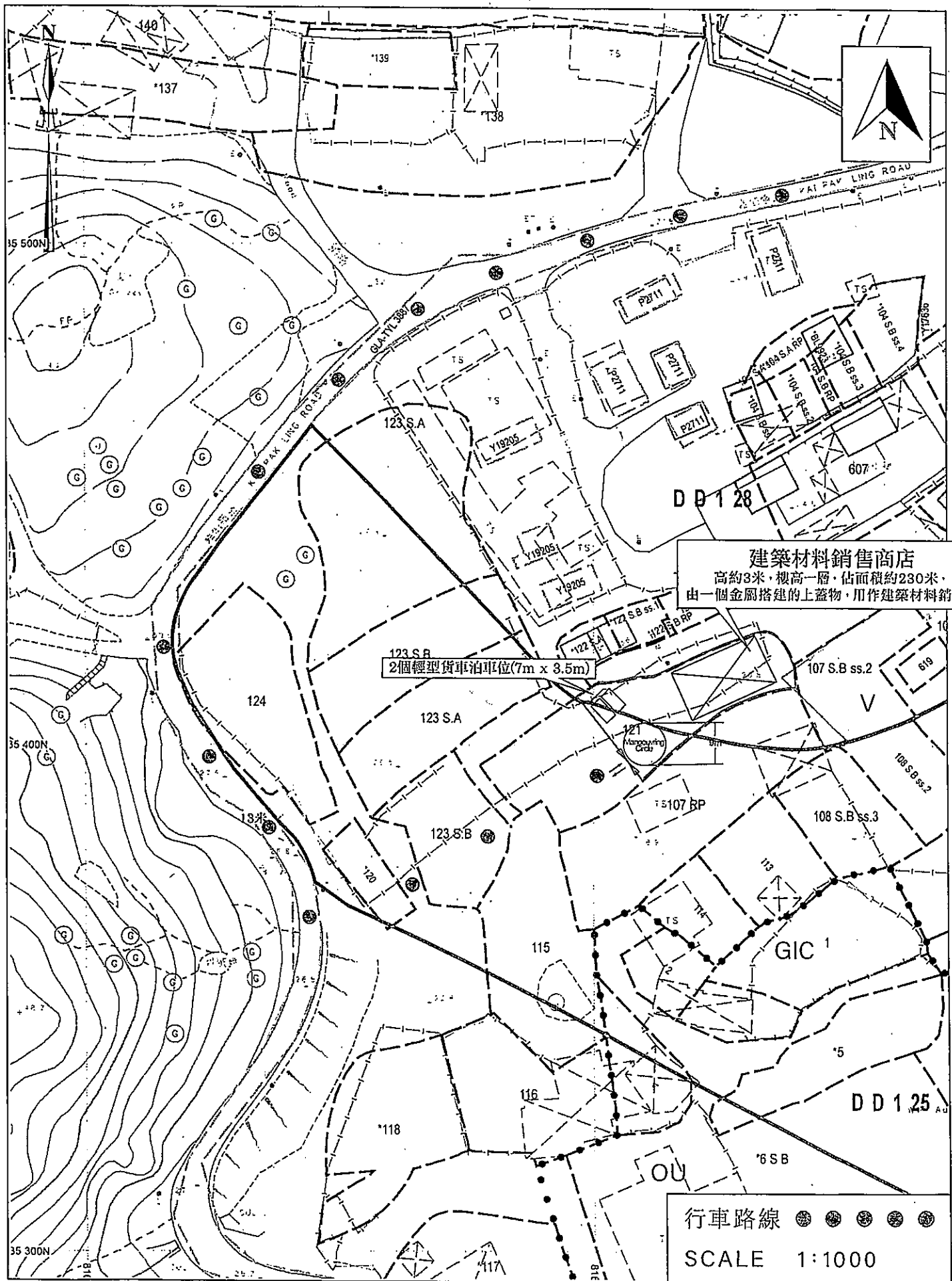
# 場地大綱圖



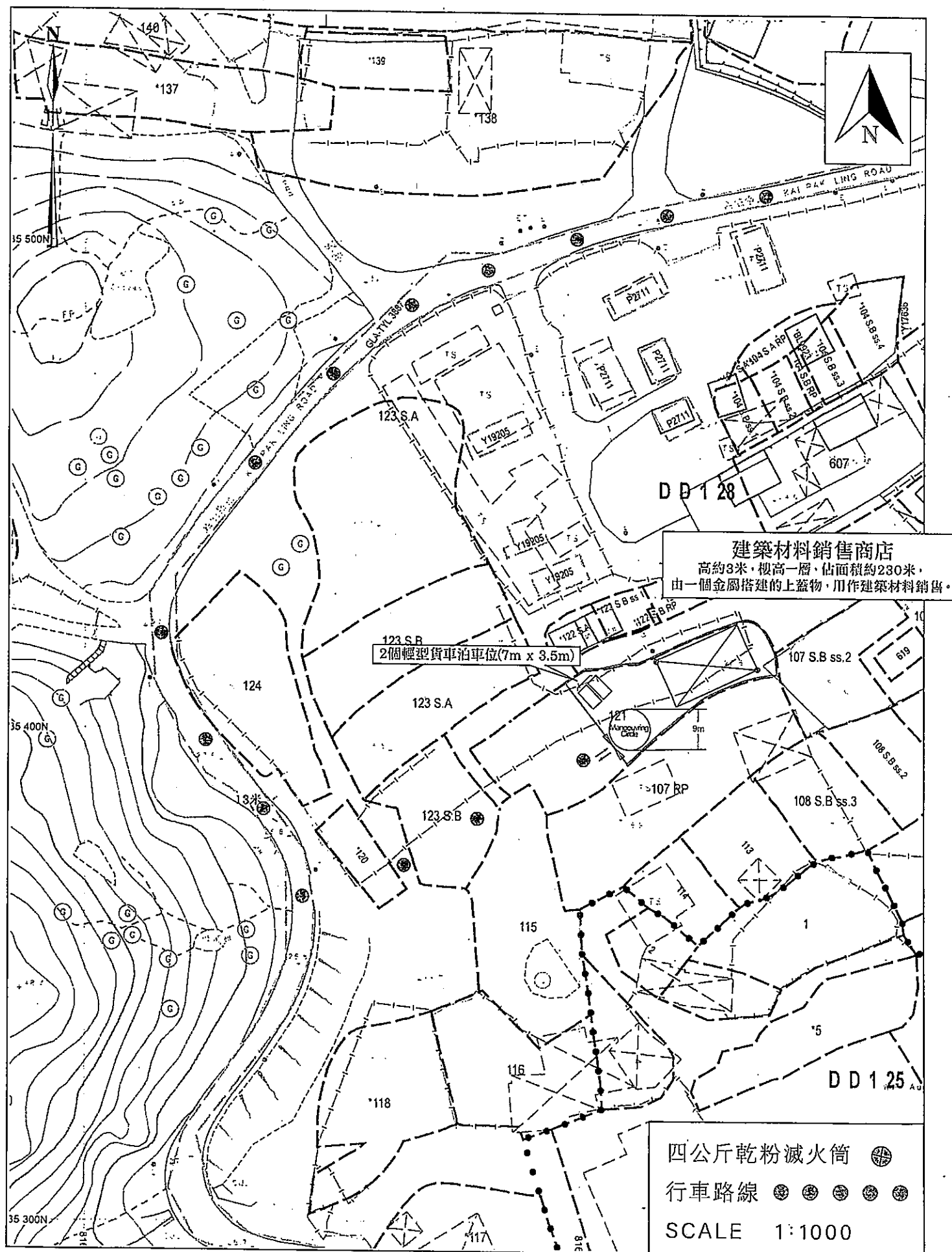
場地位置圖



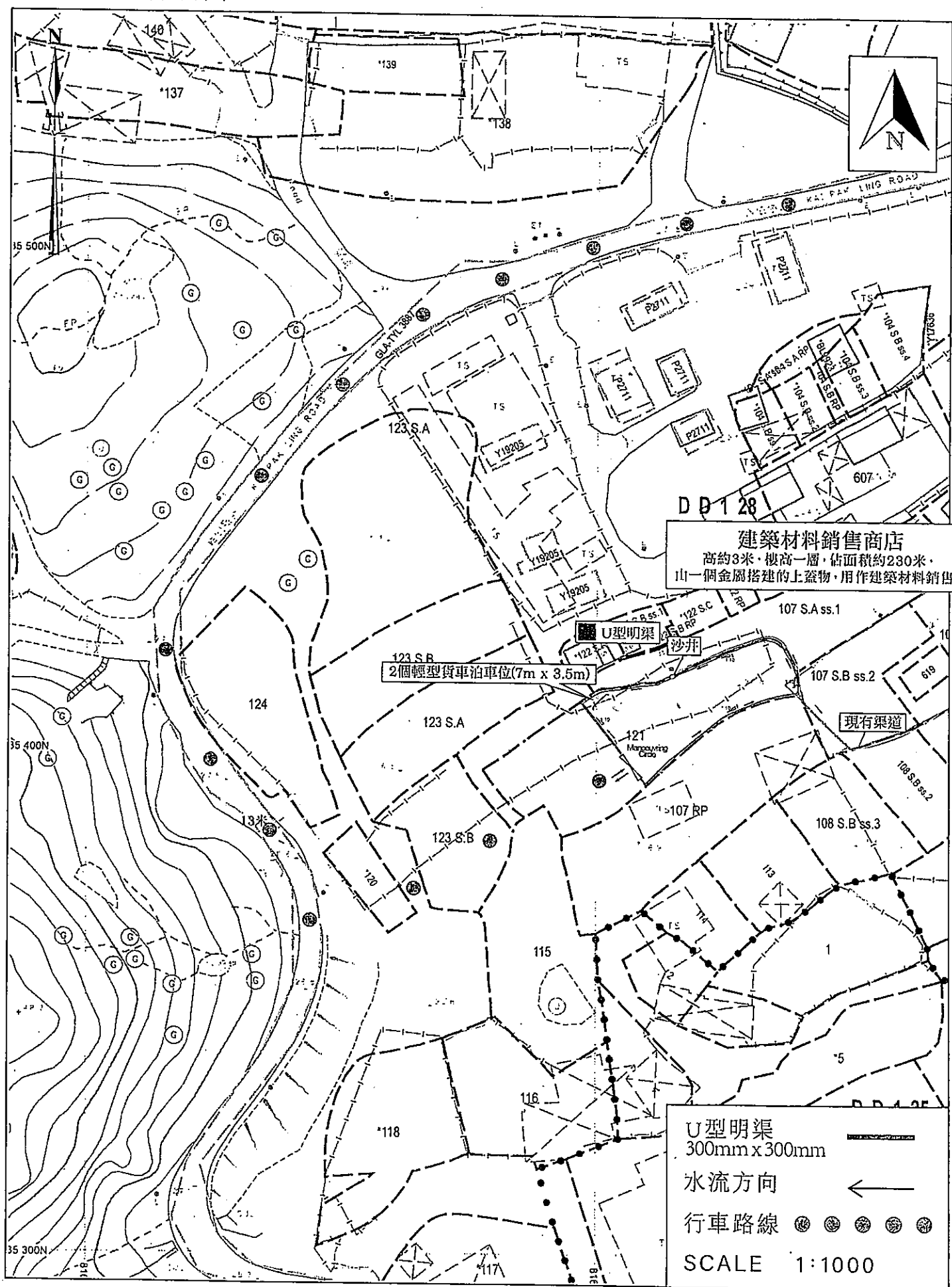
## 場地設計圖



५



渠務建議設計圖





DD125 LOT121 16文件更改29/04/2022 13:43

From: 陳灝然 <[REDACTED]>

To: ackchow@pland.gov.hk

File Ref:

History:

This message has been forwarded.

## 2 Attachments



眾利128L121申請理由.pdf 16form.pdf

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
眾利土發有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
許幸如

<b>3. Application Site 申請地點</b>	
(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)	新界元朗廈村丈量約份第128 約地段第121 號(部分)
(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 ..... 566 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 230 ..... 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)	..... sq.m 平方米 <input type="checkbox"/> About 約



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	臨時商店及服務行業  (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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 336 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 230 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 230 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 230 .....sq.m <input checked="" type="checkbox"/> 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) ..... 上蓋物高約3米，樓高一層，佔面積約230平方米，以金屬搭建，用作建築材料銷售。 ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 ..... 2 .....	
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	..... 2 .....
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)	.....



<b>Gist of Application 申請摘要</b> (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	新界元朗廈村丈量約份第128 約地段第121 號(部分)
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>566</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>
Plan 圖則	S/HSK/2
Zoning 地帶	「政府、機構或社區」及「鄉村式發展」
Type of Application 申請類別	<div> <input checked="" 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  <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div style="margin-top: 10px;"> <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  <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
Applied use/ development 申請用途/發展	臨時商店及服務行業

(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	230 <input checked="" 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	1	
(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	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	41 % <input checked="" 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		2
	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) _____ _____		

5. 按規劃署記錄，在申請地點所在的同一「政府、機構或社區」及「鄉村式發展」地帶內，申請地點有宗擬議臨時商店及服務行業的申請獲通過（為期3年），（檔案編號：A/HSK/233），於15/09/2020在有條件下批給臨時性質的許可。
6. 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，星期日及公眾假期休息。夜間不會有商業活動，不會產生噪音。上述擬議臨時商店均由附近原居民經營。
7. 申請地點毗連土地位於「政府、機構或社區」地帶之內，會搭建上蓋物作批發行業的發展。按洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「政府、機構或社區」地帶的指引，批發行業用途是「政府、機構或社區」的第一欄經常準許的用途。申請地點的商店，服務對象以毗連批發行業的買家為主。顧客會以步行方式，從毗連批發行業場地到申請地點光顧。
8. 申請地點位於元朗廈村，有行車通道連接雞伯嶺路，可經由雞伯嶺路連接屏廈路接通元朗道路網。行車通道闊約8米，屬現有鄉間村路，使用了多年，車道平坦彎位少並設有避車位，可供如消防車之類的緊急車輛進入。現有行車通道地段主要屬私人物業，涉及地段的業主已准許申請人使用。行車通道由申請地點使用者與業主共同負責，包括：管理、維修及補養等工作。（可參閱：場地設計圖）
9. 申請地點會使用一輛輕型客貨車送貨及補給物資，出現的汽車流量都在預計之內。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問題。
10. 汽車流量每天約有八駕次，分別是員工上下班和午膳，以及上午及下午一次的送貨活動。員工上下班和午膳，每天來回兩次，共四駕次的汽車流量。送貨活動上午及下午各一次，每天來回兩次，共四駕次的汽車流量。

11. 貨物補給的運輸工作，亦會以輕型客貨車進行，預計一星期一次，在日間非繁忙時間進行。如果有客人大量購物，會由商店安排供應商直接送貨，申請地點的商店只處理小量的購物交易。上述送貨及補給依賴的運輸工作不多，車流微不足道。所有運輸工作，只會在申請地點開放時間內進行。
12. 申請地點亦設有兩個輕型貨車泊車位，每個面積7米 x 3.5米，以便員工的私家車或公司輕型客貨車使用。除了上述車輛外，不會有任何車輛出入申請地點或使用申請地點內設的泊車位。
13. 除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。申請地點會使用一輛輕型客貨車送貨及補給物資。申請地點內設有直徑9米的迴旋空間，供輕型客貨車調頭及停泊，申請地點有足夠空間，輕型客貨車不會亦不許以倒車方式進入場地。
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鄉郊土地。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並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。
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，努力進行多樣舒緩環境影響工程，務求令申請地點獲得發展，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。

**Previous S.16 Application Covering the Application Site**

*Approved Application*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/233	Proposed Temporary Shops and Services for a Period of 3 Years	15.9.2020 (Revoked on 15.9.2021)

**Similar S.16 Applications in the Vicinity of the Site and  
within/partly within the Same “Government, Institution or Community”  
and “Village Type Development” Zones  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

*Approved Application*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/291	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	12.3.2021

*Rejected Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/HSK/193#	Proposed Shop and Services (Showroom) with Ancillary Office (Display for Solar Panels and Ancillary Facility) for a Period of 3 Years	29.11.2019	1-3
A/HSK/255#	Proposed Temporary Wholesale Trade and Shop and Services for a Period of 5 Years	20.11.2020	1-2

Note

# The rejected applications involve the same site.

Rejection Reasons:

1. the proposed development is not in line with the planning intention of the “Government, Institution or Community” (“G/IC”) zone which is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a

wider district, region or the territory. No strong planning justification has been given in the submission for a departure from such planning intention, even on a temporary basis.

2. the proposed development is not compatible with the surrounding land uses which are predominantly residential in nature.
3. approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the same “G/IC” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- there is no Small House application approved/under processing within the application site (the Site).

**2. Traffic**

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

- no adverse comment on the application from traffic engineering point of view.

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

- no adverse comment on the application.

**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; and
- should the application be approved, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

**4. Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- the FSIs proposal submitted is considered acceptable.

**5. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and

- there was no substantiated environmental complaint pertaining to the Site received in the past 3 years.

## **6. Building Matters**

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

- no comment under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site approved or under processing.

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

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

- no comment from departmental point of view; and
- her office has not received any comment from the locals on the application.

## **8. Long-term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- no objection to the application.

## **9. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.



**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 that part of the Site falling within the “Government, Institution or Community” zone under the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 might be resumed at any time during the planning approval period for implementation of government projects;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing; and
  - the lot owner(s) should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation 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 Kai Pak Ling Road and the local track leading to the Site is not under Transport Department (TD)’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 shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - Kai Pak Ling Road and the access road connecting the Site with Kai Pak Ling Road is not and will not be maintained by his office. HyD shall not be responsible for maintaining Kai Pak Ling Road and any access connecting the Site with Kai Pak Ling Road;
- (g) 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 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 lots concerned fall within the site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA;

- (h) to note the comments of the Director of Fire Services (D of FS) that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - 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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) 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;
  - for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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; and
  - 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 on a specified street of not less than 4.5 m 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 Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') in order to minimize the possible environmental impacts on the surrounding area; and
- (k) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - the applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands. The ground to the west of the Site is generally higher. Since the overland flow from the adjacent lands shall be probably interrupted, external catchment shall be considered in the calculation. The applicant should indicate clearly the full alignment of the discharge path from the Site all

the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);

- the existing watercourse, to which the applicant proposed to discharge the stormwater from the Site, was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long (DO/YL) should be consulted. Since there is no record of the said discharge path, the applicant should provide site photos to demonstrate its presence and existing condition;
- the gradients of the proposed U-channels should be shown on the drainage plan. The proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed U-channel. The cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap. Where walls or hoarding are erected or are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site; and
- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside the applicant's lot boundary before commencement of the drainage works.

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

參考編號

Reference Number:

220518-155340-08631

提交限期

Deadline for submission:

27/05/2022

提交日期及時間

Date and time of submission:

18/05/2022 15:53:40

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/373

「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，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/HSK/373 DD 128 Ha Tsuen GIC**  
26/05/2022 23:38

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

Application 233 was approved on 15 Sept 2020 and revoked one year later for failure to comply with both drainage and fire conditions, essential elements in a residential setting...

Applicant is back with a slightly small footprint, 566sq.m

Will members reward him with another approval?

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 5 July 2020 3:30 AM CST  
**Subject:** A/HSK/233 DD 128 Ha Tsuen GIC

A/HSK/233  
Lot 121 (Part) in D.D. 128, Ha Tsuen  
Site area : About 630sq.m  
Zoning : "GIC" and "VTD"  
Applied use : Shop / 2 Vehicle Parking

Dear TPB Members,

We have been hearing about the development of Ha Tsuen for many years. Time for action.

This site is beside the village that has lots of vehicle parking but clearly no recreational or community facilities. One can only imagine the demand for such amenities.

To ensure that some basic facilities are already in place to cope with the predicted population intake then work should begin now on smaller projects on designated GIC sites like this.

Members should ask the district officer what are the most pressing services that could be addressed via this GIC site.

Mary Mulvihill