

2022年 6月 6日

此表格須填妥後，連同所有必需的資料及文件，於正式處方收到  
申請後，由申請人負責。

6 JUN 2022

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

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](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	A17L-MP/329
	Date Received 收到日期	6 JUN 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
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
許炯榮

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
( <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)
Goldrich Planners and Surveyors Limited

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. 29 in D. D. 101, 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 ..... 574 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 264 ..... 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)	N/A ..... 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	Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space ("O")
(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"<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」 <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  
12/02/2022 (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 23/02/2022 (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	
(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	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years  (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 .....
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	370 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	204 .....sq.m <input checked="" type="checkbox"/> 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	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	264 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	264 .....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) (Please refer to Justifications and Plan 3 for details.) ..... ..... ..... .....	
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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1 No. (LGV)
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 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays)			
(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))  <u>Local track connecting to Castle Peak Road - Mai Po</u>	
	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/池地界線, 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>Please refer to Justifications at Appendix 1.</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）。

Please refer to Justifications at Appendix 1.



## 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

LAU TAK FRANCIS

Planning Manager

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 MRTPL, FRICS, RPS(GP)

on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

01/03/2022

(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	Lot No. 29 in D. D. 101, Yuen Long, New Territories	
Site area 地盤面積	574	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	Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6	
Zoning 地帶	Open Space ("O")	
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	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 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	<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	264 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <input checked="" 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	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	35.5 % <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  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 (LGV) 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) _____ _____		1 No.  1 No. (LGV)
	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 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 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"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2) and Drainage Proposal (Plan 4.1-4.2)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

## Justifications

### Lot No. 29 in D. D. 101 Yuen Long, New Territories

#### 1. The Applied Use

The applied use is "Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities" for a Period of 3 Years.

#### 2. Location

The application site (the site) is on Lot No. 29 in D. D. 101, Yuen Long, New Territories. The site is accessible via a local track from Castle Peak Road - Mai Po.

#### 3. Site Area

The site area is about 574 m<sup>2</sup>. No government land is involved.

#### 4. Town Planning Zoning

The application site falls within the Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6.

The O zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

"Shop and Services" is a Column 2 use under the OZP which requires permission from the Town Planning Board.

#### 5. Similar Applications in the Vicinity

There are 20 similar planning applications in the vicinity in the last decade as shown below:

	Application No.	Proposed Use	Decision
1.	A/YL-MP/201	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved on 15.6.2012
2.	A/YL-MP/210	Renewal of Planning Approval for Temporary "Sales Offices (for Real Estate and Furniture) and Furniture Showrooms" for a Period of 3 Years	Approved on 5.4.2013
3.	A/YL-MP/211	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved on 19.4.2013
4.	A/YL-MP/233	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved on 7.3.2014

## APPENDIX 1

5.	A/YL-MP/239	Proposed Temporary Shop and Services (Florist and Gardening Shop) for a Period of 3 Years	Approved on 13.3.2015
6.	A/YL-MP/244	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 3 Years	Approved on 5.6.2015
7.	A/YL-MP/246	Temporary Shop and Services (Metal Hardware Shop and Household Items Retail Store) for a Period of 3 Years	Approved on 8.1.2016
8.	A/YL-MP/249	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	Approved on 18.3.2016
9.	A/YL-MP/254	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved on 9.12.2016
10.	A/YL-MP/264	Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years	Approved on 8.12.2017
11.	A/YL-MP/267	Temporary Shop and Services (Real Estate Agent and Retail Store) and Ancillary Staff Canteen and Site Office for a Period of 3 Years	Approved on 6.4.2018
12.	A/YL-MP/269	Renewal of Planning Approval for Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 3 Years	Approved on 4.5.2018
13.	A/YL-MP/275	Proposed Temporary Shop and Services (Metal Hardware and Household Items Retail Shop) for a Period of 3 Years	Approved on 2.11.2018
14.	A/YL-MP/278	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	Approved on 22.3.2019
15.	A/YL-MP/280	Proposed Temporary Shop and Services (Retail Store) for a Period of 3 Years	Approved on 31.5.2019
16.	A/YL-MP/298	Temporary Shop and Services for a Period of 3 Years	Approved on 21.8.2020
17.	A/YL-MP/300	Temporary Shop and Services with Ancillary Staff Canteen and Site Office for a Period of 3 Years	Approved on 18.12.2020
18.	A/YL-MP/302	Proposed Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	Approved on 5.2.2021
19.	A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	Approved on 9.7.2021
20.	A/YL-MP/311	Proposed Temporary Shop and Services for a Period of 5 Years	Approved on 27.8.2021

## 6. Development Parameters

Two structures of one to two storeys are proposed on site. The structures are composed of two 20' converted containers and four 40' converted containers under open sheds. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1	G/F: Hardware Grocery Shop and ancillary Storage Area of Hardware Groceries and Toilet	165m <sup>2</sup>	165 m <sup>2</sup>	8m	2
	U/F: Ancillary Office and Storage		60m <sup>2</sup>		
2	Ancillary Storage Area of Hardware Groceries	39m <sup>2</sup>	39m <sup>2</sup>	3.5m	1
	Total:	204m <sup>2</sup>	264m <sup>2</sup>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

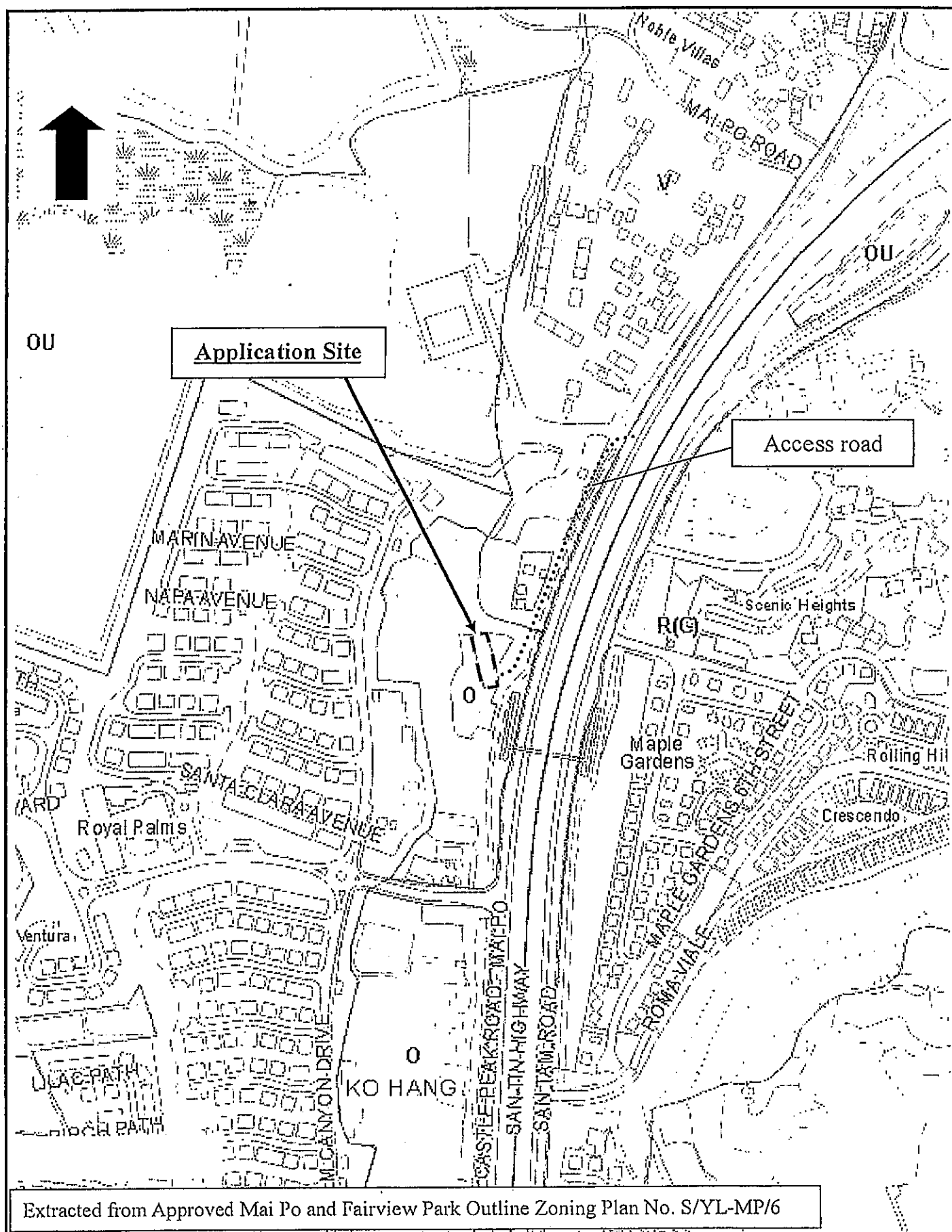
There is a parking space for light goods vehicles provided within the site for logistics of the proposed development. No heavy goods vehicle is used for the proposed use.

Please refer to the drainage proposal at Plan 4.1 and 4.2. Surface runoff from the site will be collected by U-channels and catch pits and discharged to the existing public channel at the east of the site. No drainage impact is expected.

## 7. Planning Gain

The proposed use satisfies the needs of local residents for hardware groceries. Nearby residents do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

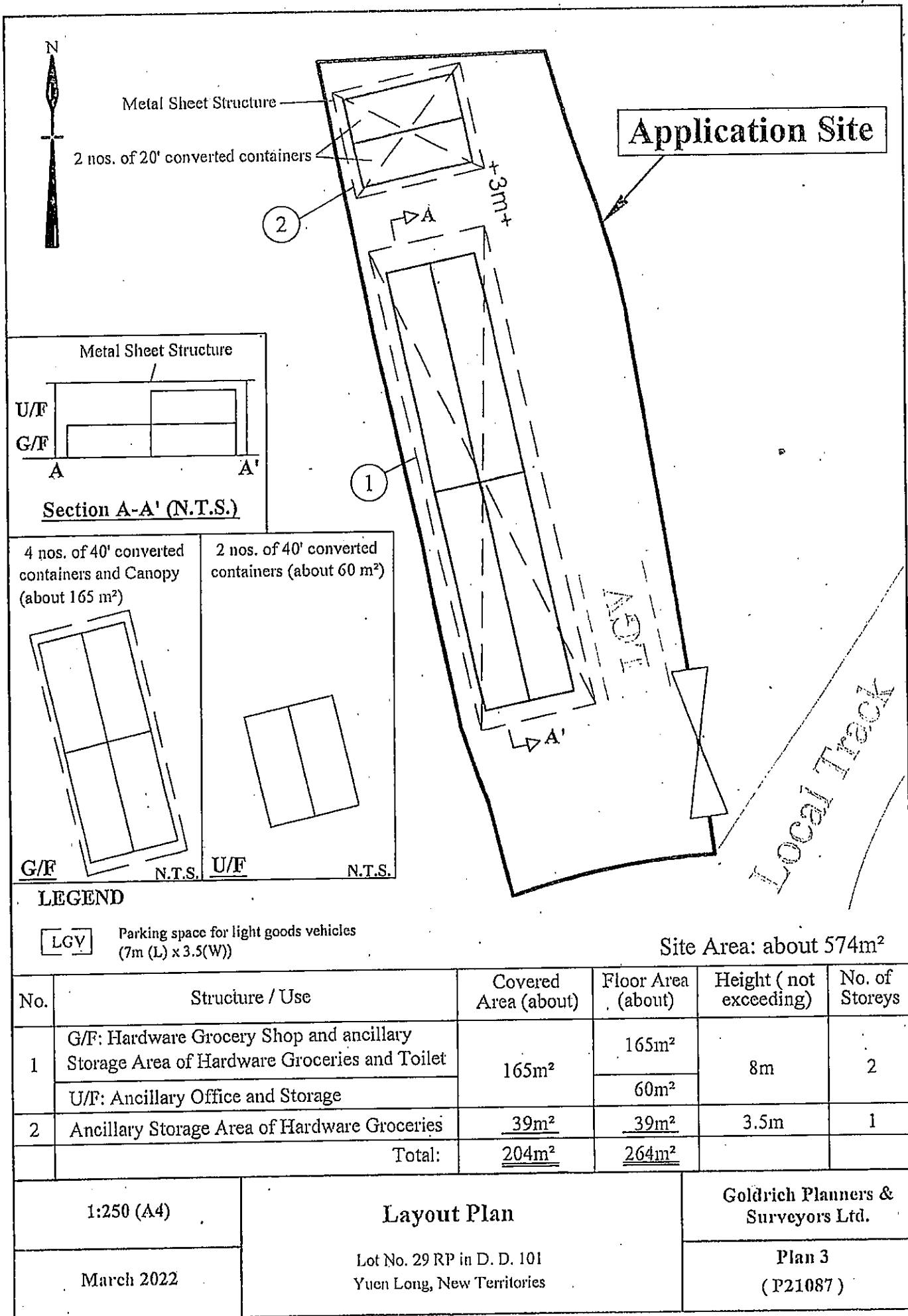
-End-

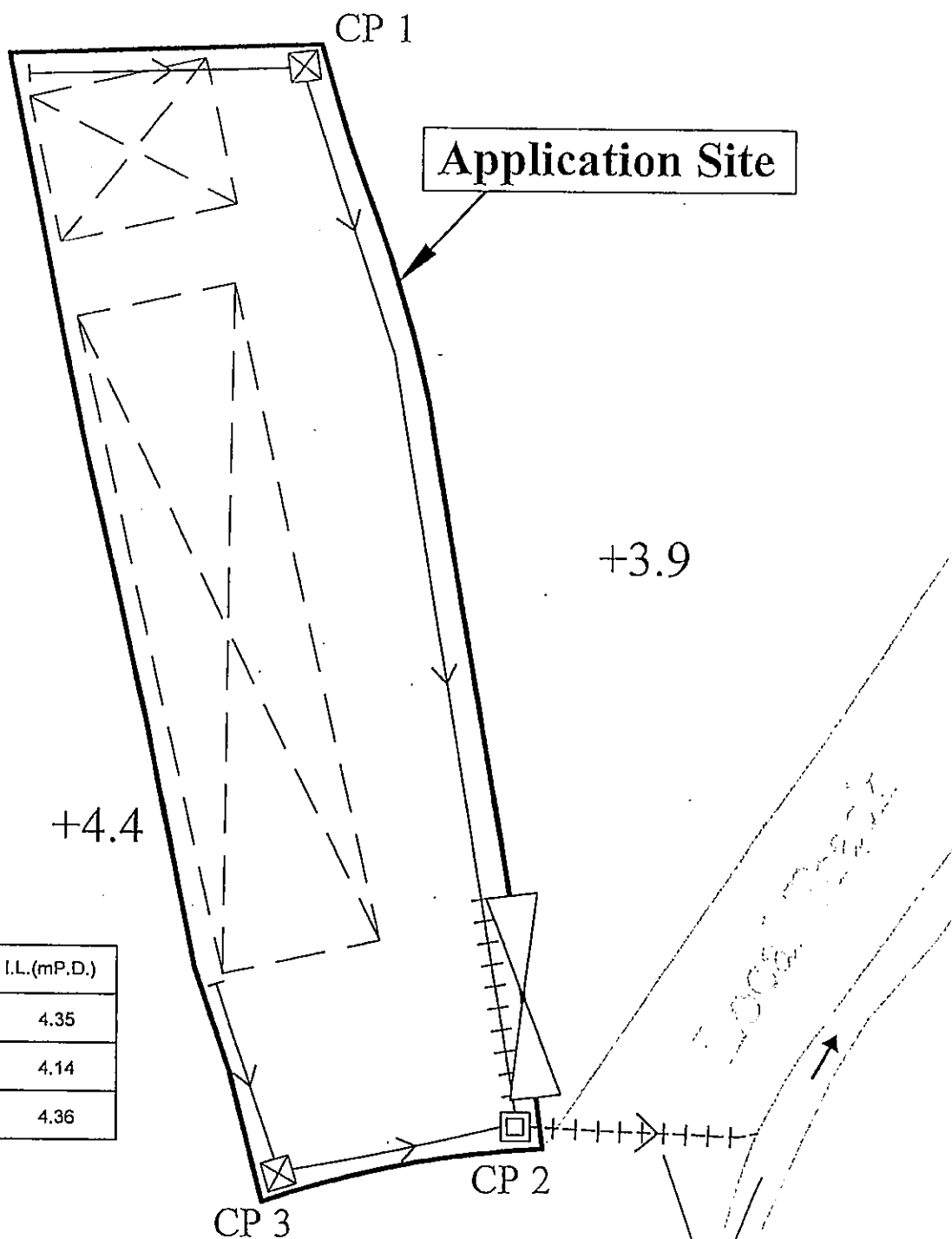


Not to Scale	<p align="center"><b>Location Plan</b></p> <p align="center">Lot No. 29 in D. D. 101, Yuen Long, New Territories</p>	Goldrich Planners & Surveyors Ltd.
January 2022		<p align="center"><b>Plan 1</b></p> <p align="center">(P21087)</p>









Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	4.4	4.35
CP 2	4.4	4.14
CP 3	4.4	4.36

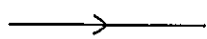
#### LEGEND



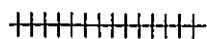
Proposed Last Catch-pit



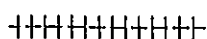
Proposed Catch-pit



Proposed 300mm U-Channel



Proposed 300mm U-Channel with C.I. Cover



Existing Public Channel with C.I. Cover

Note: According to Technical Note to Prepare a Drainage Submission by Drainage Services Department of November 2001 (P.6), 300mm U-channel is acceptable for area < 1,200 m<sup>2</sup>

Site Area: about 574m<sup>2</sup>

1:250 (A4)

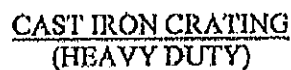
### Drainage Proposal

Goldrich Planners &  
Surveyors Ltd.

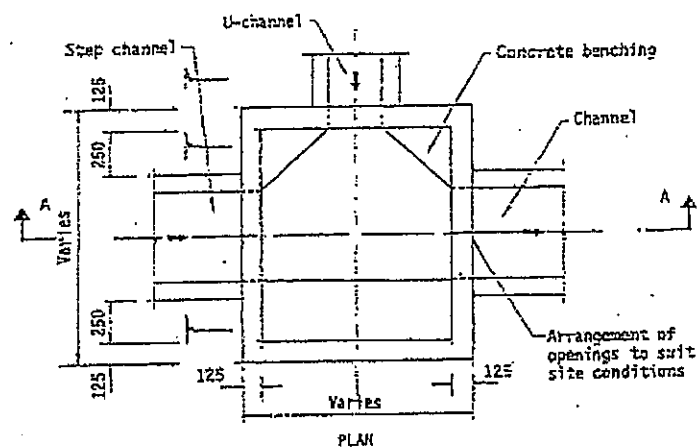
March 2022

Lot No. 29 RP in D. D. 101  
Yuen Long, New Territories

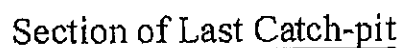
Plan 4.1  
( P21087 )



### Details of Proposed U-Channel



### Details of Catch-pit



Not to Scale	<b>Drainage Details</b> Lot No. 29 in D. D. 101, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2022		Plan 4.2 (P21087)

# GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.:

Our Ref.: TL22015 / P21087

1 March 2022

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

Post

Dear Sir,

## S.16 Application for

“Proposed Temporary Shop and Services  
(Retail Shop for Hardware Groceries)  
with Ancillary Facilities” for a Period of 3 Years  
Lot No. 29 in D. D. 101, Yuen Long, New Territories

We act on behalf of 許炯榮, the applicant, in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131).

Please refer to the attached documents to support the application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

2022年 6月 6日

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

6 JUN 2022

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

Encl.

# GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

## Executive Summary

1. The application site (the site) is on Lot No. 29 in D. D. 101, Yuen Long, New Territories.
2. The proposed use is "Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities" for a Period of 3 Years.
3. The site area is about 574 m<sup>2</sup>. No government land is involved.
4. The site falls within the "Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6 "Shop and Services" is a Column 2 use under the OZP which requires planning permission.
5. Two one to two-storey structures (not exceeding 8m) with a total floor area of about 209 m<sup>2</sup> is proposed on site for retail hardware grocery shop and ancillary uses.
6. Operation hours are 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. There are 20 similar applications of shop and services approved in the vicinity in the last decade.
8. The applied use satisfies local residents' needs for hardware groceries.

## 行政摘要

1. 申請地點位於新界元朗文量約份第 101 約地段第 29 號。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨零售店)連附屬設施 (為期 3 年)」。
3. 申請面積為大約 574 平方米，不牽涉政府土地。
4. 申請地點位於米埔及錦綉花園分區大綱核准圖編號 S/YL-MP/6 下的「休憩用地」用途地帶。「商店及服務行業」屬第二欄用途，需得規劃批准。
5. 申請地點擬議提供 2 個一至兩層 (不多於 8 米)高的構築物，總樓面面積約 574 平方米作臨時五金雜貨零售店連附屬用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 過去十年附近共有 20 個類似的商店及服務行業用途的規劃申請獲得批准。
8. 申請用途可以滿足當地居民對五金雜貨的需求。

**GOLDRICH PLANNERS & SURVEYORS LTD.**  
**金 潤 規 劃 測 量 師 行 有 限 公 司**

Your Ref.: 2200629

Our Ref.: TL22128 / P21087

3 May 2022

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

Post and E-mail:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Replacement Pages**

**S.16 Application for**  
**"Proposed Temporary Shop and Services**  
**(Retail Shop for Hardware Groceries)**  
**with Ancillary Facilities" for a Period of 3 Years**  
**Lot No. 29 in D. D. 101, Yuen Long, New Territories**

We would like to submit an updated Executive Summary, P.4, 12, 13 and 14 of s.16 application form and Layout Plan (Plan 3) for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

2022年 6月 6日

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

6 JUN 2022

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

# PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師行有限公司

### Executive Summary

1. The application site (the site) is on Lot No. 29 in D. D. 101, Yuen Long, New Territories.
2. The proposed use is "Proposed Temporary Shop and Services (Retail Shop for Hardware, Groceries) with Ancillary Facilities" for a Period of 3 Years.
3. The site area is about 574 m<sup>2</sup>. No government land is involved.
4. The site falls within the "Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6 "Shop and Services" is a Column 2 use under the OZP which requires planning permission.
5. Two one to two-storey structures (not exceeding 8m) with a total floor area of about 264 m<sup>2</sup> is proposed on site for retail hardware grocery shop and ancillary uses.
6. Operation hours are 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. There are 20 similar applications of shop and services approved in the vicinity in the last decade.
8. The applied use satisfies local residents' needs for hardware groceries.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 101 約地段第 29 號。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨零售店)連附屬設施(為期 3 年)」。
3. 申請面積為大約 574 平方米，不牽涉政府土地。
4. 申請地點位於米埔及錦繡花園分區大綱核准圖編號 S/YL-MP/6 下的「休憩用地」用途地帶。「商店及服務行業」屬第二欄用途，需得規劃批准。
5. 申請地點擬議提供 2 個一至兩層(不多於 8 米)高的構築物，總樓面面積約 264 平方米作臨時五金雜貨零售店連附屬用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 過去十年附近共有 20 個類似的商店及服務行業用途的規劃申請獲得批准。
8. 申請用途可以滿足當地居民對五金雜貨的需求。



金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-MP/329

Our Ref.: TL22216 / P21087

22 July 2022

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

Post and E-mail:  
tpbpd@pland.gov.hk

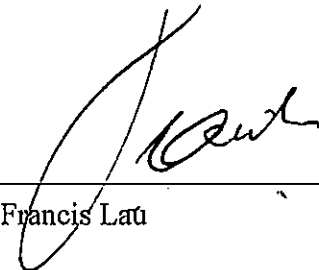
Dear Sir,

**Submission of Further Information**

**S.16 Application for  
“Proposed Temporary Shop and Services  
(Retail Shop for Hardware Groceries)  
with Ancillary Facilities” for a Period of 3 Years  
Lot No. 29 in D. D. 101, Yuen Long, New Territories**

We would like to confirm that there will be no open storage use and no workshop activity (including cutting of metal) will be carried out within the application site.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
\_\_\_\_\_  
Francis Lau

**Relevant Extract of Town Planning Board Guidelines for Application  
for Development within Deep Bay Area  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarized as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds;
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA; and
- (c) application for new open storage or container back-up uses including workshops within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for such uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.



**Previous s.16 Applications covering the Application Site**

**Rejected Application**

No.	Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-MP/268	Proposed Temporary Open Storage of Construction Machinery and Equipment with Ancillary Converted Container Office and Staff Common Room for a Period of 3 Years	6.4.2018 (RNTPC) [27.7.2018 (TPB)]	(1), (2), (3)

**Rejection Reason(s):**

- (1) Not in line with the planning intention of “Open Space” (“O”) and “Village Type Development (“V”) zones. No strong justification for a departure from such planning intention, even on a temporary basis.
- (2) Not in line with the Town Planning Board (TPB) Guidelines for “Application for Temporary Open Storage and Port Back-up Uses” (TPB PG-No. 13E) in that no previous approval had been granted for the site, there were adverse department comments on environmental and landscape aspects and local objection.
- (3) Undesirable precedent for other similar applications within the “O” and “V” zones and cumulative effect which would result in a general degradation of the environment of the area.

**Similar s.16 Applications within the same “Open Space” Zone  
on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 in the Past Five Years**

**Approved Applications**

No.	Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/258	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.6.2017 (RNTPC)
2.	A/YL-MP/264	Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years	8.12.2017 (RNTPC)
3.	A/YL-MP/267*	Temporary Shop and Services (Real Estate Agent and Retail Store) and Ancillary Staff Canteen and Site Office for a Period of 3 Years	6.4.2018 (RNTPC) [Revoked on 6.9.2020]
4.	A/YL-MP/269	Renewal of Planning Approval for Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 3 Years	4.5.2018 (RNTPC)
5.	A/YL-MP/275	Proposed Temporary Shop and Services (Metal Hardware and Household Items Retail Shop) for a Period of 3 Years	2.11.2018 (RNTPC)
6.	A/YL-MP/278	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.3.2019 (RNTPC)
7.	A/YL-MP/280*	Proposed Temporary Shop and Services (Retail Store) for a Period of 3 Years	31.5.2019 (RNTPC) [Revoked on 31.10.2021]
8.	A/YL-MP/298	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020 (RNTPC)
9.	A/YL-MP/300	Temporary Shop and Services (Real Estate Agency and Retail Store) with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 (RNTPC)
10.	A/YL-MP/302	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 (RNTPC)
11.	A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	9.7.2021 (RNTPC)
12.	A/YL-MP/311	Proposed Temporary Shop and Services (Interior Design Company) for a Period of 5 Years	27.8.2021 (RNTPC)
13.	A/YL-MP/319	Temporary Shop and Services (Interior Services Company) with Ancillary Office for a Period of 5 Years	24.12.2021 (RNTPC)
14.	A/YL-MP/321	Temporary Shop and Services (Retail Shop) with Ancillary Office for a Period of 5 years	24.12.2021 (RNTPC)

\* denotes permission revoked

**Government Departments' General Comments**

**1. Land Administration**

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

- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- advisory comments as detailed in **Appendix V**.

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

- advisory comments as detailed in **Appendix V**.

*Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):*

- he has no comment on the application from railway development perspective
- advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- she has no adverse comment on the application provided that it is used as the proposed use for a temporary shop and services as a retail shop for hardware groceries and that no heavy vehicles as well as no workshop activities (including cutting of metal), as proposed by the applicant, will be involved;
- no environmental complaint relating to the Site was recorded in the past 3 years; and
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP) to minimise potential environmental impacts on the surrounding areas.

**4. Open Space Provision**

Comments of the Director of Leisure and Cultural Services (DLCS):

- the Site falls within the "O" zone on the OZP. It is not on the priority list for development agreed by the Yuen Long District Council. There is no plan to develop the Site into public open space at present; and
- since the application involves private lot only, he has no in-principle objection to the application provided that no facilities of Leisure and Cultural Services Department will

be affected.

## **5. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- based on the aerial photo of 2021, the Site is situated in an area of rural landscape character comprising low-rise residential developments, village houses, temporary structures, carparks, vacant land and clusters of trees, etc. The proposed use within the Site is considered not incompatible with the landscape setting in the proximity;
- with reference to the site photos in June 2022, the Site is hard-paved and vacant. Significant adverse landscape impact within the Site arising from the development is not anticipated. Hence, she has no objection to the application from the landscape planning perspective; and
- since there is inadequate space for meaningful landscape, it is considered not necessary to impose a landscape condition should the application be approved by the Town Planning Board.

## **6. Fire Safety**

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

- he has no objection in-principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plan should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- advisory comments as detailed in **Appendix V**.

## **7. Drainage**

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

- no objection in-principle to the application from the drainage operation and maintenance point of view;
- the applicant should submit a drainage proposal to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. The applicant is reminded that approval of the drainage proposal should be sought prior to the implementation of drainage works on site;
- after completion of the required drainage works, the applicant shall provide DSD for

reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of the photographs;

- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

#### **8. Building Matters**

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

- he has no objection in-principle to the application; and
- advisory comments as detailed in **Appendix V**.

#### **9. Other Departments**

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

- Commissioner of Police;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- District Officer (Yuen Long).





**Recommended Advisory Clauses**

- (a) 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; and
  - the lot owner should immediately apply to LandsD to permit the structures to be erected or regularise any irregularity 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 will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
  - the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD is not and shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Mai Po; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (d) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that:
- the location of the proposed development falls within the railway protection zone of the existing Express Rail Link. The railway protection team of MTRCL should be consulted with respect to operation, maintenance and safety of the existing railway network;
- (e) to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by CE/MN, DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the Director of Environmental Protection shall be obtained; and
  - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
- (h) 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - 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 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;
  - 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 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 and are subject to the control of Part VII of B(P)R; and
  - detailed checking under BO will be carried out at the building plan submission stage.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220620-150905-89514

**提交限期****Deadline for submission:**

05/07/2022

**提交日期及時間****Date and time of submission:**

20/06/2022 15:09:05

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-MP/329

**「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，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220623-213725-83683

**提交限期****Deadline for submission:**

05/07/2022

**提交日期及時間****Date and time of submission:**

23/06/2022 21:37:25

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-MP/329

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

先生 Mr. Chan Ching Wah

**意見詳情****Details of the Comment :**

該地區 沒有需要此種行業！  
私人需要 在元朗合益路，安寧路 整條路！  
希望勿引入掛羊頭賣狗肉的 裝修工程公司！

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

## 參考編號

Reference Number:

220624-094712-71521

## 提交限期

Deadline for submission:

05/07/2022

## 提交日期及時間

Date and time of submission:

24/06/2022 09:47:12

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/329

## 「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Ho

## 意見詳情

Details of the Comment :

郊野公園提供休閒處所，供市民觀鳥，亦可教育下一代，五金舖此等商業不應該在此範圍內出現，亦不見必須在此興建商業店舖。

4

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

220624-092855-78303

**Reference Number:****提交限期**

05/07/2022

**Deadline for submission:****提交日期及時間**

24/06/2022 09:28:55

**Date and time of submission:****有關的規劃申請編號**

A/YL-MP/329

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

. 先生 Mr. Louis LAM

**Name of person making this comment:****意見詳情****Details of the Comment :**

在該地段進行五金商業行為，預期會有大量車輛進出，各式五金（尤其經加工如已上色，加上塗層，若然是廢棄五金情況更壞）會釋出有毒原素，將大為破壞附近受保護的米埔自然保護區，因此反對！

5

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

220625-091124-91799

**Reference Number:****提交限期**

05/07/2022

**Deadline for submission:****提交日期及時間**

25/06/2022 09:11:24

**Date and time of submission:****有關的規劃申請編號**

A/YL-MP/329

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

女士 Ms. Fiona young

**Name of person making this comment:****意見詳情****Details of the Comment :**

擬建商舖地段主要是住宅區，居民一向都享受目前環境。如要購物會習慣去商店林立，貨品齊全的元朗或上水購物區。



6

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-MP/329

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

附近民居，懇請留意申請者是否  
有意在結構屋頂上加建任何 4G/5G 電話/通訊  
發射或接收或放大器(龍骨)，  
此會對高頻 EMF 會對民居構成健康威脅

「提意見人」姓名/名稱 Name of person/company making this comment LO LAI OI IRENZ

簽署 Signature

日期 Date

28/6/2022

謝謝

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

## 參考編號

Reference Number:

220704-174818-40943

## 提交限期

Deadline for submission:

05/07/2022

## 提交日期及時間

Date and time of submission:

04/07/2022 17:48:18

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/329

## 「提意見人」姓名/名稱

Name of person making this comment:

加州豪園A期業主委員會

## 意見詳情

Details of the Comment :

就有關擬在元朗米埔丈量約份第101約地段第29號，闢設臨時商店及服務行業(五金雜貨零售店)連附屬設施之申請，如若有關申請的出入口在本邨及鄰近屋邨之主要出入通道(一號通道)，即加州大道與青山公路(米埔段)接壤路口，本會代表本邨居民提出強烈反對，謹請 貴會細閱我會方提出的下列反對意見：

- 1) 由於鄰近加州大道與青山公路(米埔段)接壤路口，即本邨及鄰近屋邨之主要出入通道(一號通道)，交通繁忙。惟本會發現現時進出該申請地段前面的銷售辦公室(即美聯物業)之車輛經常違規停泊於本邨向落馬洲方向之路口，造成擠塞。擔心有關申請獲批後，有更多車輛經由上述出入口進入，令本邨及鄰近屋苑居民更為不便。
- 2) 本會亦不時接獲多名業戶反映，表示不時有駕駛人士為方便，罔顧安全，由青山公路進入加州大道時直接橫跨對面線，進入前面的銷售辦公室及陳列室(近美聯物業)，更經常有重型貨櫃車出入，且不依照交通規則違規橫過美聯出入青山公路，並經常撞毀附近燈箱，或會因看不清路面狀況而產生危險情況。本邨管理公司亦就事件去信運輸署及路政署反映，要求跟進，惟有關部門仍未有效跟進。若有關申請獲批後，本會擔心問題再加劇。而是次申請亦未就車輛的交通影響作評估，則對本苑住戶車輛出入構成危險。
- 3) 政府若盲目批准上述申請，定會增加使用本邨一號通道的車輛數目，加速有關道路的損耗，引致維修成本增加。懇請 貴署考慮批出此許可證之長遠影響，此等事如政府請客要本邨及加州花園的業主結帳，是極不公平的。

謹請 貴會細閱我方提出的反對意見，切勿再漠視市民意見，盲目批准申請。

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

參考編號

Reference Number:

220704-174949-45019

提交限期

Deadline for submission:

05/07/2022

提交日期及時間

Date and time of submission:

04/07/2022 17:49:49

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/329

「提意見人」姓名/名稱

Name of person making this comment:

加州豪園B期業主委員會

意見詳情

Details of the Comment :

就有關擬在元朗米埔丈量約份第101約地段第29號，闢設臨時商店及服務行業(五金雜貨零售店)連附屬設施之申請，如有關申請的出入口在本邨及鄰近屋邨之主要出入通道(一號通道)，即加州大道與青山公路(米埔段)接壤路口，本會代表本邨居民提出強烈反對，謹請貴會細閱我會方提出的下列反對意見：

- 1) 由於鄰近加州大道與青山公路(米埔段)接壤路口，即本邨及鄰近屋邨之主要出入通道(一號通道)，交通繁忙。惟本會發現現時進出該申請地段前面的銷售辦公室(即美聯物業)之車輛經常違規停泊於本邨向落馬洲方向之路口，造成擠塞。擔心有關申請獲批後，有更多車輛經由上述出入口進入，令本邨及鄰近屋苑居民更為不便。
- 2) 本會亦不時接獲多名業戶反映，表示不時有駕駛人士為方便，罔顧安全，由青山公路進入加州大道時直接橫跨對面線，進入前面的銷售辦公室及陳列室(近美聯物業)，更經常有重型貨櫃車出入，且不依照交通規則違規橫過美聯出入青山公路，並經常撞毀附近燈箱，或會因看不清路面狀況而產生危險情況。本邨管理公司亦就事件去信運輸署及路政署反映，要求跟進，惟有關部門仍未有效跟進。若有關申請獲批後，本會擔心問題再加劇。而是次申請亦未就車輛的交通影響作評估，則對本苑住戶車輛出入構成危險。
- 3) 政府若盲目批准上述申請，定會增加使用本邨一號通道的車輛數目，加速有關道路的損耗，引致維修成本增加。懇請貴署考慮批出此許可證之長遠影響，此等事如政府請客要本邨及加州花園的業主結帳，是極不公平的。

謹請貴會細閱我方提出的反對意見，切勿再漠視市民意見，盲目批准申請。

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**AYL-MP/329 DD 101 Mai Po OS**  
03/07/2022 03:49

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

Dear TPB Members,

Members approved application 280 no questions asked. However they must question why conditions were not fulfilled.

Some months ago members discussed abuse of the condition process whereby multiple extensions were allowed and when all options exhausted the operator could just withdraw the approved application and apply again.

Hopefully this loophole has been closed.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 16 May 2019 3:50 AM CST  
**Subject:** AYL-MP/280 DD 101 Mai Po OS

AYL-MP/280  
Lot 28 RP in D.D.101, Mai Po  
Site area : About 291 m<sup>2</sup>  
Zoning : "Open Space"  
Applied Use : Retail Store

Dear TPB Members,

No doubt this will sail through with no questions asked.

On 27 Oct 2017 you approved Application 265 close by

PlanD considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. **As there was no programme to implement the planned use** and the temporary use was not incompatible with the surrounding areas, approval of the application on a temporary basis **would not frustrate the planning intention of the "Open Space" zone.**

**The site fell within the Wetland Buffer Area** of the Town Planning Board

Guidelines No.12C which specified that temporary uses were exempted from the requirement of Ecological Impact Assessment and the Director of Agriculture, Fisheries and Conservation had no adverse comment on the application.

You are being negligent in your duty to question these applications:

- Why has the OS not been implemented?
- When will it be implemented in line with the growing population?
- Why does AG Fish condone commercial use of wetland buffer for commercial use?

The volume of applications is no excuse for failure to question circumstances.

As I have already suggested, an additional Rural meeting per month could be arranged, particularly as there are few OZPs unlike 2018.

Mary Mulvihill