

2022年11月28日  
此文件在 收到·城市規劃委員會  
只合在收到所有必要資料後才正式處理

The applicant is  
The Town Planning Board  
The official receipt of the application, only upon receipt  
of all the required information and documents.

28 NOV 2022

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

2203079

23/11 by Lined

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MLMP/335
	Date Received 收到日期	28 NOV 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 樓及新界沙田上禾輋路 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)

天達香港投資有限公司 TOPFIT HK INVESTMENT LIMITED

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

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

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) 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)	元朗米埔丈量約份第104約地段第3250號B分段第49小分段(部份) Lot 3250 S.Bss. 49(part) in D.D. 104, Mai Po, Yuen Long
(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 ..... 175 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 78 ..... 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 & Fairview Park Outline Zoning Plan No. S/YL-MP/6 米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6  Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" "住宅(丙類)"  "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" "其他指定用途"註明"綜合發展包括濕地修復區"
(f) Current use(s) 現時用途	現時是空置的  (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>1/2</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1/2</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>1/2</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>1/2</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>1/2</sup>.  
並不是「現行土地擁有人」<sup>1/2</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>1/2</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>1/2</sup>。

(b) The applicant 申請人 -

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>1/2</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>1/2</sup>的同意。

Details of consent of "current land owner(s)" <sup>1/2</sup> obtained 取得「現行土地擁有人」 <sup>1/2</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 \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他 (請指明)

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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  
 擬議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

☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	97	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	78	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	78	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	78	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)

構築物1：臨時商店，每層面積約18平方米，1層高，高度不多於約3米。

構築物2-4：臨時商店，每層面積約16平方米，1層高，高度不多於約3米。

構築物5：臨時商店，每層面積約12平方米，1層高，高度不多於約3米。

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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間			
星期一至日上午9時至下午8時 (包括公眾假期)			
(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)) 從錦繡花園大道經地區小路前往	
	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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>不需要砍伐樹木</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>Reason(s) for non-compliance: 仍未履行的原因：</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。

請參考附件的申請報告書

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

Signature  
簽署

Ms Chong

Name in Block Letters  
姓名（請以正楷填寫）



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

Manager

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

ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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

Date 日期

1/11/2022

(DD/MM/YYYY 日/月/年)

## Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

## Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

## Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<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	元朗米埔丈量約份第104約地段第3250號B分段第49小分段(部份) Lot 3250 S.Bss. 49(part) in D.D. 104, Mai Po, Yuen Long
Site area 地盤面積	175 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6 Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
Zoning 地帶	"Residential (Group C)" 「住宅(丙類)」 "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」註明「綜合發展包括濕地修復區」
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 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services 擬議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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.446 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 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	44.6 % <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 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)		0 0 0 0 0
	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)		0 0 0 0 0

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 type="checkbox"/>
<b>位置圖 Location Plan, 地盤平面圖 Site Plan</b>		
<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。



根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

元朗米埔丈量約份第 104 約地段第 3250 號 B 分段

第 49 小分段(部份)

擬議臨時商店及服務行業 ( 為期 3 年 )

申請報告書及擬議發展的計劃細節

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 49 小分段(部份)的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於元朗錦繡花園大道附近，分別在《米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6》上劃為「住宅(丙類)」用途；及在《南生圍分區計劃大綱核准圖編號 S/YL-NSW/8》上劃為「其他指定用途」註明「綜合發展包括濕地修復區」。
3. 申請地盤面積為約 175 平方米，上蓋總面積 78 平方米，露天地方面積為 97 平方米，上蓋覆蓋率為 44.6%。
4. 申請地點將設有 5 個構築物，總樓面面積約 78 平方米，用途如下：  
構築物 1：臨時商店，每層面積約 18 平方米，1 層高，高度不多於約 3 米。  
構築物 2-4：臨時商店，每層面積約 16 平方米，1 層高，高度不多於約 3 米。  
構築物 5：臨時商店，每層面積約 12 平方米，1 層高，高度不多於約 3 米。
5. 申請地點可從錦繡花園大道經地區小路前往。
6. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 (包括公眾假期)。

## 申請原因

1. 申請地點的面積約為 175 平方米，根據《米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6》及《南生圍分區計劃大綱核准圖編號 S/YL-NSW/8》，分別為「住宅(丙類)」及「其他指定用途」註明「綜合發展包括濕地修復區」。
2. 擬議申請用途為臨時商店及服務行業，屬於兩個規劃用途第二欄的准許用途，須先向城規會申請。
3. 城市規劃委員會曾批准鄰近地點作相同用途（請參考城規會編號：A/YL-MP/295、A/YL-MP/324 等），因此申請人懇請城市規劃委員會對本申請作出相同的對待，申請人承諾定會履行所有相關的附帶條件。
4. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
  - \* 附近有大壘民居，擬議申請的臨時商店能提供服務給他們，提供方便；
  - \* 符合「住宅(丙類)」及「其他指定用途」地帶的規劃意向（屬第 2 欄用途）；
  - \* 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
  - \* 附近亦有大量商店，與附近的環境協調；
  - \* 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
  - \* 符合有關環境考慮的相關條例 / 指引

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 49 小分段(部份)作為期三年的臨時商店及服務行業。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及一個私家地段，擬議發展涉及五個上蓋構築物，如獲批准，申請人會向地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點有行車通道連接錦繡花園大道。

## 3. 擬議發展的交通安排

申請地點附近交通發達，申請地點內不涉及任何停車位或上落貨位。

## 4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

## 5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

## 7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

## 8. 渠務方面

申請人已按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

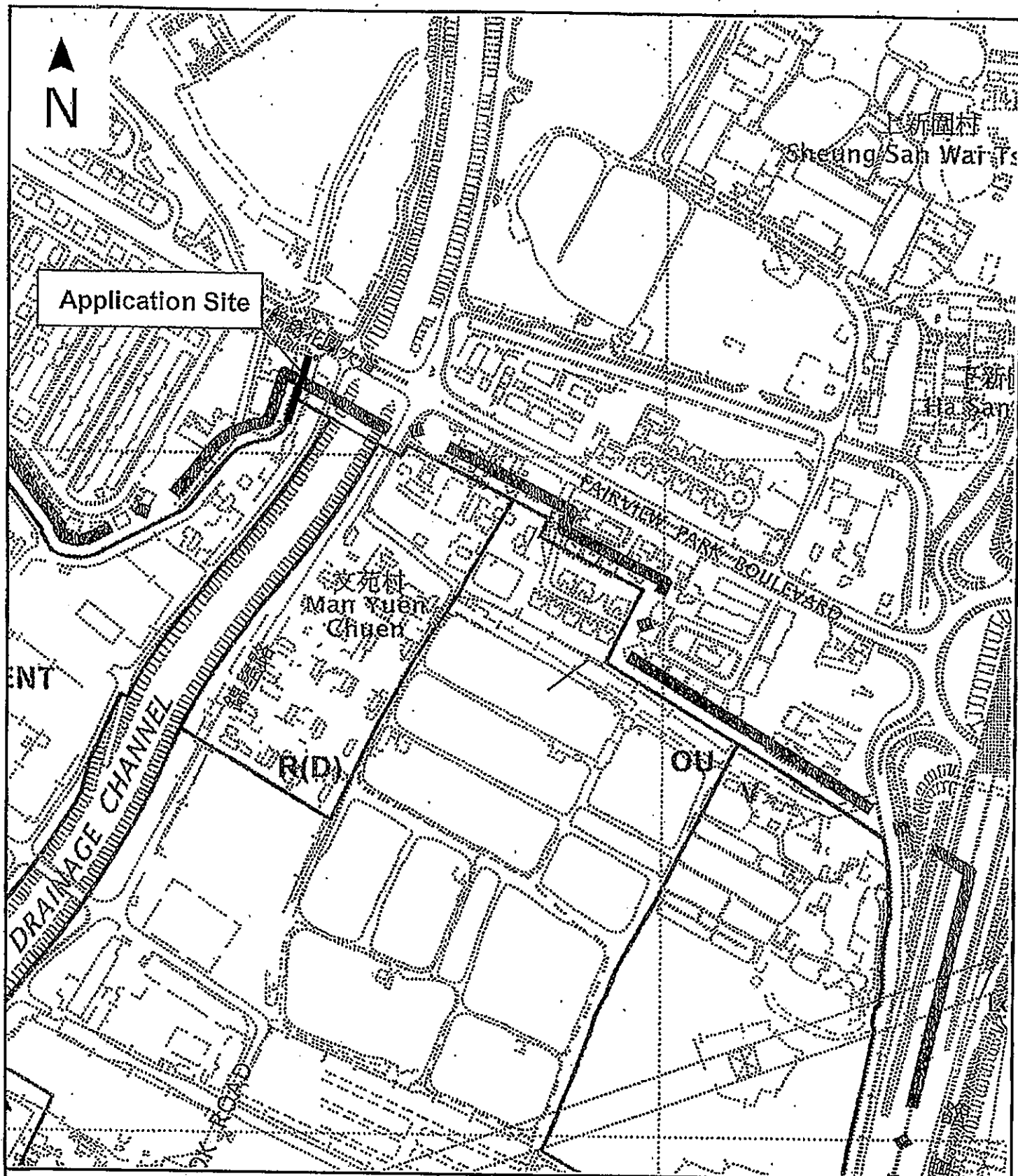
## 9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

## 10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 49 小分段(部份)作為期不超過三年的臨時商店及服務行業。



Project 項目名稱

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題

Location Plan

全圖

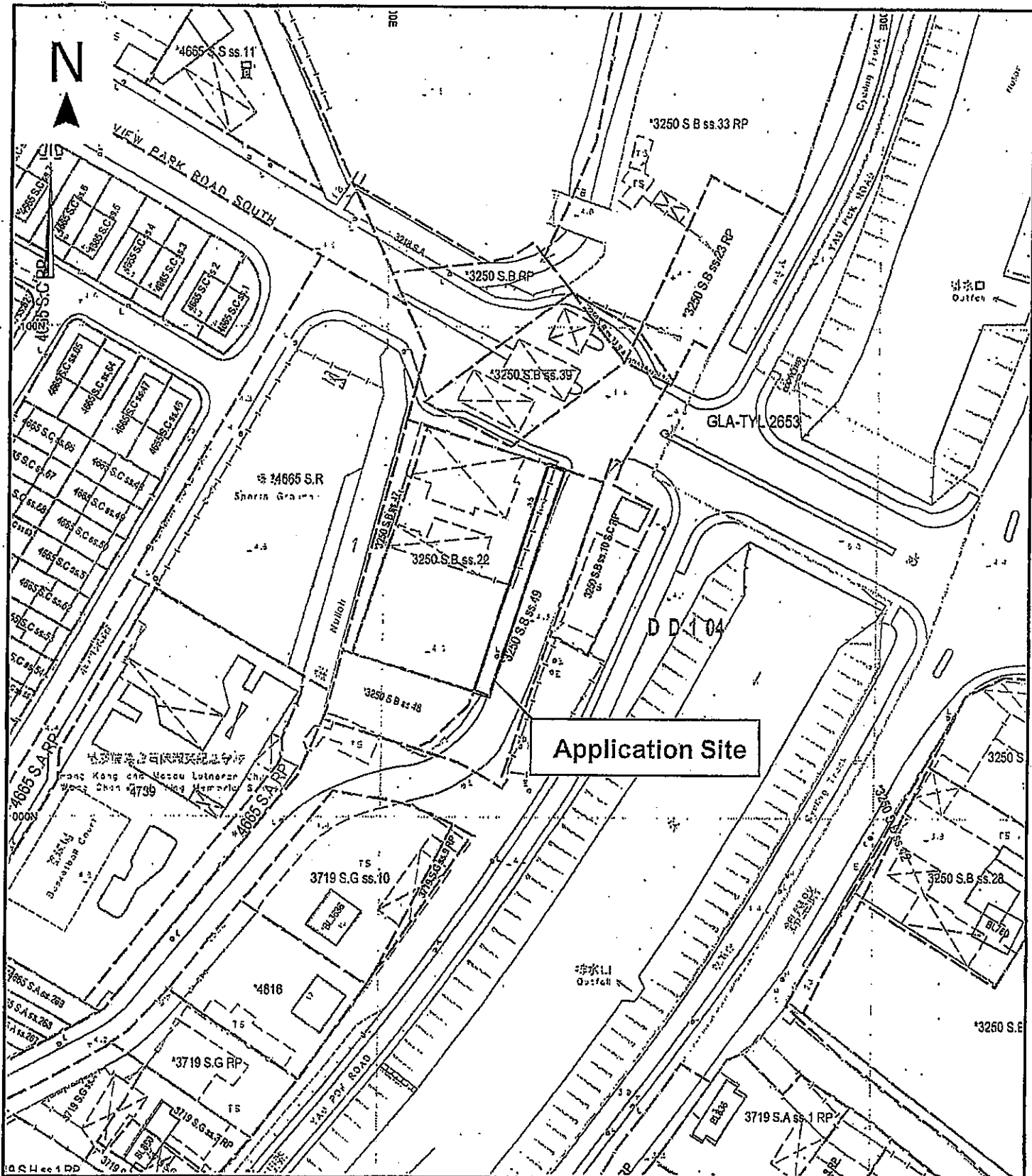
Drawing No. 圖號

20220528

Remarks 備註

● ● ● Walking access leading from Fairview Park Boulevard

Scale 比例



Application Site

Project 项目名称:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

20220528

Remarks 備註:

Scale 比例:





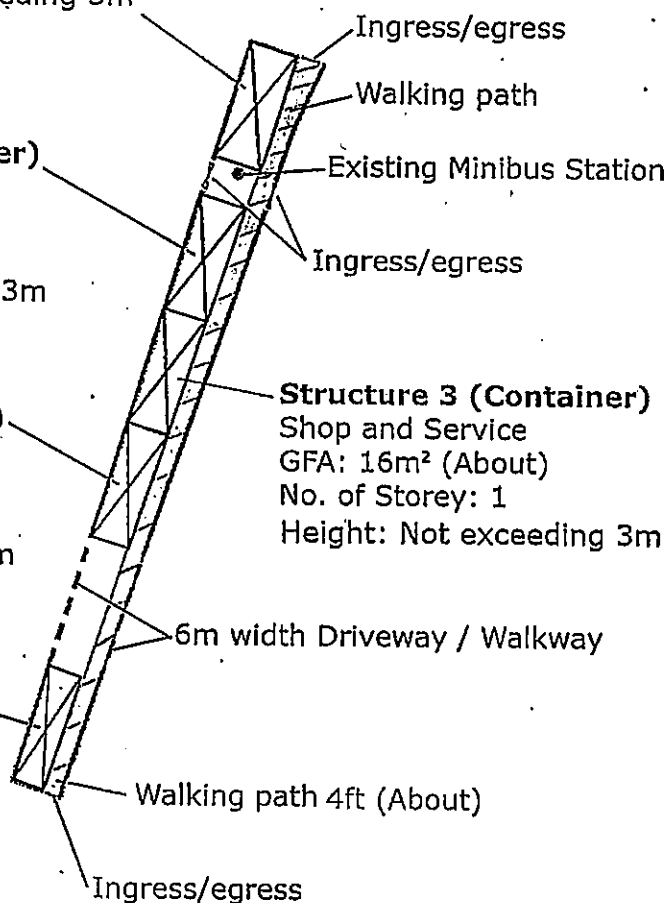
**Structure 1 (Container)**  
Shop and Service  
GFA: 18m<sup>2</sup> (About)  
No. of Storey: 1  
Height: Not exceeding 3m

**Structure 2 (Container)**  
Shop and Service  
GFA: 16m<sup>2</sup> (About)  
No. of Storey: 1  
Height: Not exceeding 3m

**Structure 4 (Container)**  
Shop and Service  
GFA: 16m<sup>2</sup> (About)  
No. of Storey: 1  
Height: Not exceeding 3m

**Structure 5 (Container)**  
Shop and Service  
GFA: 12m<sup>2</sup> (About)  
No. of Storey: 1  
Height: Not exceeding 3m

**Structure 3 (Container)**  
Shop and Service  
GFA: 16m<sup>2</sup> (About)  
No. of Storey: 1  
Height: Not exceeding 3m



Project 项目名称:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 图纸标题:

Layout Plan

Drawing No. 图号:

20221011

Remarks 备注:

Scale 比例:

## 規劃申請： A/YL-MP/335 的補充資料

1. 申請人已在 structure 1 和 structure 2 的中間留了出入口（約 4 呎），可以讓公眾人士使用現有行人道通，不會有所阻礙。
2. 申請人不會在申請地點內提供上落貨活動，正如之前所言，申請人會在旁邊的私家地段進行上落貨活動，申請人會自行和相關地主協商，申請人亦是該上落貨位置地段的使用者。
3. 申請人只會在早上的非繁忙時段進行上落貨為商店補級貨物，每次上落貨不超過 1 小時，請參考以下的輕型貨車進出流量報告（上落貨）。

### 輕型貨車進出流量報告（上落貨）

（星期一至星期日，包括公眾假期）

時間	進入（輛）	離開（輛）
0900-10:00	0	0
1000-1100	1	0
1100-1200	0	1
1200-1300	0	0
1300-1400	0	0
1400-1500	0	0
1500-1600	0	0
1600-1700	0	0
1700-1800	0	0
1800-1900	0	0
1900-2000	0	0
合計	1	1

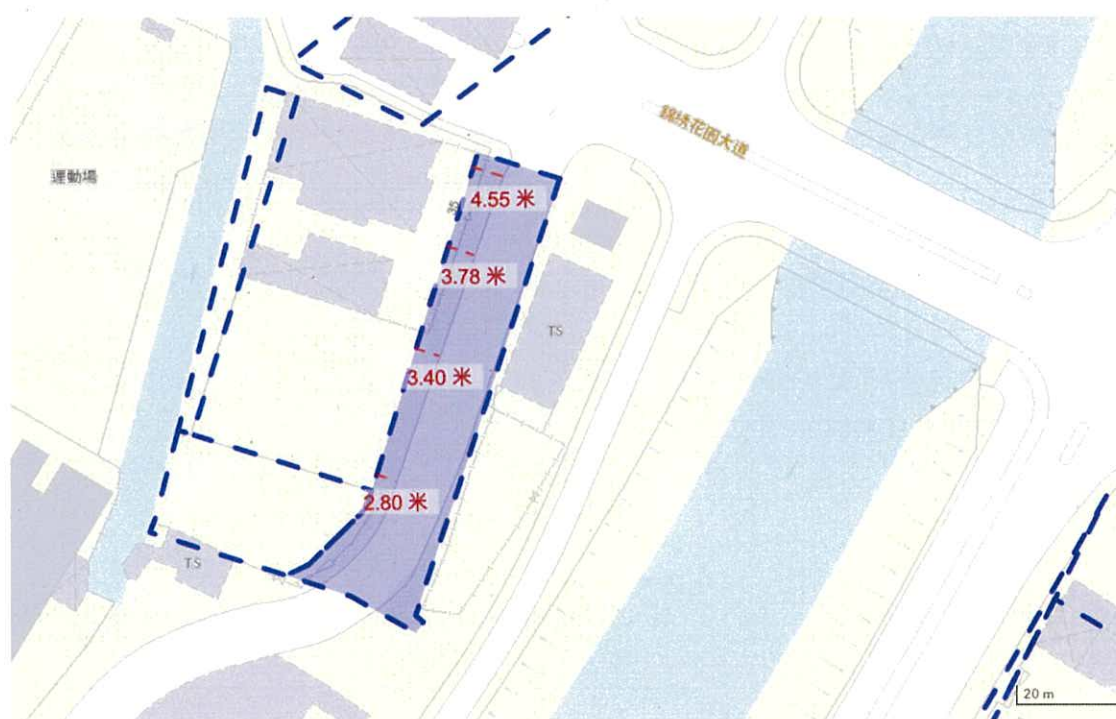
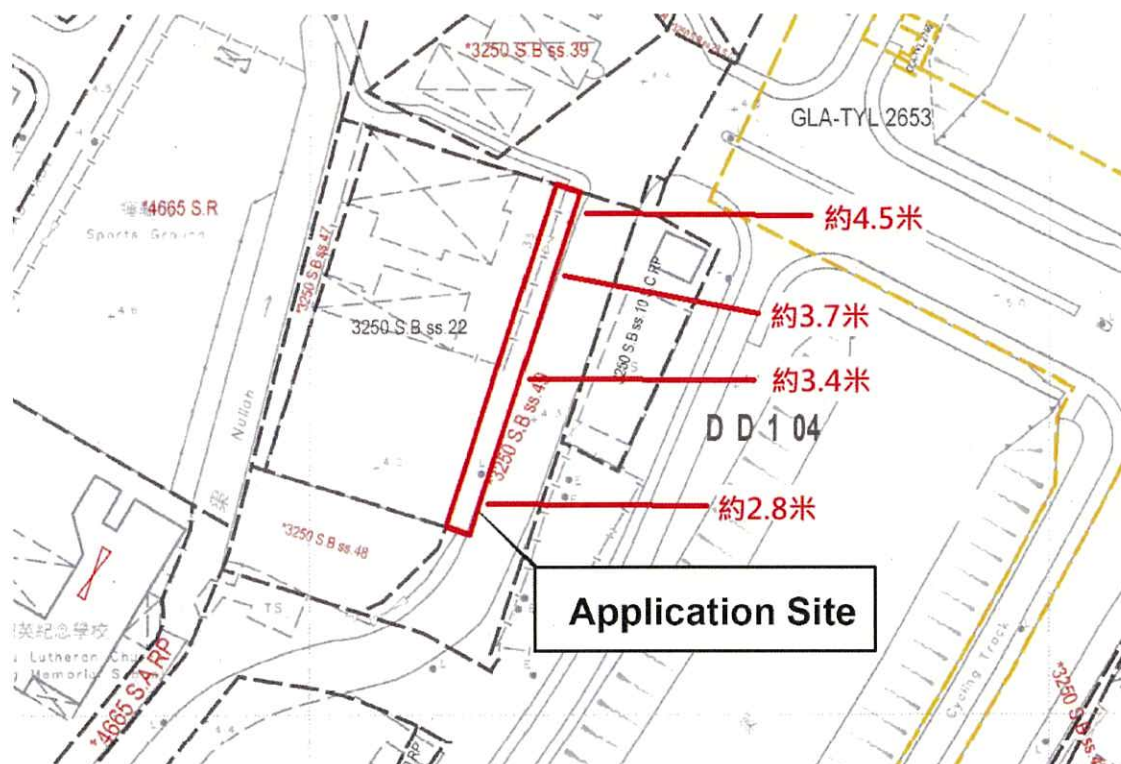
申請地點尚未發展，以上數字為預算車輛進出場地記錄。

## Planning Application No. A/YL-MP/335

### Responses to Departmental Comments (dated 3.1.2023)

	Departmental Comments	Responses
(1)	As noted in our recent site visit, the concerned private road is only about 2.5m wide. Please submit an updated layout plan showing the actual dimension (length, width and height) of each container proposed on the application site.	<p>請看附圖 1，申請地點的闊度為 2.8 至 4.5 米，所以臨時構築物的面積因應大小會有所調整。2.5 米只是量度現時行人路而並非申請地點的全部闊度。</p> <p>附圖 2 的 Layout Plan 上將顯示每個臨時構築物的長*闊*高。</p> <p>附圖 3：Site Plan</p>
(2)	We note that the application site might require the removal of existing fencing of the adjacent operator as shown on the plan. Please clarify.	如獲審批，申請人會按照申請地點的地界興建圍網，現存的鐵絲網將會拆除。
(3)	Please clarify whether consent has been sought from the land owner(s) of the adjacent sites on the two proposed ingress/egress. If yes, please provide evidence for our reference.	<p>之前因回應運輸署的意見，要求在申請地點保留「existing access」讓公眾人士進出後面的地段，不可封閉，於是申請人才會保留兩個出入口給公眾人士（也包括停車場和花店）使用。</p> <p>申請人會自行和停車場與花店的經營者協調出入口的開放時間，確保擬議發展不會阻礙他們現時使用「existing access」的情況。</p>
(4)	Please provide the width of the ingress/egress reserved for the adjacent flower shop and the arrangement of the existing minibus stand as well.	<p>留給花店的出入口，闊度約 1.5 米。</p> <p>請參考附圖 2 的 Layout Plan。</p> <p>有關小巴士的安排：</p> <p>申請人已小巴公司達成共識，會保留現有小巴士站，不會搬走，而排隊等小巴的人也可在申請地點內的行人路通道排隊，申請人也已和小巴公司溝通，他們指出願意配合一切安排，包括增設排隊指示牌。</p>

## 申請地點的闊度



## 申請地點的長度



(約 48 米)



**Structure 1 (Container)**

Shop and Service

GFA: 18m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)6m x (W)3m x (H)3m

Total Length: 48m (About)

Ingress/egress

Walking path

**Structure 2 (Container)**

Shop and Service

GFA: 16m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)6m x (W)2.6m x (H)3m

Existing Minibus Station

1.5m Ingress/egress

**Structure 4 (Container)**

Shop and Service

GFA: 16m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)8m x (W)2m x (H)3m

**Structure 3 (Container)**

Shop and Service

GFA: 16m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)7m x (W)2.2m x (H)3m

6m width Driveway / Walkway

**Structure 5 (Container)**

Shop and Service

GFA: 12m<sup>2</sup> (About)

No. of Storey: 1

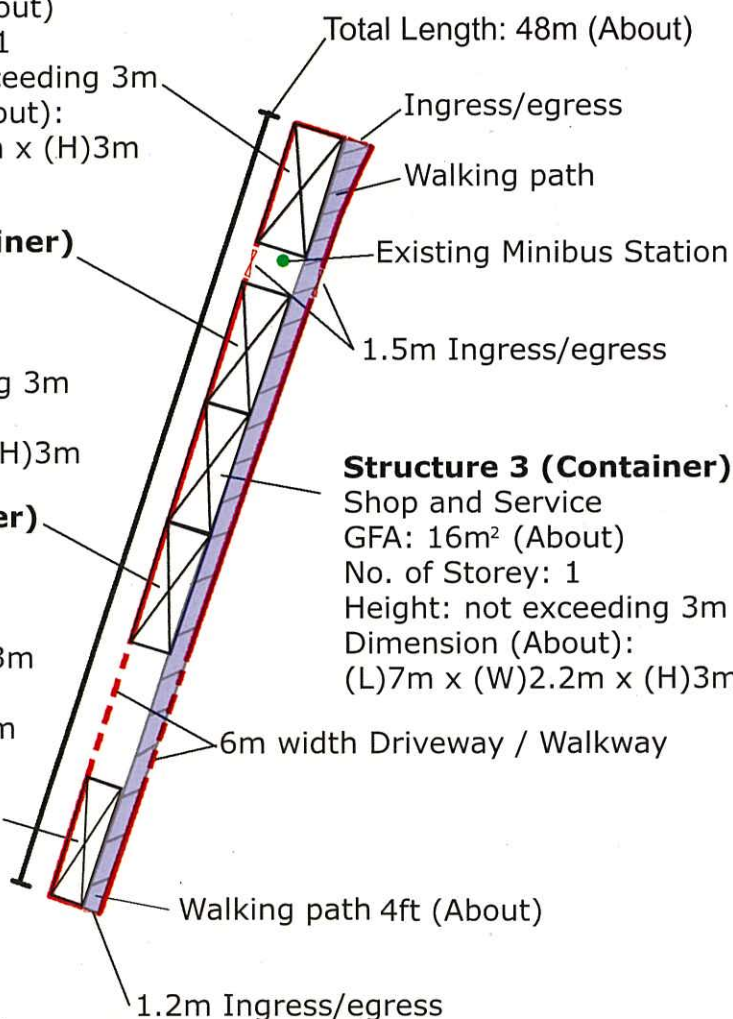
Height: not exceeding 3m

Dimension (About):

(L)8m x (W)1.5m x (H)3m

Walking path 4ft (About)

1.2m Ingress/egress



Project 項目名稱:

Proposed Temporary Shop and  
Services for a Period of 3 Years at  
Lot 3250 S.B ss.49(Part) in D.D. 104,  
San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan

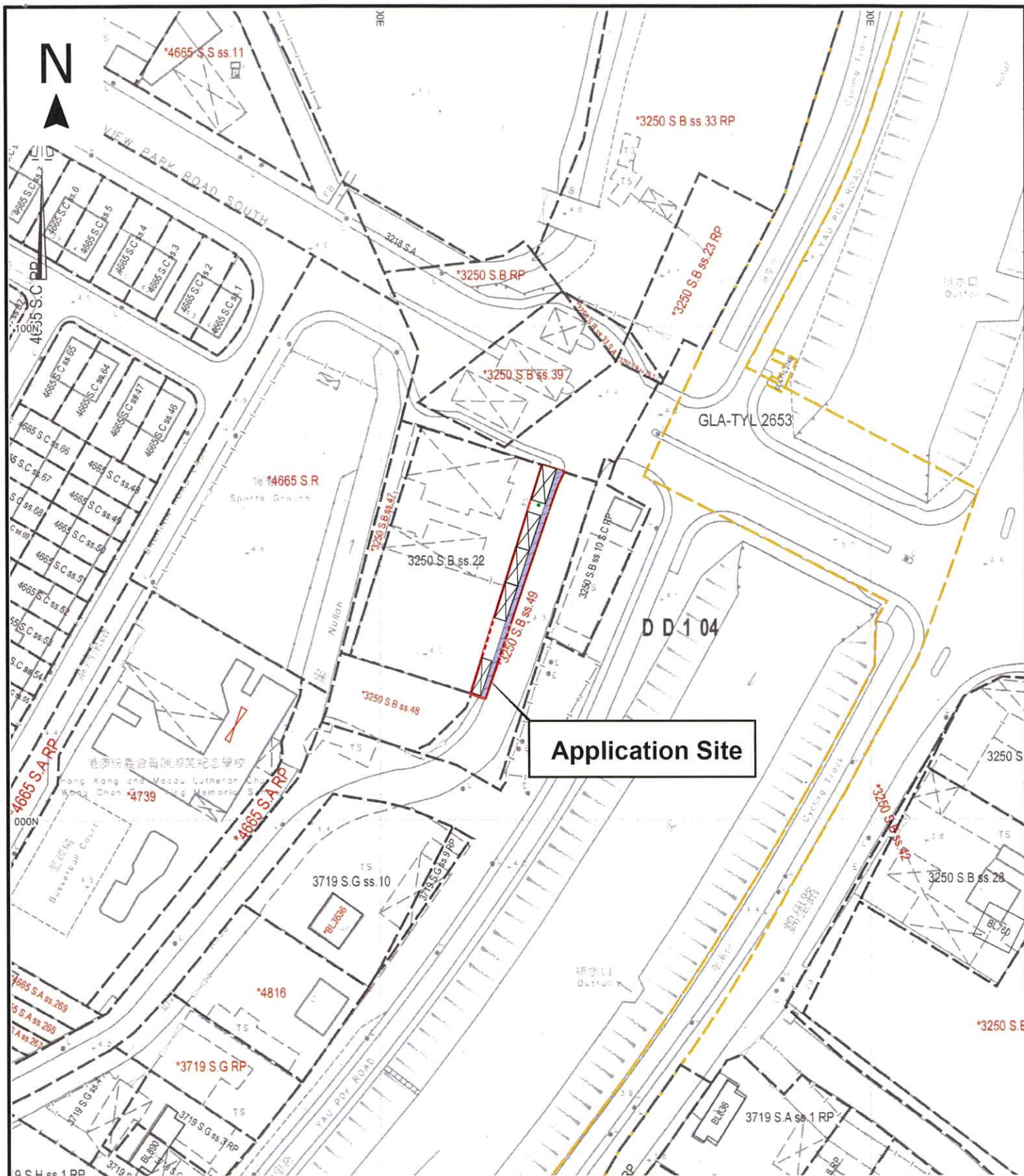


Remarks 備註:

Drawing No. 圖號:

20230104b

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

20230104

Remarks 備註:

Scale 比例:





## 有關規劃申請 A/YL-MP/335

### 回應部門意見

1. 申請地點與連接道路是私人地段，而且屬申請人擁有，現在申請人給大眾車輛使用。申請人知悉該道路不是由運輸署管理，申請人作為地主，會自行對道路進行日常保養工作。
2. 申請人知悉該行人路不是由運輸署管理，該行人路是私人地段，而且屬申請人擁有，現在開放給公眾人士使用。申請人作為地主，會自行對行人路進行日常保養工作。
3. 參考附件 1 及 2，申請地點擬議的上蓋，並不會對現有小巴士有任何影響和改變（Layout Plan 上的綠色點是現時的小巴士）。申請人已告知小巴公司有關這申請，小巴公司亦知悉並會配合。
4. 參考 Layout Plan，申請人在申請範圍內保留至少 1.2 米的行人路，並且設有出入口，基本上行人可能繼續使用現有行人路，沒有重大影響。該行人路不是主要行人路，使用人數有限，相信是足夠讓行人繼續正常使用的。
5. 申請人會在構築物 4 和 5 之間，安裝車輛出入感應警報器和汽車反射鏡。每當有車輛靠近申請地點出入口時，警報器會發出聲響和閃起紅燈，提醒周邊行人這裡將有車輛出入，讓他們注意路面交通。
6. 申請人確保擬議發展會在不影響現有公共設施的情況下進行，參考附件的航拍圖，擬議申請不會影響現時任何的政府公共設施：例如街燈。
7. 擬議申請對現有的行人路和行車路沒有任何影響，不會改變現時的行人路及行車路。（請看附件 9）
8. 擬議申請的大閘開放時間為：早上 6 時至晚上 12 時（開放時間已經覆蓋新界專線 36 號小巴和花店的營運時間）
9. 有關花店現正使用部份申請地點的事宜：申請人和花店負責人有租約，租約在 2023 年 5 月 8 日到期。如規劃申請將來獲批後，申請人不會再出租給人，留作自用發展擬議申請。

10. 申請人不會在申請地點內提供上落貨活動，申請人會在旁邊的私家地段進行上落貨活動（請看附圖），申請人會自行和相關地主協商，申請人亦是該上落貨位置地段的使用者。申請人只會在早上的非繁忙時段進行上落貨為商店補級貨物，每次上落貨不超過 1 小時，請參考附件 13 的輕型貨車進出流量報告（上落貨）。
11. 附圖黃色部份現主要用作給人停泊車輛，為私人地段。申請人是附圖上黃色的部份的使用者，所以擬議申請的送貨安排，將會由送貨司機把車輛停泊在黃色部份，然後用手推車經申請地點內的行人路慢慢把貨物送到不同的店裡，由於全部地方都是涉及私人地段，不會影響路面交通。



## 附件

附件 1：Layout Plan

附件 2：Layout Plan with Lot Information

附件 3-6：航拍圖，清楚顯示，擬議發展的上蓋並不是全部擺放在現時的行人路上，主要擺放在花店門外的空地上。

附件 7：車輛出入感應警報器

附件 8：汽車反射鏡（用作確保周邊交通情況安全下才出車）

附件 9：沒有改變行人路及行車路圖片

附件 10：小巴公司的營運時間

附件 11：租約及委托書

附件 12：聲明書

附件 13：輕型貨車進出流量報告（上落貨）



**Structure 1 (Container)**

Shop and Service

GFA: 18m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)6m x (W)3m x (H)3m

Total Length: 48m (About)

Ingress/egress

Walking path (Width min. 1.2m)

Existing Minibus Station

3m Ingress/egress

1.5m Ingress/egress

**Structure 2 (Container)**

Shop and Service

GFA: 16m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)6m x (W)2.6m x (H)3m

**Structure 4 (Container)**

Shop and Service

GFA: 16m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)8m x (W)2m x (H)3m

**Structure 3 (Container)**

Shop and Service

GFA: 16m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)7m x (W)2.2m x (H)3m

6m width Driveway / Walkway

**Structure 5 (Container)**

Shop and Service

GFA: 12m<sup>2</sup> (About)

No. of Storey: 1

Height: not exceeding 3m

Dimension (About):

(L)8m x (W)1.5m x (H)3m

Walking path (Width min. 1.2m)

1.2m Ingress/egress

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan

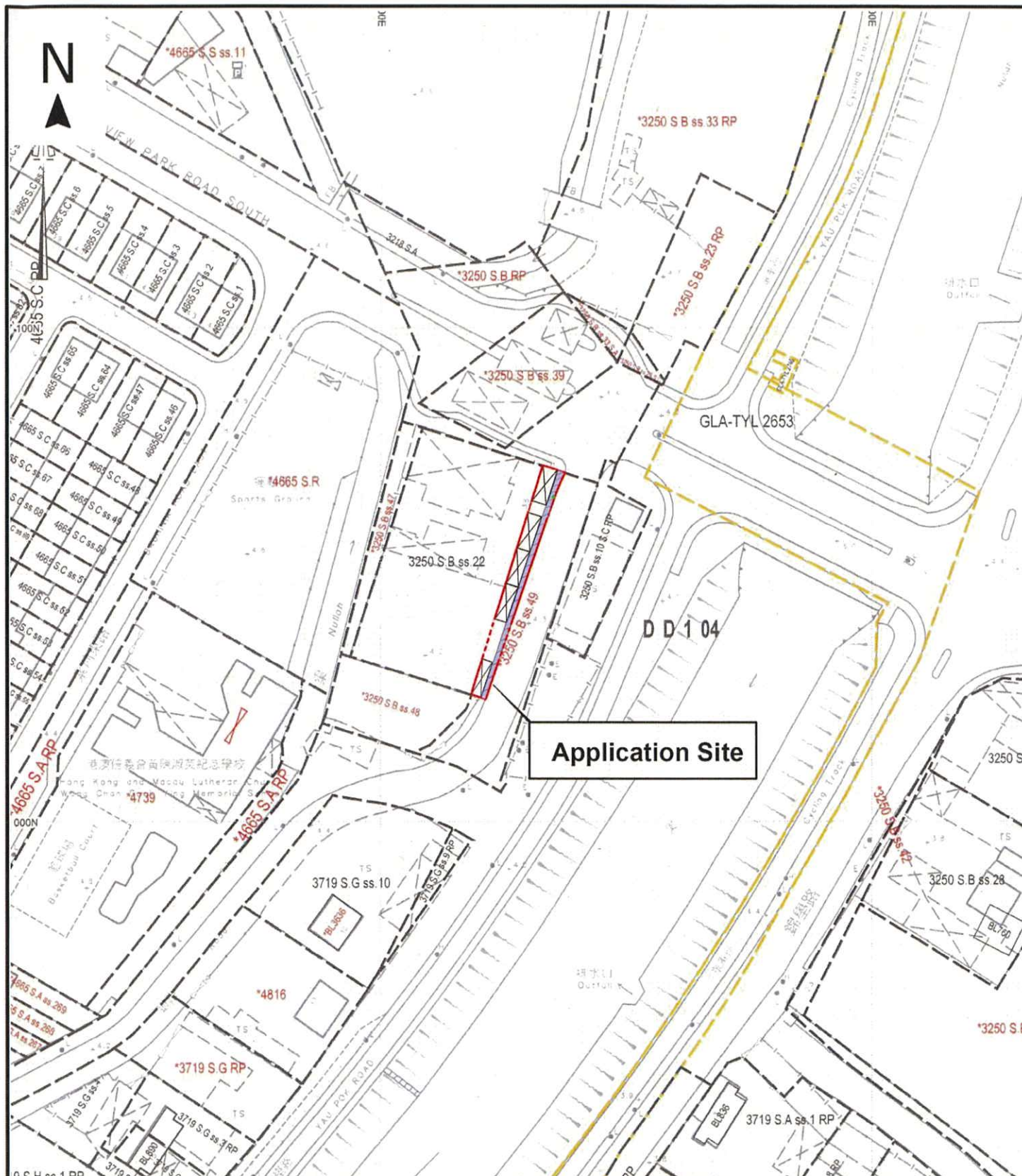


Drawing No. 圖號:

20230223

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Top view



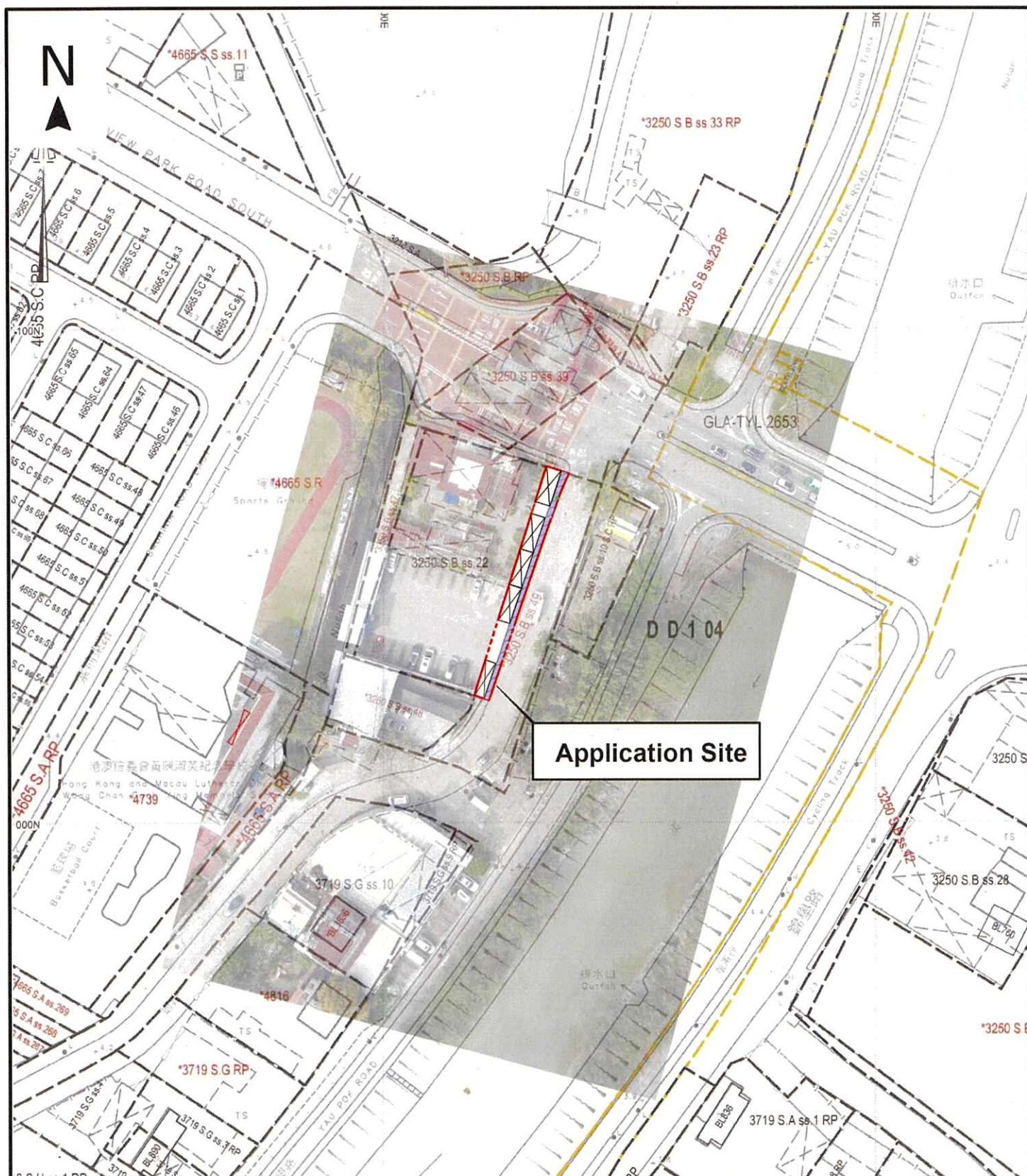
Drawing No. 圖號:

20230221

Remarks 備註:

Scale 比例:





Application Site

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Top view



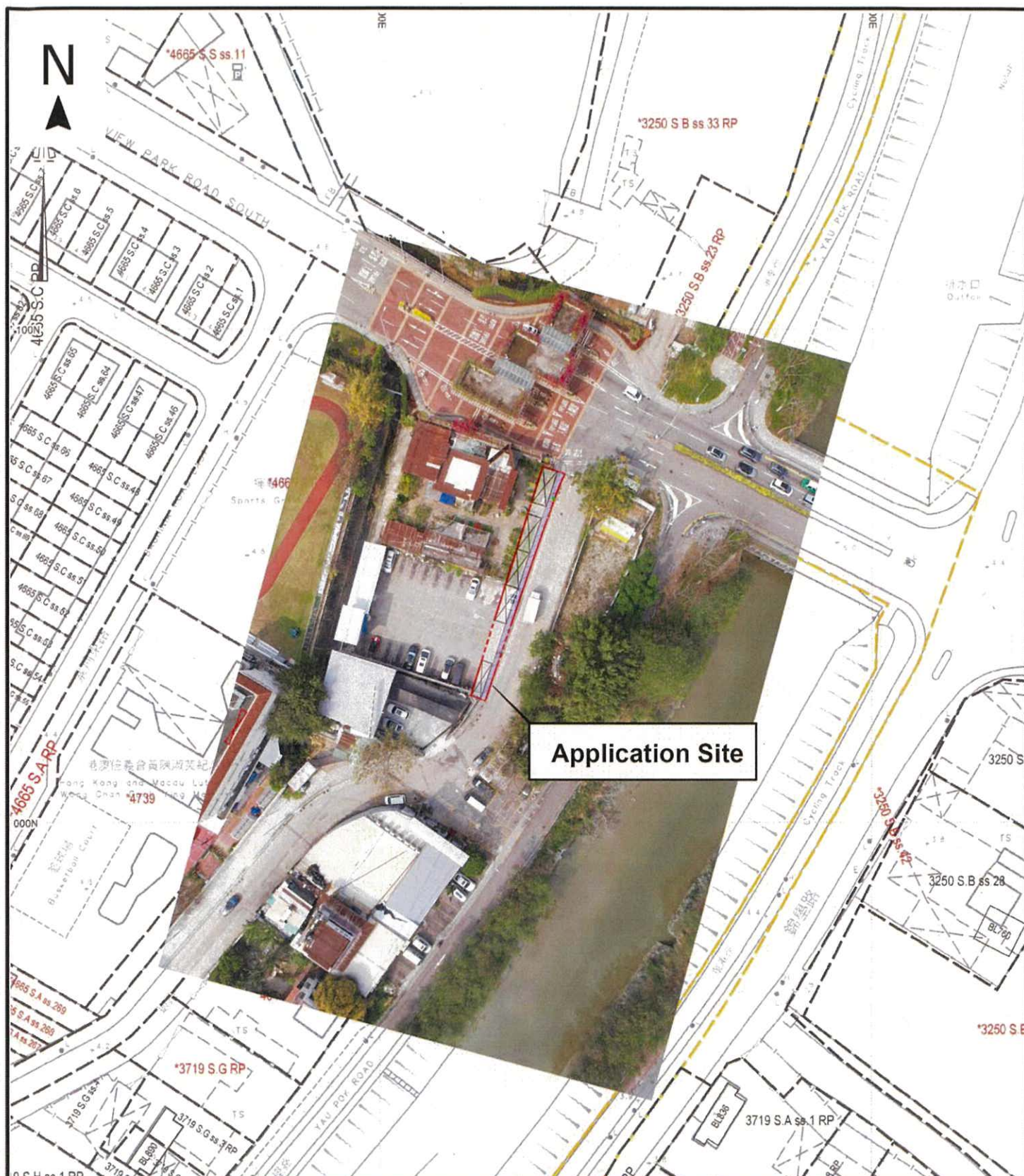
Drawing No. 圖號:

20230221

Remarks 備註:

Scale 比例:





**Application Site**

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Top view



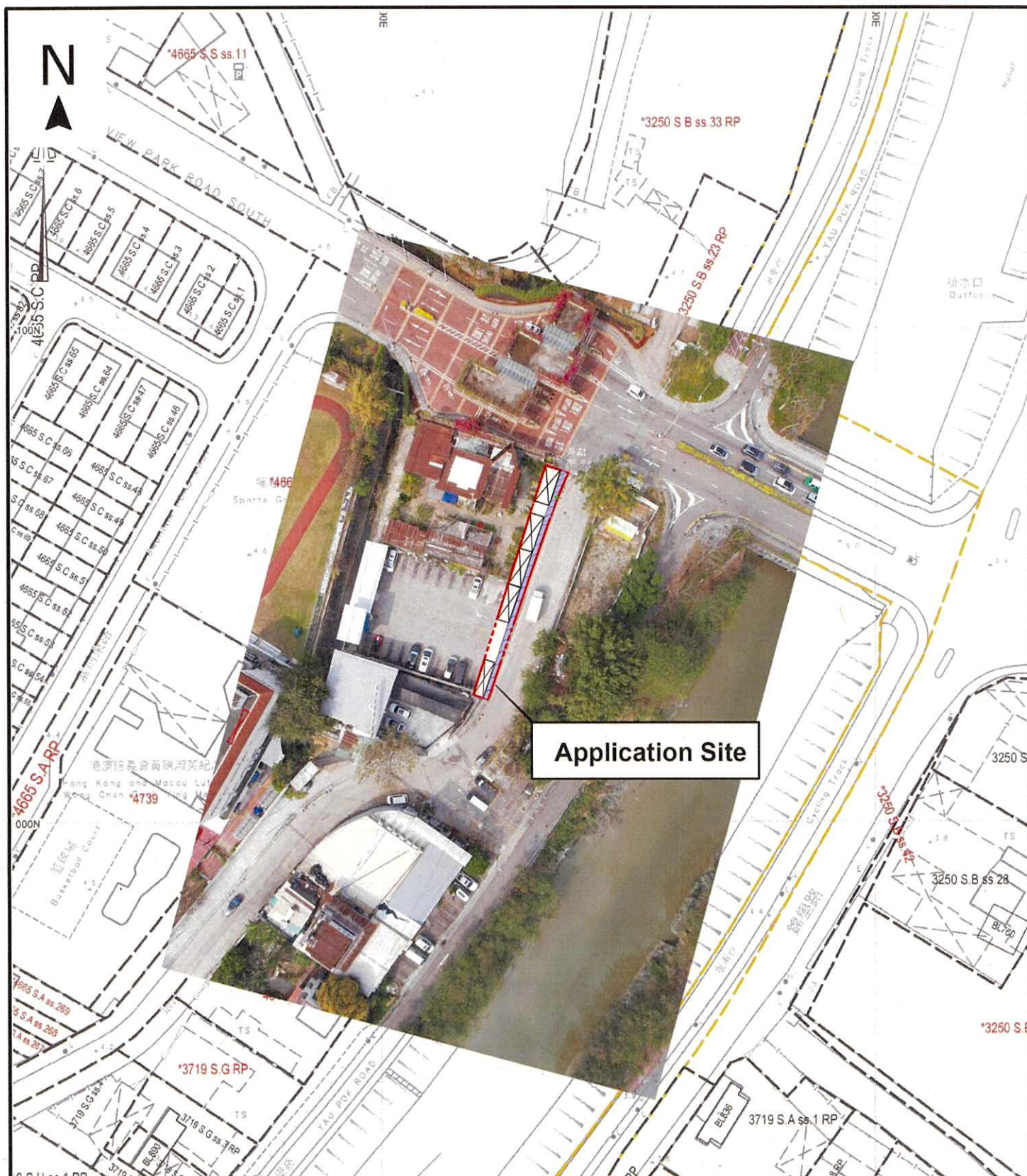
Drawing No. 圖號:

20230221

Remarks 備註:

Scale 比例:





Application Site

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Top view



Drawing No. 圖號:

20230221

Remarks 備註:

Scale 比例:





Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Top view



Remarks 備註:

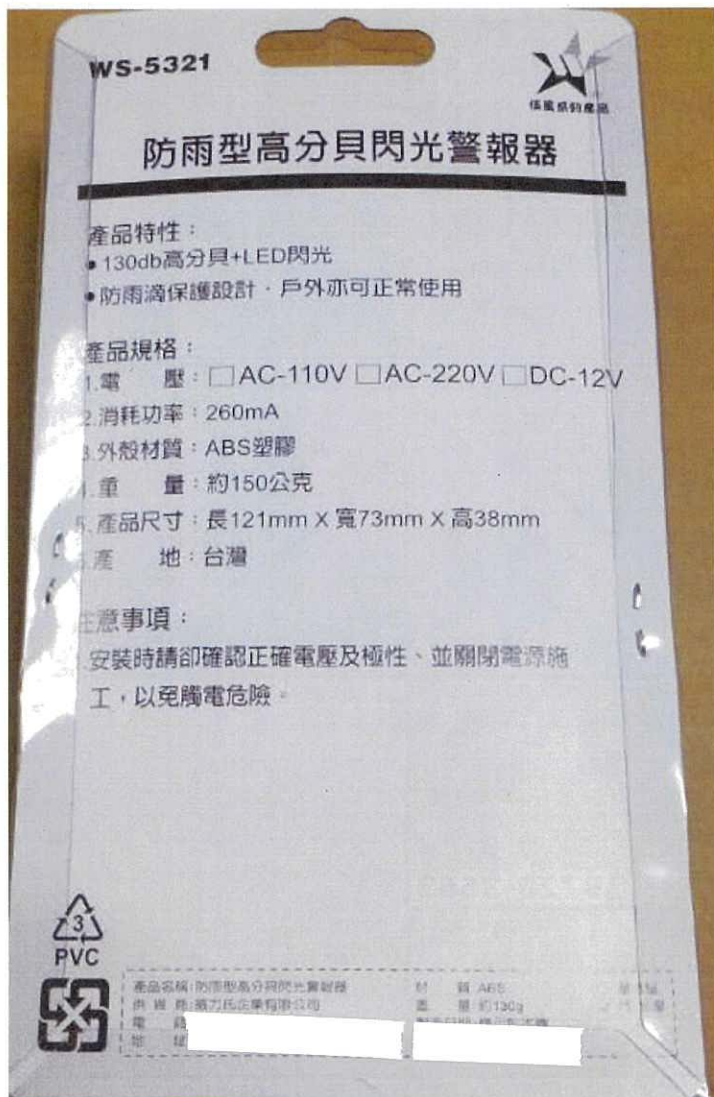
Drawing No. 圖號:

20230221

Scale 比例:

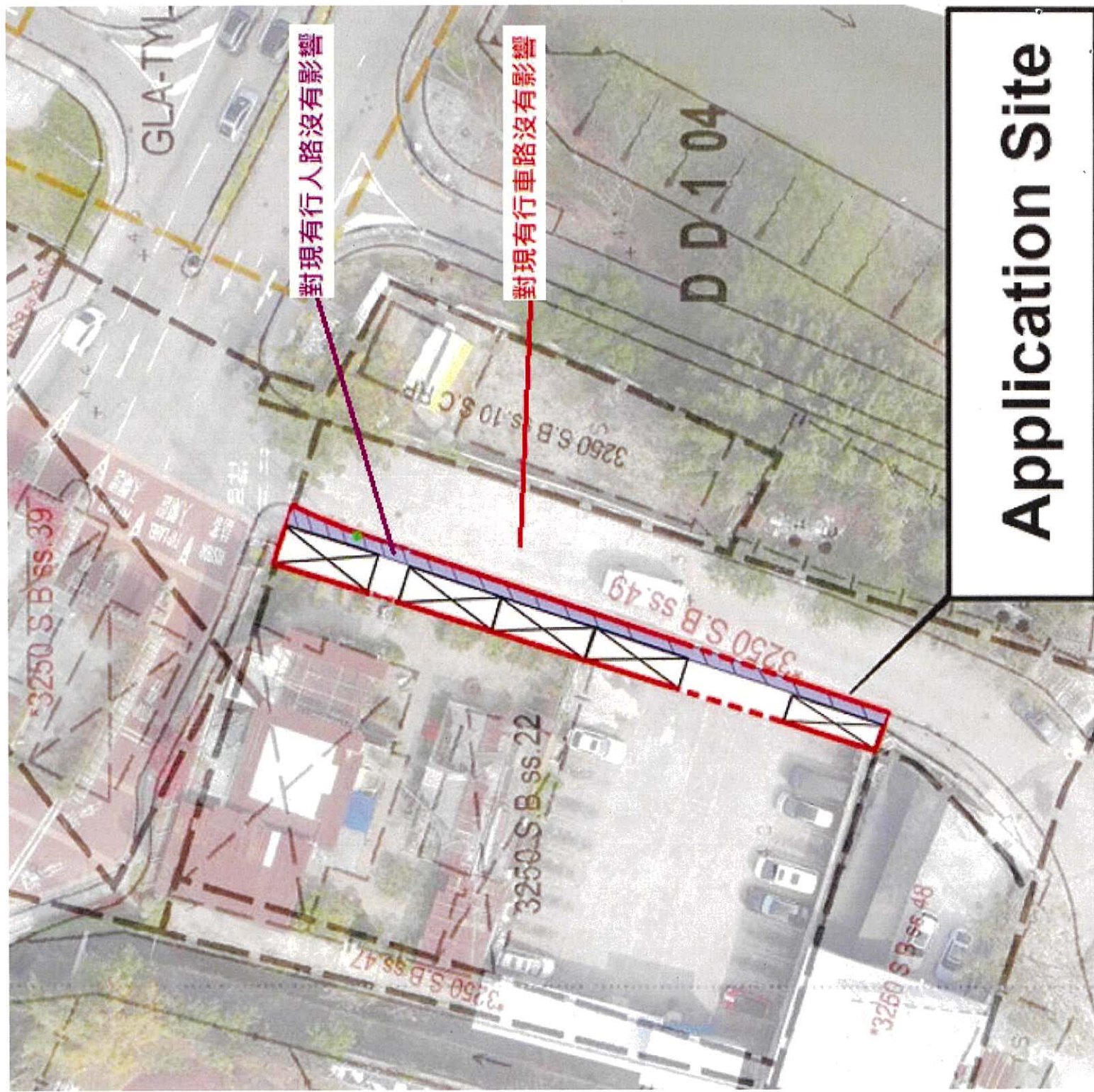


【伍星】防雨型高分貝警報器 WS-5321 220V 警鈴 LED閃光感應式 警示車輛出入車道 安全 台灣製造









對現有行人路沒有影響

對現有行車路沒有影響

# Application Site

# 36

## 新界專線小巴路線



36線用車正途經大橋路

### 路線資訊

起訖點	元朗 (福康街) ↔ 大生
途經	凹頭、新潭路、錦綉大道
路線全長	7.5公里
行車時間	20分鐘

### 營運資訊

目前營辦商	財記 (元朗)
主要用車	豐田Coaster

### 收費資料

全程車費	\$8.5
分段收費段數	5 (雙向分段)

### 服務時間

去程服務時間	06:00-22:35
回程服務時間	06:00-22:55
班次	10至15分鐘



## 委 託 書

本公司 天達香港投資有限公司 [公司註冊編號            及商業登記號碼           ] (以下簡稱“甲方”)，為丈量約份第            約第            號地段物業(以下簡稱“該物業”)的業主。

甲方現委託 建彩物業管理有限公司 [公司註冊編號            及商業登記號碼           ] (以下簡稱“乙方”)為甲方代表，全權負責處理有關該物業的各項租務事宜，包括管理、出租、收取租金。甲方同意繳付乙方租金的百分之六十為乙方的服務費。

備註:-

1. 此委託書由簽署日期起計有效期5年，5年期滿，此委託書將自動終止。乙方須將上述地段交予甲方，雙方各不追究。
2. 5年期內，如甲方將該物業出售予獨立第三方或甲方主要股東轉為獨立第三方，此委託書將自動終止。
3. 5年期內，如甲方主要股東收購了 D.D. 104 Lot 3719 S.G ss.10 及 Lot 3250 S.B ss.22，因上述兩地段都與主要股東有關係，該物業有關租約及此委託書將自動終止。

For and on behalf of  
TOPFIT INVESTMENT LIMITED  
天達香港投資有限公司

.....  
Authorized Signature(s)

甲方蓋章及簽署

日期: 2018 年 5 月 9 日

**建彩物業管理有限公司**  
**COLOUR CREATION PROPERTY MANAGEMENT LIMITED**

**租 賃 合 約**

立租約人(業主授權人)(甲方) :

建彩物業管理有限公司

商業登記號碼 :

電話 :

地址 :

承租人(乙方) :

身份證號碼 :

電話 :

地址 :

租賃合約條件如下:-

- (1) 物業地址: 丈量約份第(D.D.) 104 約第(LOT) 3250 S.B ss. 49 號地段(附位置圖標示為紅色的部份。)(「該租賃土地」)。
- (2) 租約期: 由 2018 年 5 月 10 日至 2023 年 5 月 8 日, 共 5 年。
- (3) 租金: 每月港幣\$           。乙方必須每月1號或之前預先繳交當月的租金, 不得拖欠。
- (4) 按金: 按金為港幣\$            元正
- (5) 租例: 該租賃土地只可作為農業用途, 乙方不得在該租賃土地內存放違禁物品, 不得作非法用途, 如有違反上述所述, 乙方必須立即終止有關的違例事項及負全部責任並要賠償甲方一切有關之損失, 甲方亦有權立即終止本租約及沒收按金, 要求乙方立即遷離該租賃土地, 交吉予甲方及賠償甲方一切有關之損失。
- (6) 退租: 如乙方提前退租, 其所付之按金將由甲方沒收以作賠償甲方之損失(除下述第10點外)。
- (7) 退還按金: 租約期滿時乙方須將該租賃土地原有空地原狀交還給甲方及付清有關該租賃物業內之水電雜費, 甲方驗收後隨即退回按金港幣\$            元正給乙方。若乙方有欠任何租金, 水電雜費及政府費用等, 甲方可於按金內扣除有關欠款後才退回按金的餘款予乙方。
- (8) 租用期間政府所徵收的差餉及地租, 均由甲方負責繳交。
- (9) 甲方以該租賃土地之現狀交予乙方, 而交吉當天乙方須檢查該租賃土地的原狀。
- (10) 在租用期間如政府徵收該租賃土地之全部或部份時, 乙方須在收到甲方或政府的知會兩個月內與甲方終止本租約及無條件將該租賃土地如上述第(7)條款所述的原狀交還給甲方, 亦不得向甲方索取任何補償費用。乙方須繳交租金至交還該租賃土地給甲方為止, 甲方亦須要在本租約終止時如上述第(7)條款所述的情形將該按金或餘數退回乙方。
- (11) 甲方證明在簽署本租約時或之前, 沒有收到政府通知要徵收該租賃土地的全部或部份。
- (12) 在租用期間, 乙方必須負責購買在該租賃土地之一切有關保險, 如有任何意外發生引致甲方損失, 乙方必須承擔一切責任及賠償予甲方。

(以上條例雙方同意並簽訂此租約, 即日生效。)

立租約人

承租人



甲方簽署

乙方簽署

日期: 2018 年 5 月 10 日



S.R

31

3250 S.B ss.47

3250 S.B ss.22

3250 S.B ss.49

3250 S.B ss.10 S.C.RP

DD 1 04

3250 S.B ss.48

TS

ET

E

TS

3719 S.G ss.10

3719 S.G ss.9 RP

BL3636

排水口  
Outfall

排水路



# 聲 明 書

本公司天達香港投資有限公司，為元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 49 小分段的土地擁有人及規劃申請編號 A/YL-MP/335 的申請人，現時把以上地段的部份位置出租予租客李金明，租約在 2023 年 5 月 8 日到期。

待規劃申請 A/YL-MP/335 批出後，本公司便會收回以上地段的租用部份，不會租給李金明先生。



授權人簽署

日期：2023 年 3 月 13 日

## 規劃申請：A/YL-MP/335 的補充資料

### 輕型貨車進出流量報告（上落貨）

（星期一至星期日，包括公眾假期）

時間	進入（輛）	離開（輛）
0900-10:00	0	0
1000-1100	1	0
1100-1200	0	1
1200-1300	0	0
1300-1400	0	0
1400-1500	0	0
1500-1600	0	0
1600-1700	0	0
1700-1800	0	0
1800-1900	0	0
1900-2000	0	0
合計	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

## A/YL-MP/335

### 補充資料

申請地點不會有圍網分隔行人路和車路。

**Structure 1 (Container)**

Shop and Service  
 GFA: 18m<sup>2</sup> (About)  
 No. of Storey: 1  
 Height: not exceeding 3m  
 Dimension (About):  
 (L)6m x (W)3m x (H)3m

**Structure 2 (Container)**

Shop and Service  
 GFA: 16m<sup>2</sup> (About)  
 No. of Storey: 1  
 Height: not exceeding 3m  
 Dimension (About):  
 (L)6m x (W)2.6m x (H)3m

**Structure 4 (Container)**

Shop and Service  
 GFA: 16m<sup>2</sup> (About)  
 No. of Storey: 1  
 Height: not exceeding 3m  
 Dimension (About):  
 (L)8m x (W)2m x (H)3m

**Structure 5 (Container)**

Shop and Service  
 GFA: 12m<sup>2</sup> (About)  
 No. of Storey: 1  
 Height: not exceeding 3m  
 Dimension (About):  
 (L)8m x (W)1.5m x (H)3m

Total Length: 48m (About)

Ingress/egress

Walking path (Width min. 1.2m)

Existing Minibus Station

1.5m Ingress/egress

**Structure 3 (Container)**

Shop and Service  
 GFA: 16m<sup>2</sup> (About)  
 No. of Storey: 1  
 Height: not exceeding 3m  
 Dimension (About):  
 (L)7m x (W)2.2m x (H)3m

6m width Driveway / Walkway

Walking path (Width min. 1.2m)

1.2m Ingress/egress

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.49(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20230403

Remarks 備註:

Scale 比例:

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

According to TPB PG-No. 12C, the Site partly falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised 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; and
- (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.



**Similar s.16 Applications in the vicinity of the Site within the same “R(C)” Zone on the  
Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 in the Past Five Years**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-MP/270	Renewal of Planning Approval for Temporary Shop and Services (Hardware Grocery Shop and Real Estate Agency) for a Period of 3 years	18.5.2018 ( <i>RNTPC</i> )
2.	A/YL-MP/273	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 years	21.9.2018 ( <i>RNTPC</i> )
3.	A/YL-MP/295	Temporary Shop and Services for a Period of 3 years	15.9.2020 ( <i>RNTPC</i> ) (Revoked on 15.9.2021)
4.	A/YL-MP/324	Temporary Shop and Services for a Period of 3 Years	28.1.2022 ( <i>RNTPC</i> )





**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) comprises of 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;
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- on the understanding that the existing footpath will not be fenced off or altered and no parking space, loading/unloading space to be provided within the Site, she has no comment on the application;
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the construction period; and
- advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- she has no objection to the application in accordance with the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”; and
- no environmental complaint relating to the Site was recorded in the past 3 years.

**4. Landscape**

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

- with reference to site photos taken in December 2022, the Site is hard-paved without any existing tree. According to the Layout Plan, 5 containers not exceeding 3m in height are proposed within the Site. The proposed use is considered not incompatible with the landscape setting in proximity. Significant adverse landscape impact within the Site arising from the proposed use is not anticipated. She has no objection to the application from landscape planning perspective.

## 5. Drainage

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

- he has no objection in principle to the proposed development from the public drainage point of view; and
- should Town Planning Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of 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 proposal 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval; and
- advisory comments as detailed in **Appendix V**.

## 7. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Director of Agriculture, Fisheries and Conservation;
- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer/Railway Development 2-2, Highways Department;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- District Officer (Yuen Long); and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the lot owner(s) will need to immediately apply to this office to permit the structures to be erected or regularise any irregularity on the application site (the 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 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 public road via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; 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:
- the proposed access arrangement of the Site should be agreed by TD;
  - HyD shall not be responsible for the maintenance of the access road connecting the Site and the portion of Fairview Park Boulevard under the purview of HyD; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. In addition, the applicant should also be advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the



location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 the B(P)R at building plan submission stage;
  - 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 unauthorised building works (UBW) under the BO. An Authorised 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 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 constructed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

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/335

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對申請，造成交通擠塞，對村民生活造成不便

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

簽署 Signature

陳冠豪

日期 Date

28-12-2022

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

221216-161942-27015

**提交限期****Deadline for submission:**

28/12/2022

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

16/12/2022 16:19:42

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

A/YL-MP/335

**「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。

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

參考編號

Reference Number:

221209-150407-24749

提交限期

Deadline for submission:

28/12/2022

提交日期及時間

Date and time of submission:

09/12/2022 15:04:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/335

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WAI HUNG CHAN

意見詳情

Details of the Comment :

Dear contact of TPB,

May I know the reason behind of this application? and what kind of shops which proposed? Have you considered the loading of Fairview Park Blvd? Do you take into account of the residents surrounding?

Meanwhile, I haven't seen the note of this change in the affected area. Could you please check and clarify.

All in all, I just would like to have more details about this application.

Thanks and look forward for your feedback by return email.

Best Regards,

Chan Wai Hung



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



**A/YL-MP/335 DD 104 Mai Po**  
26/12/2022 02:02

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

**A/YL-MP/335**

Lot 3250 S.B ss.49 (Part) in D.D. 104, Mai Po

Site area: About 175sq.m

Zoning : "Res (Group C)" and "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use : Shop and Services

Dear TPB Members,

No indication as to what sort of shops and services and if there is need of drainage, etc. It appears to be a row of containers. No previous record of approvals. Is this the type of operation appropriate for a large residential district? The adjacent lots given approval have yet to fulfill conditions.

Mary Mulvihill



第25屆執委會

委員名單

主席

文美桂

副主席

黎志超

副主席

文貴旗

執行委員

文中慶

文燕華

文志良

馮應祥

周興華

周振勤

尹順利

潘家樂

張桂芳

郭庭容

郭海賢

委員

文慶龍

文耀全

文志全

文添發

文好義

文國基

文貴壽

文建立

文添福

文天輝

文安平

文耀星 MH

文富財

文有福

文泰山

文成立

文銀新

文銳鈞

文炳南 MH

文金福

文志雙

文錦濤

文錦洪

鄺偉強

尹偉傑

周貴賢

黎志文

馮錦仔

馮日柱

黃福安

陳冠盛

潘啟芬

張炳容



# 新田鄉鄉事委員會

## SAN TIN RURAL COMMITTEE

TEL :

FAX :

EMAIL :

敬啟者：

(傳真及郵遞文件)

反對元朗米埔丈量約份第104約地段第3250號B分段第49小分段(部份)  
擬議「住宅(丙類)」及「其他指定用途」註明「綜合發展包括濕地修復區」  
作臨時商店及服務行業(為期3年)  
(申請編號:A/YL-MP/335)

就上述規劃申請A/YL-MP/335,本會一致通過反對上述申請,理由如下:

1. 該項發展計劃涉及錦繡大道轉往大生圍道路傍申請作臨時商店及服務行業(為期3年),查該段行車路非常繁忙,包括專線小巴,村民車輛及附近露天倉大型貨車等,而該段道路是私人土地,行車道路並非合規格及備有行人路的標準行車路,若有關當局批准該處作臨時商店及服務行業,無疑會製造危險交通陷阱,而且有關地點正位於錦繡大道轉灣入口,若在該處設立臨時商店及服務公司都是非常不合適及有危險性的,也會引致該段行車路交通擠塞,由於該區道路均為私人土地,若有關當局貿然批准有關申請,日後有任何嚴重影響該區事故,政府其他部門都難以實施任何措施作補救工作,本會強烈反對有關申請。
2. 查該申請發展地點現在為作行人路及經營出售花卉的花舖(第104約地段3250號B分段第22小分段)的出入口用途,若有關部門批准發展地點作臨時商店及服務行業,不但將現有行人路嚴重收窄,而加設的一層高約3米貨櫃構築物,將嚴重阻礙出入花舖車輛及行人的視覺,容易發生交通事故。

上述申請直接影響本區村民的健康及和諧,同時破壞風水和原有的生態環境,本會反對有關規劃申請。

此致

城市規劃委員會



新田鄉鄉事委員會

首副主席：黎志超

副主席：文貴旗 謹啟

2022年12月27日

