

2021年 3月 5日

收到 - 城市規劃委員會  
此文件在  
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。

5 MAR 2021

Form No. S16-III  
表格第 S16-III 號

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.

# 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	11.3 A/9L-NSW/286
	Date Received 收到日期	5 MAR 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

豐達貿易公司 Fung Tat Trading Company

### 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)	新界元朗青山公路元朗段丈量約份第115約地段第719號餘段(部份)、第725號(部份)、第726號(部份)、第727號餘段(部份)、第728號(部份)、第729號、第730號、第731號(部份)、第758號(部份)、第759號(部份)、第760號(部份)、第774號A分段(部份)、第774號B分段、第775號(部份)
(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 ..... 3,526 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,100 ..... 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	南生圍分區計劃大綱圖 S/YL-NSW/8 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	未決定用途 Undetermined
(f) Current use(s) 現時用途	臨時擺放貨櫃  (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 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 09/02/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<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 10/02/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<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00請填寫(B)部分)

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

Temporary Shop and Services (Sales of Private Cars)

臨時商店及服務行業(私家車銷售)

(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 ..... 2,341 .....sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 ..... 1,185 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 10 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 2,100 .....sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 ..... 2,100 .....sq.m ☒About 約

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

請參考附件的構築物清單

**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 ..... 10 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... N/A .....

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			
星期一至日早上9時至下午7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)) 從元朗東成里路轉入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>在申請地點做好排水工程</p> <p>.....</p> <p>不會砍伐樹木</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。

請參考附件的申請報告書及擬議發展的計劃細節



**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

Ms Hermose Chong

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 .....

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

10/02/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗青山公路元朗段丈量約份第115約地段第719號餘段(部份)、第725號(部份)、第726號(部份)、第727號餘段(部份)、第728號(部份)、第729號、第730號、第731號(部份)、第758號(部份)、第759號(部份)、第760號(部份)、第774號A分段(部份)、第774號B分段、第775號(部份) Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years at Lots 719 R.P(Part), 725(Part), 726(Part), 727 R.P(Part), 728(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D.1 15, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.
Site area 地盤面積	3,526 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	南生圍分區計劃大綱圖 S/YL-NSW/8 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
Zoning 地帶	未決定用途 Undetermined
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	Temporary Shop and Services (Sales of Private Cars) 臨時商店及服務行業(私家車銷售)

(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	2,100 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.596 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	10	
(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	7.62 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	33.6 % <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) _____ _____		10個私家車車位
	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) _____ _____		N/A

## 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"/>
<b>Site plan, Location plan, Existing drainage 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

新界元朗青山公路元朗段丈量約份第 115 約地段第 719 號餘段(部份)、第 725 號(部份)、第 726 號(部份)、第 727 號餘段(部份)、第 728 號(部份)、第 729 號、第 730 號、第 731 號(部份)、第 758 號(部份)、第 759 號(部份)、第 760 號(部份)、第 774 號 A 分段(部份)、第 774 號 B 分段、第 775 號(部份)

擬議臨時商店及服務行業(私家車銷售) ( 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.3-5

## 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，提交有關新界元朗青山公路元朗段丈量約份第 115 約地段第 719 號餘段(部份)、第 725 號(部份)、第 726 號(部份)、第 727 號餘段(部份)、第 728 號(部份)、第 729 號、第 730 號、第 731 號(部份)、第 758 號(部份)、第 759 號(部份)、第 760 號(部份)、第 774 號 A 分段(部份)、第 774 號 B 分段、第 775 號(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(私家車銷售)。
2. 申請地點位於元朗東成里路，在《南生圍分區計劃大綱圖 S/YL-NSW/8》上劃為「未決定用途」用途。
3. 申請地盤面積為約 3,526 平方米，總數面面積為 2,100 平方米，上蓋覆蓋面積為 1,185 平方米，露天地方面積為 2,341 平方米，上蓋覆蓋率為 33.6%。
4. 申請地點將設有 10 個構築物，總樓面面積合共約 2,100 平方米。  
附件的構築物清單已清楚列明每個構築物的用途、面積、層數及高度。
5. 擬議發展的臨時商店及服務行業主要用作私家車銷售及附屬設施。
6. 申請地點亦涉及 10 個私家車訪客泊車位，供客人使用。
7. 申請地點可經元朗東成里路前往，擬議發展的營運時間為每天上午九時正至下午七時正，包括星期日及公眾假期。

## 申請原因

1. 申請地點位於元朗東成里路，並在《南生圍分區計劃大綱圖 S/YL-NSW/8》上劃為「未決定用途」。
2. 申請人誠意向城市規劃委員會申請為期三年的規劃許可作臨時商店及服務行業（銷售私家車）用途。
3. 擬議發展的營業時間為星期一至日早上 9 時至下午 7 時，包括公眾假期。
4. 擬議發展的性質、形式及佈局與申請地點周邊的環境協調。
5. 擬議發展只是臨時三年的性質，不會影響城規會對該未決定用途的地帶作長遠規劃意向。
6. 城市規劃委員會曾批准申請地點附近的土地（同樣也是南生圍分區計劃大綱圖的未決定用途地帶）作臨時商店及服務行業的規劃申請，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。
7. 申請人不會破壞天然環境，不會砍伐樹木，並已提交排水建議、交通流量報告及環境舒緩措施等供有關政府部門參考，不會為周圍帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗青山公路元朗段丈量約份第 115 約地段第 719 號餘段(部份)、第 725 號(部份)、第 726 號(部份)、第 727 號餘段(部份)、第 728 號(部份)、第 729 號、第 730 號、第 731 號(部份)、第 758 號(部份)、第 759 號(部份)、第 760 號(部份)、第 774 號 A 分段(部份)、第 774 號 B 分段、第 775 號(部份)作為期不超過三年的臨時商店及服務行業(私家車銷售)。



# 擬議發展計劃的各方面影響

## 1. 土地行政

申點地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及多個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## 2. 擬議發展的商店入口

申請地點可由青山公路元朗段經元朗東成里路前往，該道路的闊度約 3.5-4 米，足夠讓私家車行駛，沿路亦設有避車處。而申請地點的入口設有約 8 米闊的大閘讓車輛駛進，附件 1 為該鄉村地區道路的照片。

## 3. 商店內的泊車安排

申請用途只提供 10 個私家車的訪客車位，不設輕型貨車或其他車輛的上落客或停車位，而每個私家車位的佔地面積約 2.5 米 x 5 米。

## 4. 公共交通工具

申請地點交通便利，距離青山公路元朗段約 100 米的距離，而青山公路元朗段設有小巴及巴士站。

九巴路線：54、64K、68、68E、68F、76K、77K、N269 及 N368；

專線小巴路線：36、37、38、71、72、75、76、601、602、603、608

及 609B。訪客及職員可乘坐以上的交通工具到達青山公路元朗段，然後步行約 2-3 分鐘即能到達商店，交通方便。

## 5. 預計交通流量報告

時段		星期一至星期日，包括公眾假期	
		訪客車輛（私家車）	
		進入(輛)	離開(輛)
各個時段	09:00 – 10:00	3	3
	10:00 – 17:00	6	6
	17:00 – 19:00	1	1
合計		10	10

## 6. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

## 7. 空氣方面

申請地點是一個臨時服務性行業的商店，不會導致任何空氣污染。

## 8. 噪音方面

申請地點是一個臨時服務性行業的商店，主要都是職員和客人說話的聲音，不會導致噪音污染。

## 9. 排污方面

申請用途涉及一個洗手間及茶水間，主要供職員及訪客使用，不會對外開放。

申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

## 10. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

## 11. 消防方面

申請人會將按照消防處的指引和要求安裝消防裝置。

## 12. 綠化園景方面

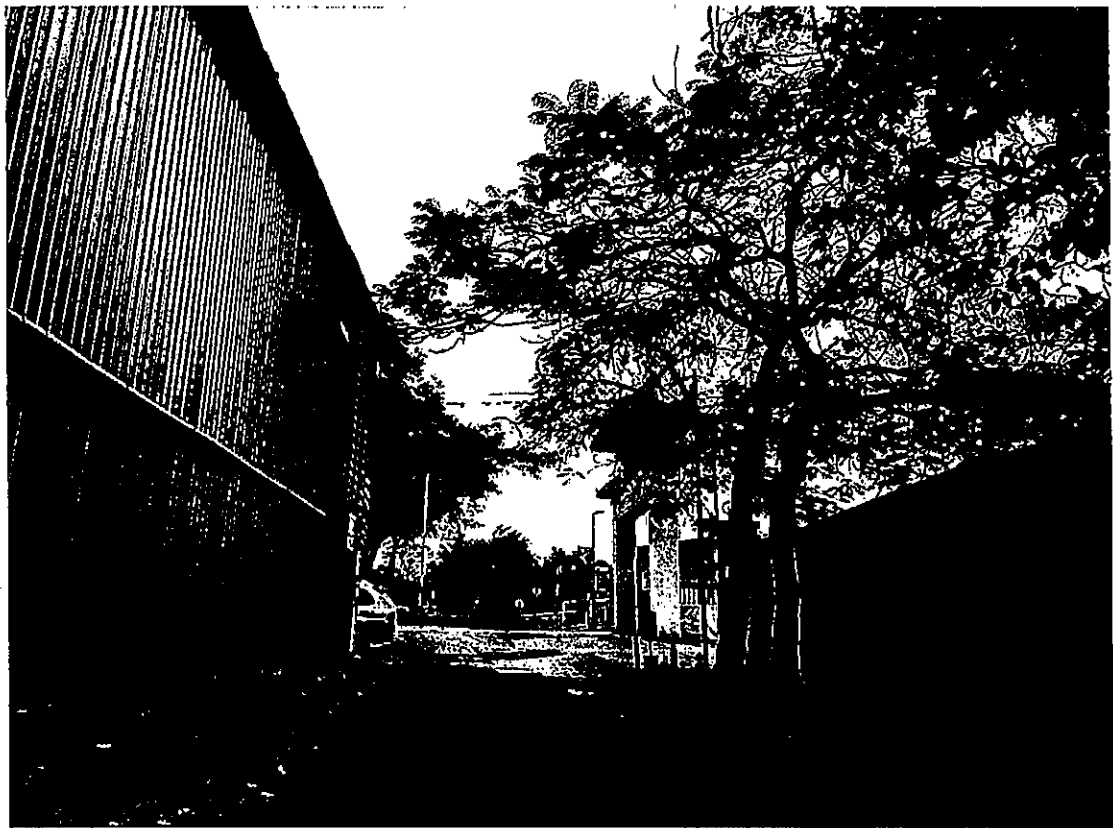
申請人不會砍伐現存的樹木，並會好好打理保養它們。

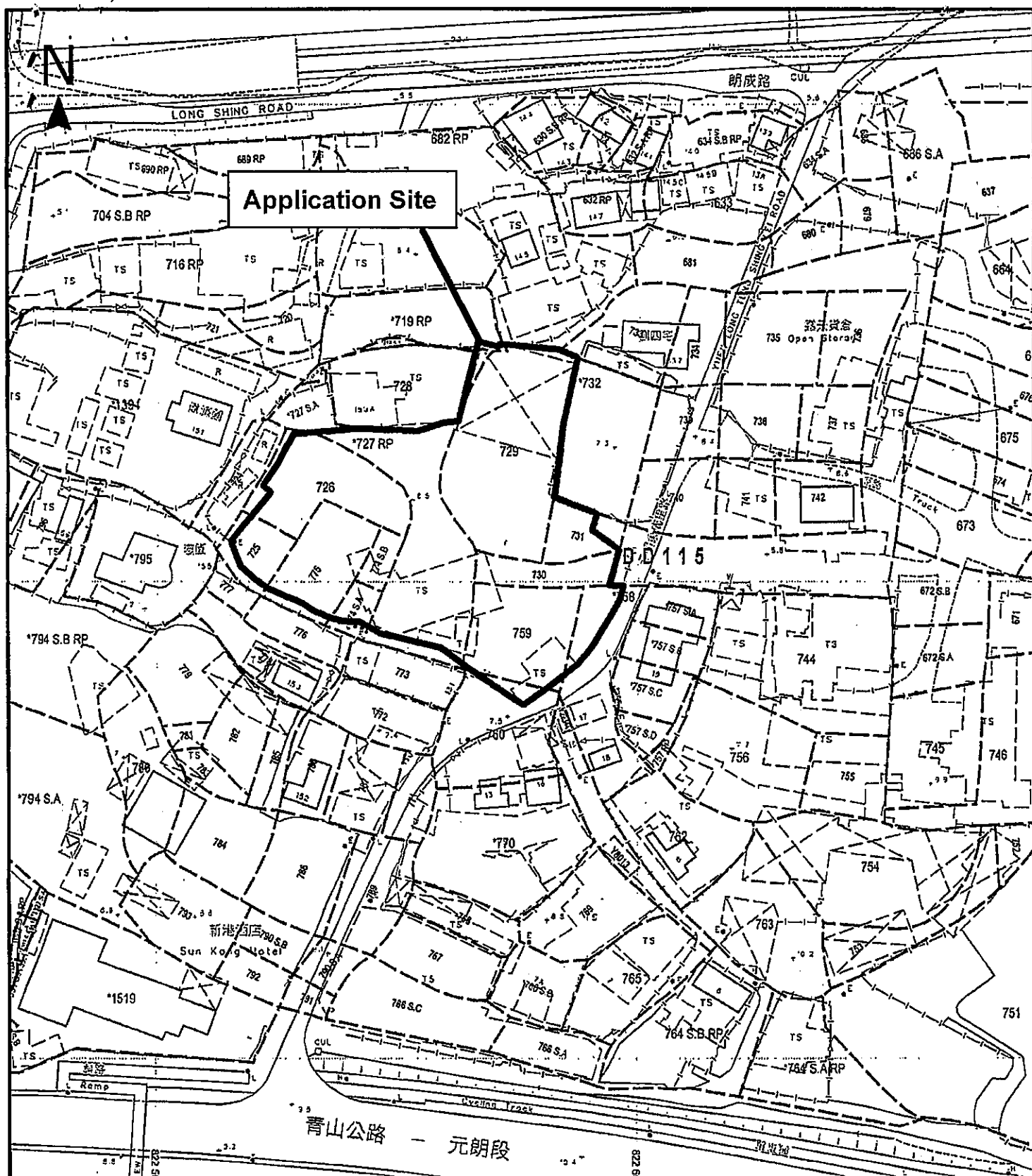
申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，懇請城市規劃委員會寬大批准新界元朗青山公路元朗段丈量約份第 115 約地段第 719 號餘段(部份)、第 725 號(部份)、第 726 號(部份)、第 727 號餘段(部份)、第 728 號(部份)、第 729 號、第 730 號、第 731 號(部份)、第 758 號(部份)、第 759 號(部份)、第 760 號(部份)、第 774 號 A 分段(部份)、第 774 號 B 分段、第 775 號(部份)作為期不超過三年的臨時商店及服務行業(私家車銷售)。

# 附件

## 申請地點入口照片







Project 項目名稱:

Proposed Temporary Shop and Services  
(Sales of Private Cars) for a Period of 3  
Years at Lots 719 R.P(Part), 725(Part),  
726(Part), 727 R.P(Part) 728(Part), 729,  
730, 731(Part), 758(Part), 759(Part),  
760(Part), 774 S.A(Part), 774 S.B and  
775(Part) in D.D. 115, Castle Peak Road-  
Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

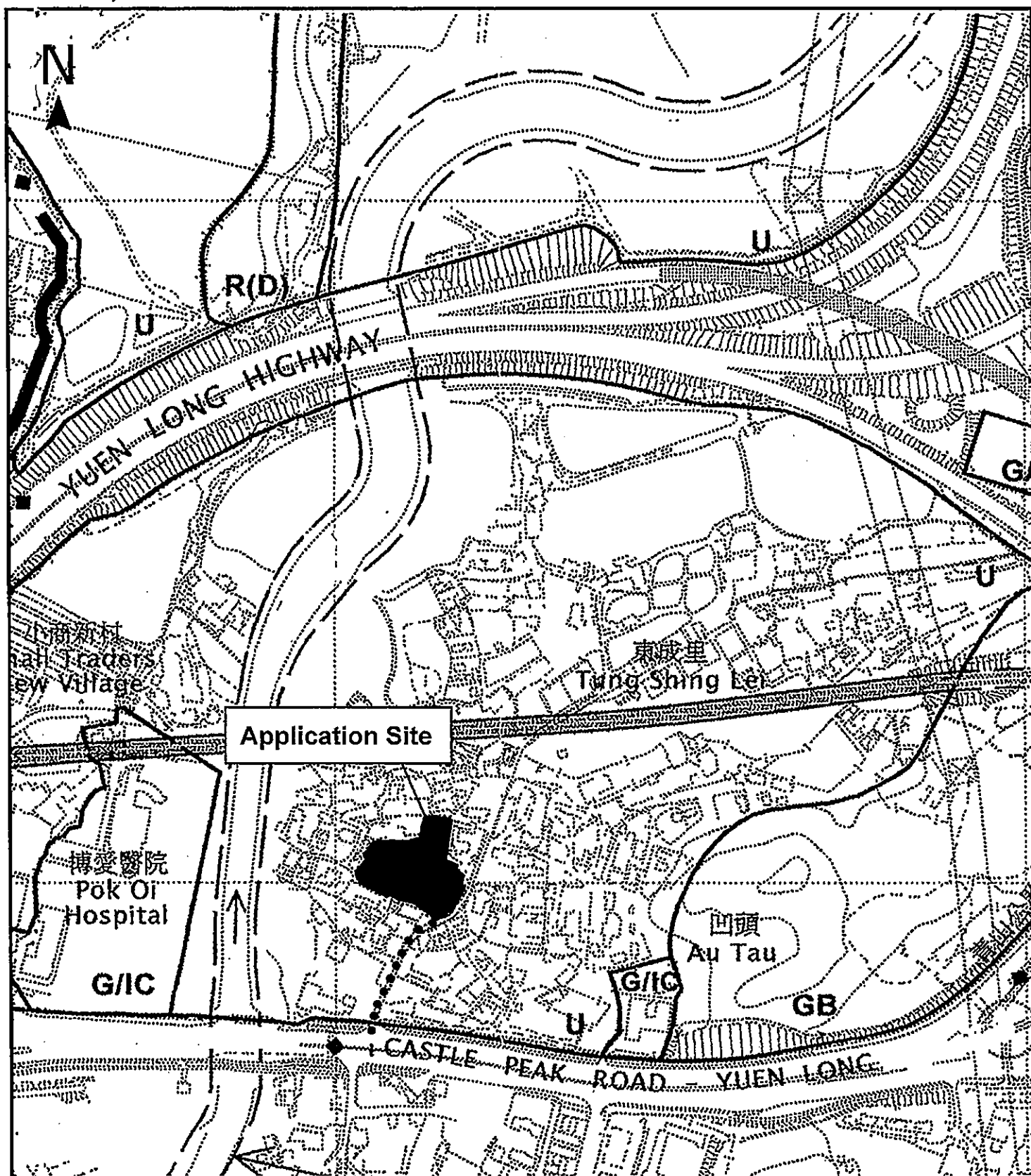
Site Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years at Lots 719 R.P(Part), 725(Part), 726(Part), 727 R.P(Part) 728(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan

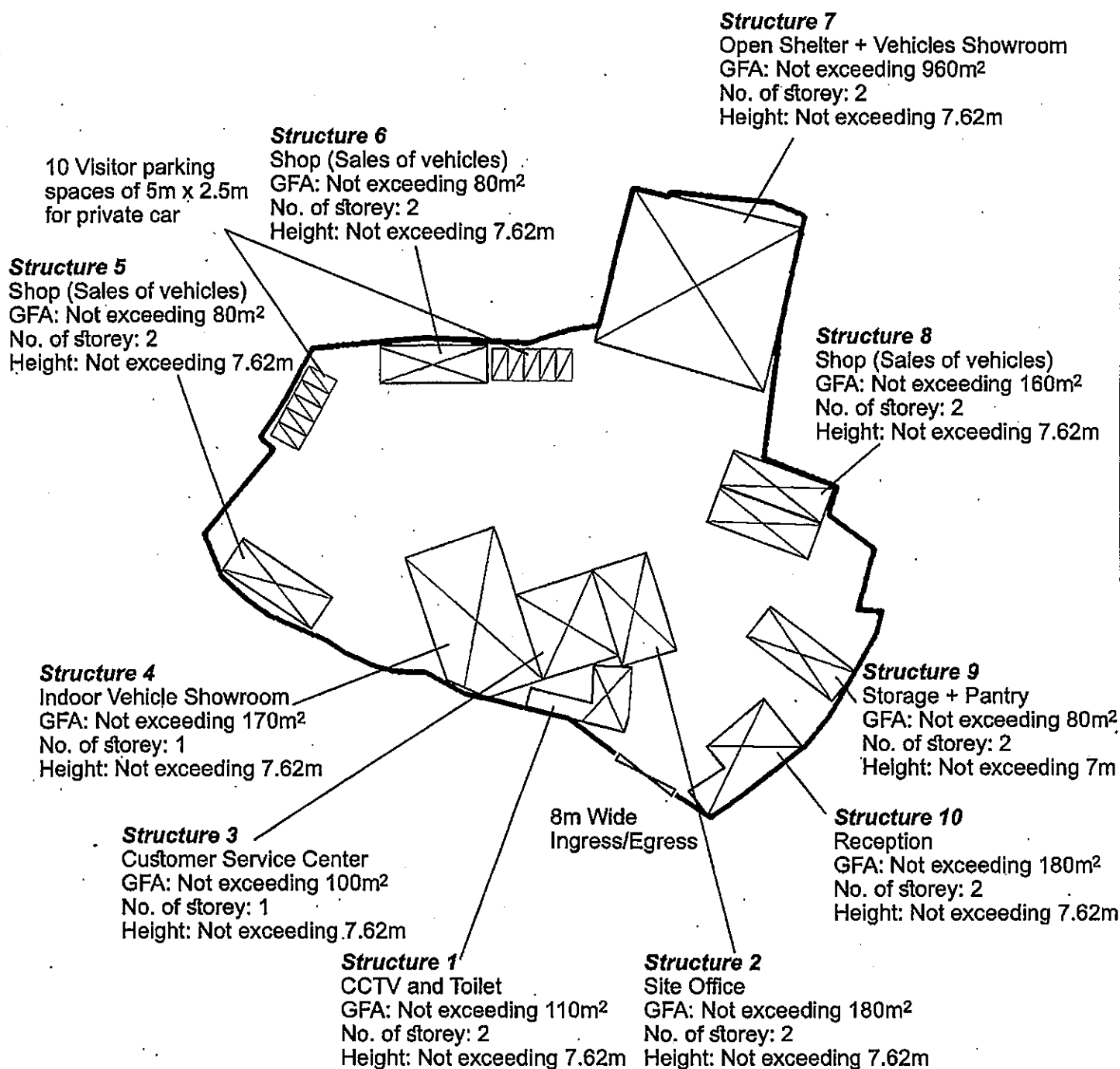
Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from Castle Peak Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years at Lots 719 R.P(Part), 725(Part), 726(Part), 727 R.P(Part) 728(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Proposed Layout Plan

Drawing No. 圖號:

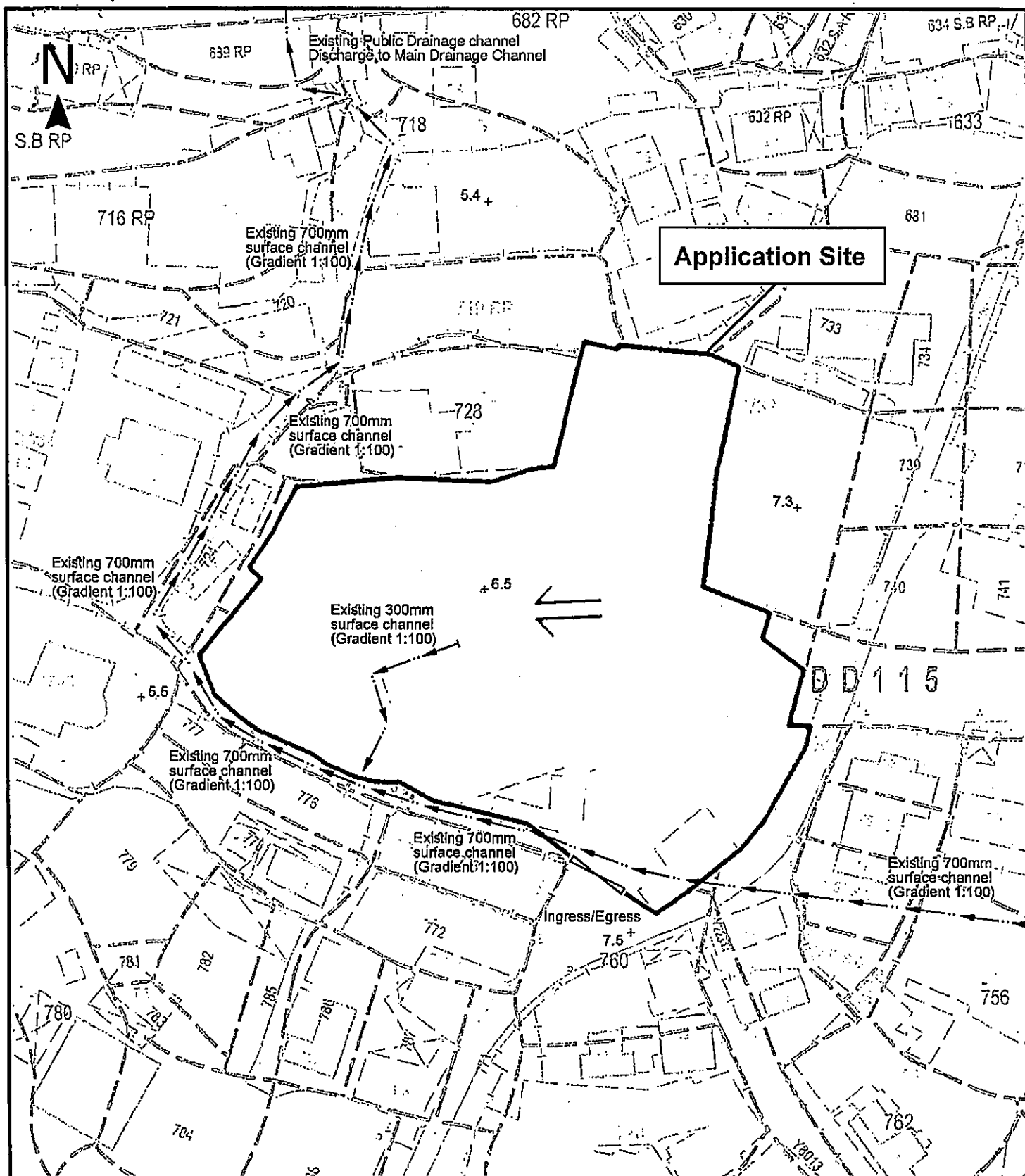
Figure 3

Remarks 備註:

☐ Private car

Scale 比例:





Project 項目名稱:

Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years at Lots 719 R.P(Part), 725(Part), 726(Part), 727 R.P(Part) 728(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Existing Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

⇐ Flow of surface runoff

+6.5 Level (in mPD)

Scale 比例:

Proposed Temporary Shop and Services (Sales of Private Cars)  
for a Period of 3 Years at Lots 719 R.P(Part), 725(Part),  
726(Part), 727 R.P(Part), 728(Part), 729, 730, 731(Part), 758(Part),  
759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in  
D.D.115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

### List of Structures

Structure No.	Usage	Area ( m <sup>2</sup> )	Proposed Height
1	CCTV Room and Toilet	55	Not Exceeding 7.62 m ; 2 Storey
2	Site office	90	Not Exceeding 7.62 m ; 2 Storey
3	Customer Service Centre	100	Not Exceeding 7.62 m ; 1 Storey
4	Indoor Vehicle Showroom	170	Not Exceeding 7.62 m ; 1 Storey
5	Shop (Sales of vehicles)	40	Not Exceeding 7.62 m ; 2 Storey
6	Shop (Sales of vehicles)	40	Not Exceeding 7.62 m ; 2 Storey
7	Open Shelter + Vehicles Showroom	480	Not Exceeding 7.62 m ; 2 Storey
8	Shop (Sales of vehicles)	80	Not Exceeding 7.62 m ; 2 Storey
9	Storage + Pantry	40	Not Exceeding 7 m ; 2 Storey
10	Reception	90	Not Exceeding 7.62 m ; 2 Storey
Total		1185	

Proposed Temporary Shop and Services (Sales of Private Cars)  
for a Period of 3 Years at Lots 719 R.P(Part), 725(Part),  
726(Part), 727 R.P(Part), 728(Part), 729, 730, 731(Part), 758(Part),  
759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in  
D.D.115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

### List of Structures

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9	Storage + Pantry	40	Not Exceeding 7 m ; 2 Storey
10	Reception	90	Not Exceeding 7.62 m ; 2 Storey
Total		1185	



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



Departmental Comments - Planning Application No. A/YL-NSW/286  
21/04/2021 16:39

From: Chong Hermose  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "wwklau@pland.gov.hk" <wwklau@pland.gov.hk>  
FileRef:

1 attachment



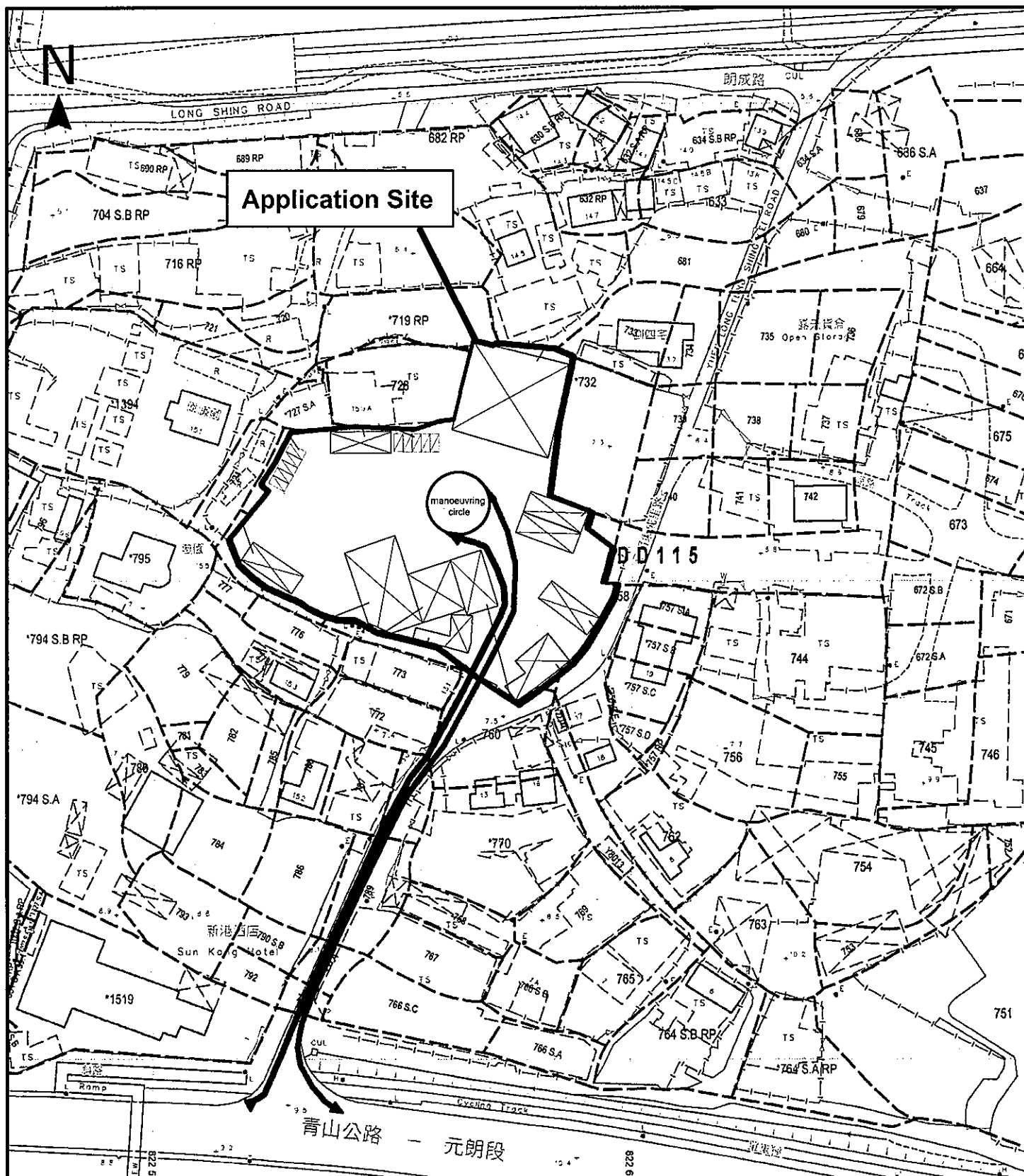
東成里平面圖\_Access\_Plan\_20210421.pdf

致 城規會:

For application A/YL-NSW/286

1. 訪客車位是供訪客使用，不是給職員使用的。  
申請人將會設立預約系統，訪客需要提前預約在某時段有沒有訪客車位提供(打電話或是經網上系統預約，視乎將來的營運模式)，並按照預約指定的時間來，申請人確保每個時段不超過10輛訪客車輛停泊。  
至於上落貨車位，主要是供職員及運送銷售汽車使用，他們也需要提早預約才能上落貨。
2. 之前申請時遞交的車輛進出報告內的汽車數量已包括汽車銷售的數量。
3. 請看附件的文件。
4. 申請地段的其他空閒位置將不會用作其他用途。

Ms Chong



Project 項目名稱:

Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years at Lots 719 R.P.(Part), 725(Part), 726(Part), 727 R.P.(Part) 728(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A.(Part), 774 S.B. and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

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



A/YL-NSW/286 補充資料  
22/04/2021 17:14

From: Chong Hermose  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "wwklau@pland.gov.hk" <wwklau@pland.gov.hk>  
FileRef:

致 城規會：

有關規劃許可: A/YL-NSW/286

以下是給運輸署的補充資料

- 1.申請人主要是銷售二手汽車，不是銷售全新的汽車，而那些銷售的二手汽車在掛上T牌後，將會由職員直接駛入申請地點，不需要使用任何貨車運送。
- 2.申請人之前遞交的汽車流量報告車輛數目已經包括銷售二手汽車的數量。
- 3.申請人確定本申請地點沒有上落客貨車位。
- 4.申請地段的其他空閒位置將不會用作其他用途，只用作汽車迴旋處掉頭作用。

此電郵將取代今天下午發來的電郵。

Ms Chong





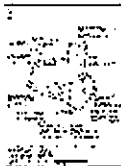
☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



正確\*\*\* A/YL-NSW/286 補充資料 (Most updated\*\*\*)  
26/04/2021 09:52

From: Chong Hermose  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "wwklau@pland.gov.hk" <wwklau@pland.gov.hk>  
FileRef:

1 attachment



NSW-286\_layout plan.jpg

致 城規會：

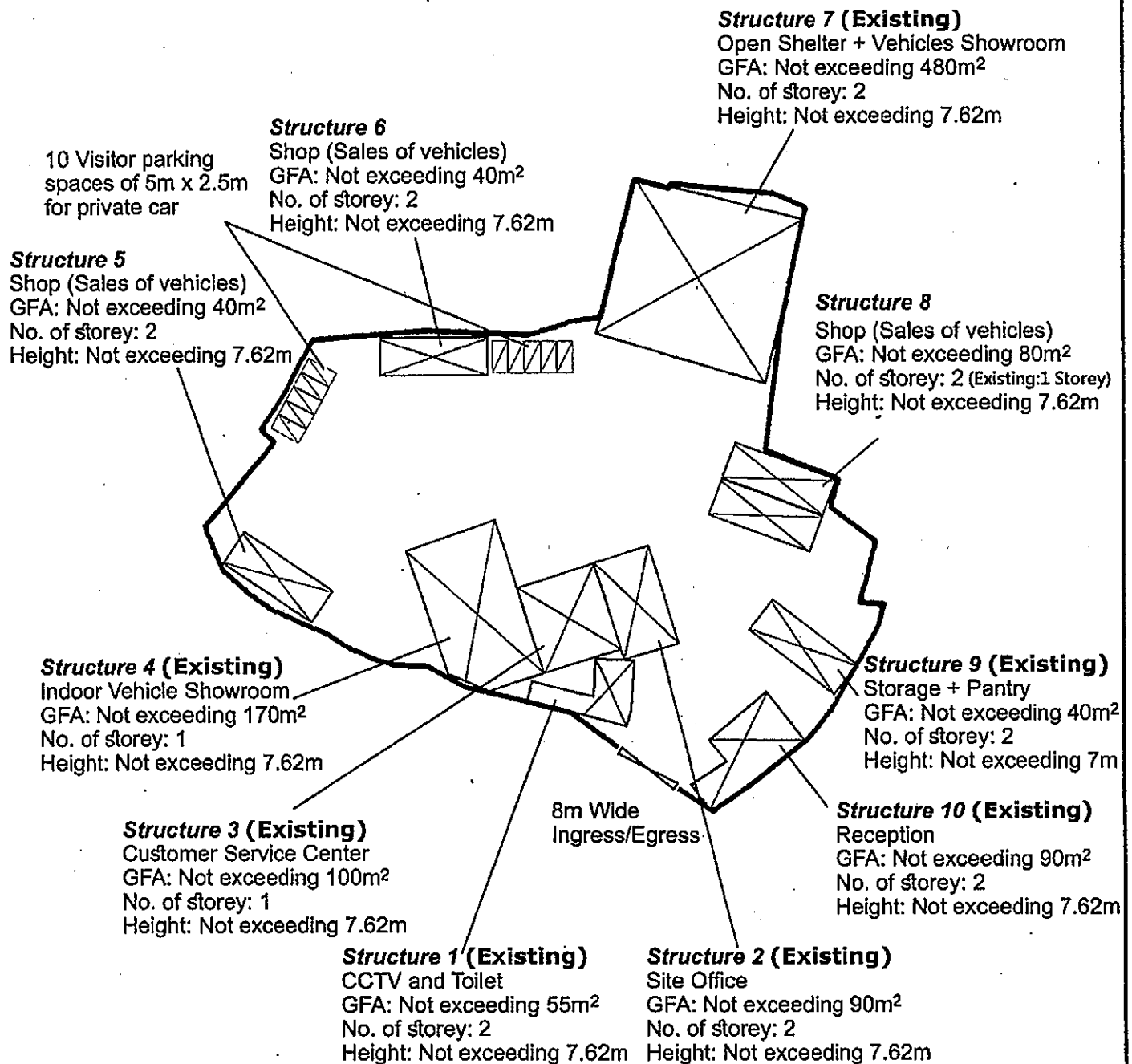
有關規劃許可: A/YL-NSW/286

以下是補充資料：

- 1.現時申請地點的用途主要是儲存建築材料，有一些上蓋是用作辦公室用途。
2. 附件的layout plan 顯示那些構築物是已經存在的。

此電郵將取代4月23日下午3時56分和4月26日早上9時38分發來的兩封電郵。

Ms Chong



Project 項目名稱:

Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years at Lots 719 R.P(Part), 725(Part), 726(Part), 727 R.P(Part) 728(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Private car

Scale 比例:

**Similar s.16 Applications for Temporary Shop and Services use  
within the “Undetermined” Zone on the Nam Sang Wai OZP**

**Approved s.16 Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1.	A/YL-NSW/115	Temporary retail shop for wheels and tyres for a period of 3 years	23.8.2002 Approved by RNTPC
2.	A/YL-NSW/278	Temporary Shop and Services (Sales of Private Cars) for a period of 3 Years	26.6.2020 Approved by RNTPC
3.	A/YL-NSW/283	Proposed Temporary Shop and Services (Convenience Store and Showroom) and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels for a Period of 3 Years	5.2.2021 Approved by RNTPC
4.	A/YL-NSW/285	Proposed Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years	26.2.2021 Approved by RNTPC



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

參考編號

Reference Number:

210316-210658-49915

提交限期

Deadline for submission:

07/04/2021

提交日期及時間

Date and time of submission:

16/03/2021 21:06:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/286

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 蔡嘉聰

意見詳情

Details of the Comment:

本人提出反對，申請地址在東成里村中央，申請嘅業務同車輛有關，有大量汽車私家車貨車進出，嚴重影響本身的道路問題。

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

210317-000551-23841

**提交限期****Deadline for submission:**

07/04/2021

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

17/03/2021 00:05:51

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

A/YL-NSW/286

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

先生 Mr. 劉

**意見詳情****Details of the Comment :**

本人及代表本村居民嚴重反對上述的申請及發展，理由是現時上址日常的工作包括噪音及大型車輛進出本村，行人吋步難行，經已嚴重騷擾本村居民的生活及安全，所以規劃處及有關部門如批准申請或獲批准，日後可能會引來更大的麻煩或事故及不便，懇請處長體諒本村居民不要批准有關申請，謝謝。

5-3

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

210317-002845-41890

**提交限期****Deadline for submission:**

07/04/2021

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

17/03/2021 00:28:45

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

A/YL-NSW/286

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

女士 Ms. 李女士

**意見詳情****Details of the Comment :****反對豐達申請地點，近住屋噪音影響村民**

5-4

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

210317-065159-85016

**提交限期****Deadline for submission:**

07/04/2021

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

17/03/2021 06:51:59

**有關的規劃申請編號****The application no. to which the comment relates:** A/YL-NSW/286**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Hon lik wai

**意見詳情****Details of the Comment :**

村內通過狹窄不宜太多車輛出入及容易發生交通意外，以及排污問題與噪音問題嚴重影響居民生活環境。



5-5

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

參考編號

Reference Number:

210317-081127-13314

提交限期

Deadline for submission:

07/04/2021

提交日期及時間

Date and time of submission:

17/03/2021 08:11:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/286

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yip Wai Ching Eleanor

意見詳情

Details of the Comment :

太多商業車輛出入，對村路負荷，村民出入危險

5-6

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

210317-191330-21144

**提交限期****Deadline for submission:**

07/04/2021

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

17/03/2021 19:13:30

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

A/YL-NSW/286

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

先生 Mr. 張玉成

**意見詳情****Details of the Comment :**

本人反對以上申請，原因本村道路狹窄不適宜用作商業及工業發展，嚴重影響居民的生活及安全，所以激烈反對申請。

5-7

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

210317-204351-83754

**提交限期****Deadline for submission:**

07/04/2021

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

17/03/2021 20:43:51

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

A/YL-NSW/286

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

夫人 Mrs. 文錦娣

**意見詳情****Details of the Comment :**

反對申請，此地段是牆之隔的民居，村路狹窄只有叁米道路，而申請者長期有重型車入村，給村民非常危險所以不同意A/YL-NSW/286規劃申請

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

參考編號

Reference Number:

210318-173226-26020

提交限期

Deadline for submission:

07/04/2021

提交日期及時間

Date and time of submission:

18/03/2021 17:32:26

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/286

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chankwokshing

意見詳情

Details of the Comment :

路面太窄，不適當太多車出入，老人小孩又多，非常危險，而且污水流出都有問題。

5-9

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

210318-192432-63994

**提交限期****Deadline for submission:**

07/04/2021

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

18/03/2021 19:24:32

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

A/YL-NSW/286

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

先生 Mr. Ng shui ting

**意見詳情****Details of the Comment :**

本村已經路窄如果經營汽車行業，會做成人車爭路的危險，更影響本村的空氣污染和噪音

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

參考編號

210321-001032-19992

Reference Number:

提交限期

07/04/2021

Deadline for submission:

提交日期及時間

21/03/2021 00:10:32

Date and time of submission:

有關的規劃申請編號

A/YL-NSW/286

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 陳先生

Name of person making this comment:

意見詳情

Details of the Comment :

反對有關申請!

## 劉汝琛律師行

## Y. S. LAU &amp; PARTNERS

SOLICITORS. AGENT FOR TRADEMARKS &amp; PATENTS

總行 Main Office (7/F)

分行 Branch (17/F)

5-11

Please reply to our: ☒ Main Office (7/F) / ☐ Branch (17/F)

Our Ref.: YSL/MIS(4)/2021

Your Ref.: A/YL-NSW/286

Date: 7<sup>th</sup> April 2021

Town Planning Board,  
15/F North Point Government Office,  
333 Java Road, North Point, Hong Kong

**URGENT**

By Post & By Fax: 2877 0245 /  
2522 8426

RECEIVED

- 7 APR 2021

Town Planning  
Board

Dear Sirs,

Re: Application No. A/YL-NSW/286 (the "Application")**Introduction**

1. We act for the Lau Family (the "Lau Family"), being the descendants of the late Lau Wai Chau, the founder of the Tung Shing Lane Village (the "Village").
2. Since the early 1930s, the Lau Family has been, and to date remains to be one of the major landowners in the Village. The Lau Family's ancestors, and current members of the family, have built up strong ties with the area. In particular, we are instructed that, to this date, various members of the Lau Family still reside in the Village and for the others who no longer reside there, they would spend time in the Village from time to time.
3. As we understand, the Application concerned Lots 719 RP (Part), 725 (Part), 726 (Part), 727 RP (Part), 728 (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774 S.A. (Part), 774 S.B. and 775 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, which are located in very close vicinity of the Village.
4. The Lau Family therefore has sufficient interest to make representations, both as members of the public and as parties being affected by the Town Planning Board's decision in this regard.

**The Series of Applications**

5. At the outset, we should note that this is not the first application where attempts have been made to change the *status quo* of the Village.

...../Pg2

**PRINCIPALS**

Lau Yue Sum LL.B (Hons)  
Lung Man On LL.B (Hons)  
Li Chun Tak LL.B (Hons)

劉汝琛律師\*  
龍文安律師\*  
李駿德律師

**CONSULTANTS**

Yau Man Fai LL.B (Hons)  
Tso Yum Man BSc (Hons), LLB (Hons)  
Lee Kwong Yiu Phillip BBA, ACIArb  
Chan Suk Kam Ida CPA, ACIS

游文輝律師  
黃任文律師\*  
李廣耀律師\*\*  
陳淑琴律師

**ASSISTANT SOLICITOR**

Leung Wai Kong BSc (Hons), JD 梁偉光律師

\* China-Appointed Attesting Officer 中國委託公證人  
\* Civil Celebrants of Marriages 婚姻證人

劉 汝 琛 律 師 行  
Y. S. LAU & PARTNERS  
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/MIS(4)/2021

Your Ref.: A/YL-NSW/286

Date: 7<sup>th</sup> April 2021

Continuation Sheet 2

6. Without limiting the generality of the foregoing, we note that there are ongoing Town Planning applications in the area, including A/YL-NSW/283 and A/YL-NSW/285. The Lau Family has previously communicated with the Town Planning Board with their serious concerns and frustrations about these proposed developments.
7. Not unlike the other applications, the present Application also concerns proposed developments taking place in the close vicinity of the Village. These applications must be assessed globally: In our respectful submission, if approved, they would significantly change the landscape and the locality, such would constitute irreversible and irremediable changes to the lifestyle of the villagers and the environment.

*The Lau Family's Stance in this Application*

8. In specific relation to this Application, we are instructed that the Lau Family opposes to the Application. The reasons for their opposition are stated as below.

*Ground 1: Incompatibility of the Development with the Locality*

9. The scale of the present application is alarming. From the Gist of the Application, we understand that the proposed development covers land of over 3,526 meters square. This is no doubt a plot of land with significant size.
10. Not only is the size of the development significant, we also note that it is proposed that operations and/or businesses would be conducted on the land from Monday to Sunday, from 9am to 7pm.
11. The Applicant further proposed to use the land for "Proposed Temporary Vehicle Maintenance Workshop and Shop and Services (Car components/accessories retail shop and convenience store) with ancillary facilities".
12. However, ever since the foundation of the Village, it was intended to be a low-density residential area consisting of village houses. This has remained to be the case to date. In other words, throughout the last 80 years, there has been no major business activities in the Village.

...../Pg3



劉 汝 琛 律 師 行  
Y. S. LAU & PARTNERS  
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/MIS(4)/2021

Your Ref.: A/YL-NSW/286

Date: 7<sup>th</sup> April 2021

Continuation Sheet 3

13. On this basis, we submit that the Application cannot be compatibility with the locality.

*Ground 2: Traffic and Safety Concerns*

14. We note that the Applicant's land does not have direct access to Castle Peak Road.
15. The only way of accessing the main road therefore through Yuen Long Tung Shing Lane Road. To the Lau Family's best understanding, this is a private road. There is accordingly a serious doubt as to whether there is a lawful entrance for the Application to proceed.
16. Setting aside the principled objection based on private ownership rights and the lack of permission to use the same, from a practical angle, there are also significant issues arising therefrom:
- (a) First, Yuen Long Tung Shing Lane Road ("TSL Road") is a single-lane road. The Lau Family has strong doubt as to whether the existing road is sufficient to cater for additional traffic load.
  - (b) Importantly, and in view that no over-takes are possible when travelling on TSL Road, there may be significant impediments to access to emergency services such as Fire Services and Ambulances if the Application is granted.
  - (c) Further, the road is currently shared by pedestrians, cyclists and motor vehicle drivers. Whilst a speed limit is put in place on the TSL Road, to the best of the Lau Family's knowledge, enforcement actions were seldomly taken. Since the Application would bring more road users to the area before, the current road users might be put at risk when using the road.
  - (d) Still further, there is also a question of maintenance expenses concerning the TSL Road. The road has not been paved for over 30 years and is eminently in need of repaving. However, whilst many would allege a right of way over the road, there is no clear indication that such persons who had the benefit of using the road would also bear the burden of maintaining the road.

...../Pg4

劉 汝 琛 律 師 行  
Y. S. LAU & PARTNERS  
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/MIS(4)/2021

Your Ref.: A/YL-NSW/286

Date: 7<sup>th</sup> April 2021

Continuation Sheet 4

***Ground 3: No Reason for Changing the Zoning***

17. As fairly acknowledged by the Applicant, the surrounding land has been classified as "U"-zone (i.e., undetermined) as of now.
18. We are instructed that there are good reasons for such a classification because:
  - (a) There has been no massive scale development in the Village for at least the last 50 years.
  - (b) The residents in the Village are not prepared to compromise or change their way of living.
  - (c) The Village serves as an important buffer zone between Mai Po wetlands and the Yuen Long town centre. Once the buffering zone is destroyed, it is irremediable. It is impossible to restore the natural habitat *in toto* or to find sufficient replacement for them.
  - (d) The buffering use has gained even more importance given that there have already been massive developments in Yuen Long recently (such as the Yoho Town project) as well as the other applications in the same area.
19. Accordingly, any change to the current zoning of the Village is strongly opposed by the Lau Family.

***Ground 4: Infrastructure Concerns***

20. Still further, given that the Village has been a low-density development for years, the Lau Family has huge doubts as to whether the current infrastructure can support the new developments as contemplated under the Application.
21. To be specific, matters that have caused serious concerns on the Lau Family's part include:
  - (a) Whether there are sufficient water supplies.
  - (b) Whether there are sufficient electricity supplies.
  - (c) Whether there are sufficient town gas supplies.

...../Pg5

劉 汝 琛 律 師 行  
Y. S. LAU & PARTNERS  
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/MIS(4)/2021

Your Ref.: A/YL-NSW/286

Date: 7<sup>th</sup> April 2021

Continuation Sheet 5

- (d) Whether there are sufficient telephone and/or internet connection (and on this note, we are instructed that the internet connection in the Village had consistently been poor).
- (e) Whether there is a sufficient sewage treatment system.
22. We submit that, unless these matters can be clarified to the Lau Family's reasonable satisfaction, the Application should not be allowed.

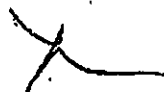
***Ground 5: Destruction of Fungshui Landscape***

23. Finally, we are instructed that the Application would destroy the existing Fungshui landscape in the area. It will be noted that the graveyards of the ancestors of the Lau Family are located in close vicinity to the subject lots. Consequentially, the impact of the Application to the Fungshui of the area is a matter which merit concern.

***Conclusion***

24. By reason of the aforesaid, the Lau Family humbly invites the Board to reject the Application.
25. We look forward to hearing favourably from you soon. Insofar as the Lau Family may assist the Board further, we are also happy to provide further responses on their behalves.
26. Meanwhile, all rights are expressly reserved.

Yours faithfully,



Y.S. Lau & Partners  
YSL/sy  
c.c. client

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

## 參考編號

Reference Number:

210407-135437-19930

## 提交限期

Deadline for submission:

07/04/2021

## 提交日期及時間

Date and time of submission:

07/04/2021 13:54:37

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/286

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Cheuk Man

## 意見詳情

Details of the Comment :

本人為東城里居民，附近一帶有很多車房及貨倉都是違規經營的，烏煙瘴氣，希望城規會批准這個申請，規劃好這一帶，改善環境，讓我們這些星斗市民能安居樂業，出入平安，謝謝

5-13

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

參考編號

Reference Number:

210407-144113-57654

提交限期

Deadline for submission:

07/04/2021

提交日期及時間

Date and time of submission:

07/04/2021 14:41:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/286

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chong Sam

意見詳情

Details of the Comment :

我是住在附近的人，很需要這些商店。

5-14

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

參考編號

Reference Number:

210407-142448-48397

提交限期

Deadline for submission:

07/04/2021

提交日期及時間

Date and time of submission:

07/04/2021 14:24:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/286

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jack Wong

意見詳情

Details of the Comment :

區內一直欠缺地方作二手車銷售地點，元朗區市民難以選購二手車，難得有地方正式申請，希望規劃署能批出申請，讓市民多一個選擇。

5-15

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

參考編號

Reference Number:

210407-140255-90348

提交限期

Deadline for submission:

07/04/2021

提交日期及時間

Date and time of submission:

07/04/2021 14:02:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/286

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chong

意見詳情

Details of the Comment :

本人從事汽車銷售工作, 希望城規會考慮批准這個申請, 讓我們有一個合規格, 合法的地點工作, 亦希望為附近一帶居民帶來就業機會, 等我們有一餐安樂茶飯, 有工開!





**Recommended Advisory Clauses**

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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. The lots owners will need to apply to his office to permit the structures to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others they payment of rent or fee, as may be imposed by the 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 a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that Yuen Long Tung Shing Lei Road is not maintained by HyD. The proposed access arrangement of the Site from Castle Peak Road – Yuen Long should be approved by TD. HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Yuen Long. 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 Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD 2-2, RDO, HyD) that the Site is in close proximity to and with a small portion of the Site falling within the railway protection boundary of the existing West Rail Line. The applicant should consult the MTR Corporation Limited with respect to operation, maintenance, safety and future construction on the existing railway network with reference to the procedure in PNAP APP-24;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the proposed western visitor parking spaces and Structure 5, and the existing Structures 1, 4 and 10 are in conflict or very close to the existing trees within the Site and some large trees are growing in-between the structures. The applicant should review and revise the proposed layout to retain the existing trees as far as possible. A leaning *Mangifera indica* (芒果) with sign of

root plate movement and a dead tree were found at southern boundary of the Site. Appropriate mitigation measures/tree works should be carried out to minimise tree risk. Approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate. No materials should be stacked within 1m from the tree trunks to avoid damage to the trees and any abrasive materials on tree trunks should be removed to avoid them from girdling the trees;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that there is no public sewer connection available in the vicinity. The applicant shall seek views and comments from DEP regarding the sewage disposal arrangement of the proposed development;
- (h) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application. 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 works or UBW on the Site under BO. 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 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. Detailed checking under BO will be carried out at building plan submission stage; and

- (j) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) to submit the proposed building works to BD for approval as required under the provisions of BO.

