

2022年 3月 2 日

此文件在 收到，城市規劃委員會
已收到所有必需的資料及文件後才正式開始收到

A/YL-NSW/296

This document is received on 21 MAR 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-NSW/296
	Date Received 收到日期	21 MAR 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
陳月平

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
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771號(部分)、第772號(部分)、第787號(部分)、第788號(部分)、第789號(部分) Lots 771(Part), 772(Part), 787(Part), 788(Part), 789(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.
(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 478 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 628 sq.m 平方米 <input 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 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	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" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)^{*}
於 27/01/2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)^{*}
於 27/01/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時商店及服務行業 (五金零件銷售) Proposed Temporary Shop and Services (Sales of Hardware Accessories) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	164sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	314sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 628sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 628sq.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：辦公室和接待處：2層高，每層85平方米，總面積不多於170平方米，高度不多於7.5米。	
構築物2：儲物室：2層高，每層114平方米，總面積不多於228平方米，高度不多於7.5米。	
構築物3：商店：2層高，每層50平方米，總面積不多於100平方米，高度不多於7.5米。	
構築物4：儲物室：2層高，每層65平方米，總面積不多於130平方米，高度不多於7.5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)	0
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)	0

Proposed operating hours 擬議營運時間			
星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。			
(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) <input type="checkbox"/>	
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>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>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>

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



[Handwritten signature]

☐ 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

☐ 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

28/01/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

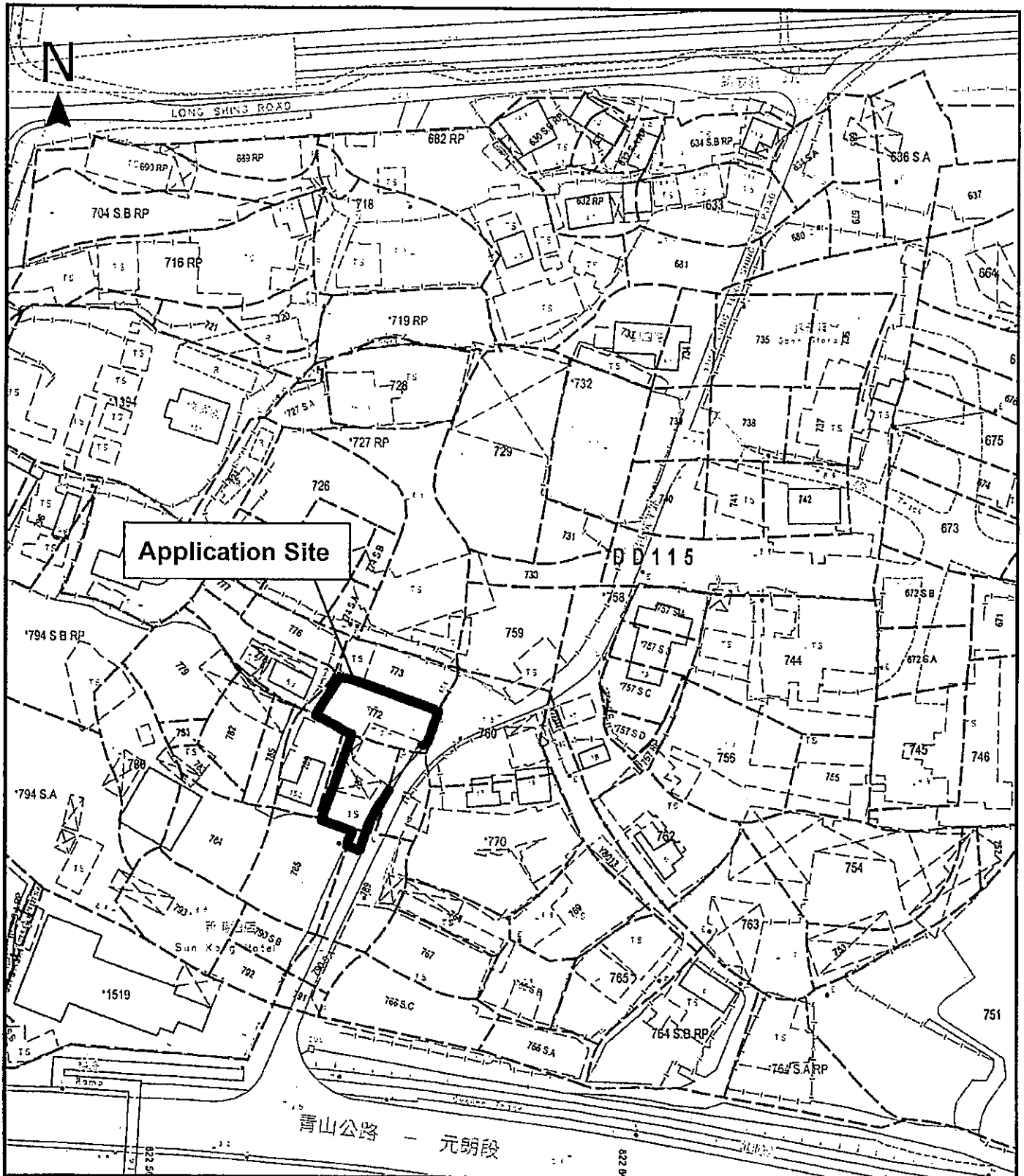
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗青山公路元朗段丈量約份第115約地段第771號(部分)、 第772號(部分)、第787號(部分)、第788號(部分)、第789號(部分) Lots 771(Part), 772(Part), 787(Part), 788(Part), 789(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.
Site area 地盤面積	478 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved 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	未決定 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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development. 申請用途/發展	臨時商店及服務行業(五金零件銷售) Temporary Shop and Services (Sales of Hardware Accessories)

(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	628 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.31 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(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	7.5 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	65.7 % <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 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 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖		
Site plan 地盤平面圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請報告書及擬議發展的計劃細節		
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。

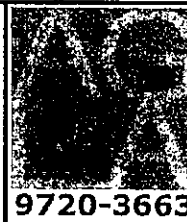


Project 项目名称:

Proposed Temporary Shop and Services (Sales of Hardware Accessories) for a period of 3 Years at Lots 771(Part), 772(Part), 787(Part), 788(Part), 789(Part) in D.D. 115, Castle Peak Road - Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



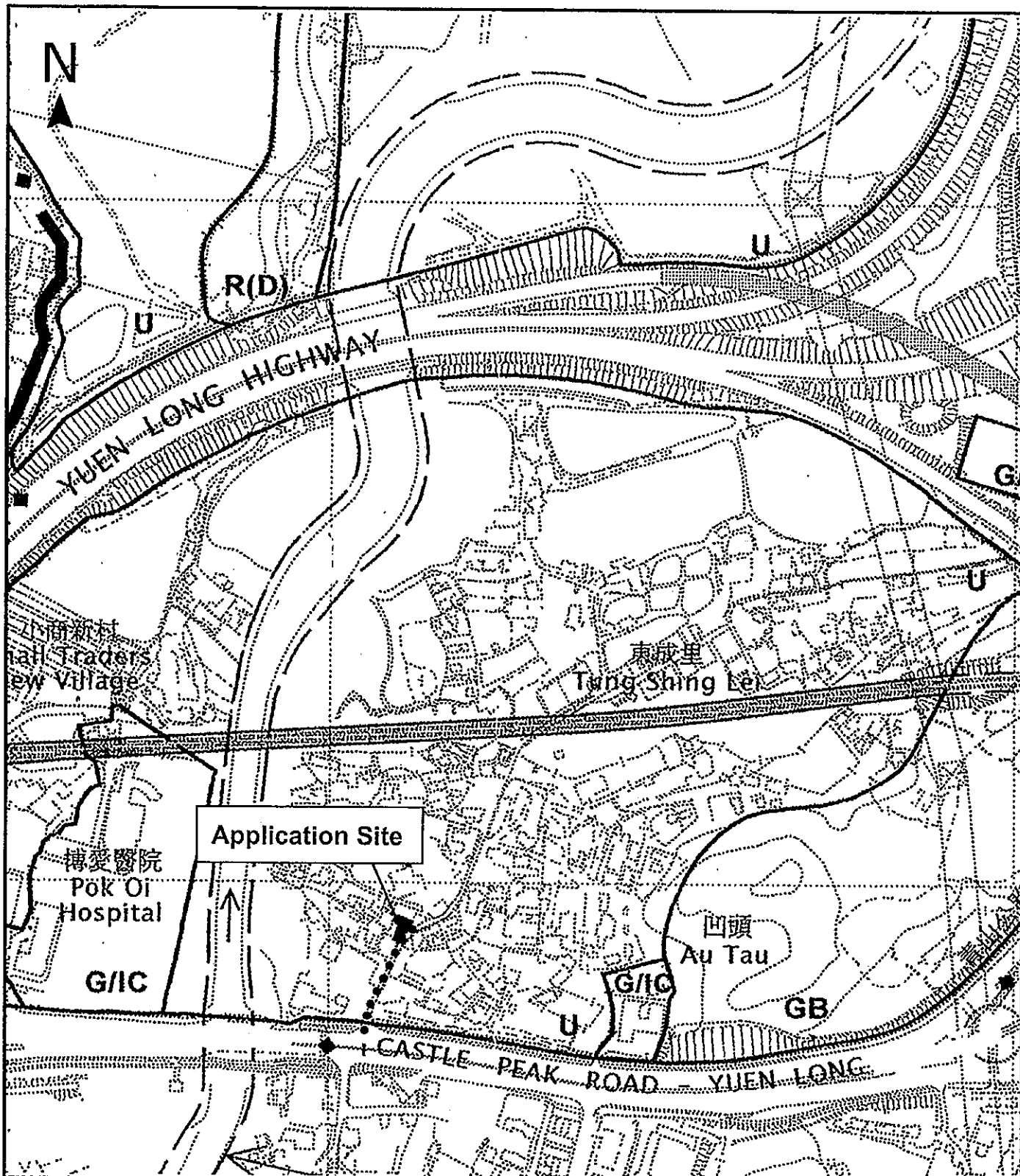
9720-3663

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
(Sales of Hardware Accessories) for a
period of 3 Years at Lots 771(Part),
772(Part), 787(Part), 788(Part),
789(Part) in D.D. 115, Castle Peak
Road - Yuen Long Section, Yuen Long,
N.T.

Drawing Title 圖紙標題:

Location Plan



9720-3663

Drawing No. 圖號:

Figure 1

Remarks 備註:

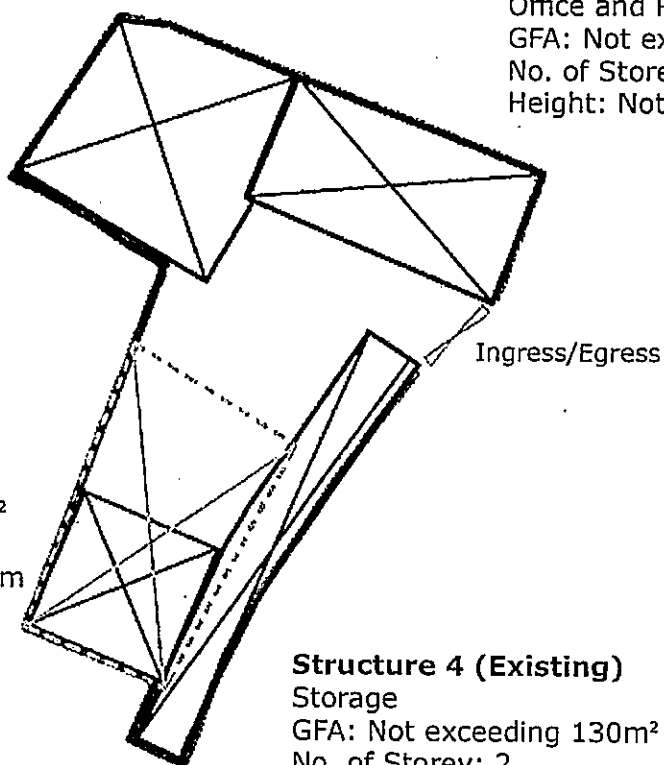
... Vehicular access leading
from Tung Shing Lei
Road

Scale 比例:



Structure 2 (Existing)
 Storage
 GFA: Not exceeding 228m²
 No. of Storey: 2
 Height: Not exceeding 7.5m

Structure 1 (Existing)
 Office and Reception
 GFA: Not exceeding 170m²
 No. of Storey: 2
 Height: Not exceeding 7.5m



Structure 3 (Existing)
 Shop and Service
 GFA: Not exceeding 100m²
 No. of Storey: 2
 Height: Not exceeding 7.5m

Structure 4 (Existing)
 Storage
 GFA: Not exceeding 130m²
 No. of Storey: 2
 Height: Not exceeding 7.5m

Project 項目名稱

Proposed Temporary Shop and Services
 (Sales of Hardware Accessories) for a
 period of 3 Years at Lots 771(Part),
 772(Part), 787(Part), 788(Part),
 789(Part) in D.D. 115, Castle Peak
 Road - Yuen Long Section, Yuen Long,
 N.T.

Drawing Title 圖紙標題

Layout Plan

全
堅

9720-3663

Drawing No. 圖紙號碼

Figure 1

Remarks 備註



Metal Heat Shelter

Scale 比例

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 771 號(部分)、第
772 號(部分)、第 787 號(部分)、第 788 號(部分)、第 789 號(部分)

擬議臨時商店及服務行業(五金零件銷售) (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 771 號(部分)、第 772 號(部分)、第 787 號(部分)、第 788 號(部分)、第 789 號(部分)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(五金零件銷售)。
2. 申請地點位於元朗東成里路，在《南生圍分區計劃大綱核准圖編號 S/YL-NSW/8》上劃為「未決定用途」。
3. 申請地盤面積為約 478 平方米，總樓面面積不多於 628 平方米，上蓋覆蓋面積為 314 平方米，露天地方面積為 164 平方米，上蓋覆蓋率約為 65.7%。
4. 申請地點將設有 4 個構築物，總樓面面積不多於 628 平方米。
構築物 1：辦公室和接待處；2 層高，每層 85 平方米，總面積不多於 170 平方米，高度不多於 7.5 米；構築物 2：儲物室；2 層高，每層 114 平方米，總面積不多於 228 平方米，高度不多於 7.5 米；構築物 3：商店；2 層高，每層 50 平方米，總面積不多於 100 平方米，高度不多於 7.5 米；構築物 4：儲物室；2 層高，每層 65 平方米，總面積不多於 130 平方米，高度不多於 7.5 米。
5. 擬議發展的臨時商店及服務行業主要用作五金零件銷售及附屬設施。
6. 申請地點不涉及任何訪客或職員停車位。
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星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。

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核准圖編號 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（五金零件銷售）用途。
3. 擬議發展的營業時間為星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。
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核准圖編號 S/YL-NSW/8 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，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 771 號(部分)、第 772 號(部分)、第 787 號(部分)、第 788 號(部分)、第 789 號(部分)作為期不超過三年的臨時商店及服務行業(五金零件銷售)。

擬議發展計劃的各方面影響

1. 土地行政

申請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，附件 1 為該鄉村地區道路的照片。

3. 商店內的交通安排

申請用途是銷售五金零件的商店，不涉及任何停泊車位，職員亦是使用交通工具上班。

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 80 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. 卸貨安排

商店內的貨品，會由司機送到青山公路元朗段附近的可停車位置，然後用手推車把貨品運送到申請地點內，搬運路徑只需 2-3 分鐘，十分方便。

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

申請用途涉及如涉及洗手間，將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 771 號(部分)、第 772 號(部分)、第 787 號(部分)、第 788 號(部分)、第 789 號(部分)作為期不超過三年的臨時商店及服務行業(五金零件銷售)。



A/YL-NSW/296 - request for FI (1)11/05/2022 10:09
From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "cwklau1@pland.gov.hk" <cwklau1@pland.gov.hk>
File Ref:

4 Attachments



圖片1：卸貨路徑圖.png 圖片2：行人由巴士站步行到申請地點的路徑圖.png 圖片3：申請地點的入口.png



圖片4：layout plan.png

致 城規會秘書處：

For application A/YL-NSW/296

(a) 申請地點不設任何訪客或職員車位。

(b) 申請人之前已在申請文件提及卸貨安排如下：

商店內的貨品，會由司機送到青山公路元朗段附近的可停車位置（不會阻礙別人），然後用手推車把貨品運送到申請地點內，搬運路徑約50多米，路程約1分鐘，十分方便。

圖片1：卸貨路徑圖

圖片2：行人由巴士站步行到申請地點的路徑圖（約120米，1-2分鐘步行距離）

(c) 申請地點的入口約6米闊，請見附圖。

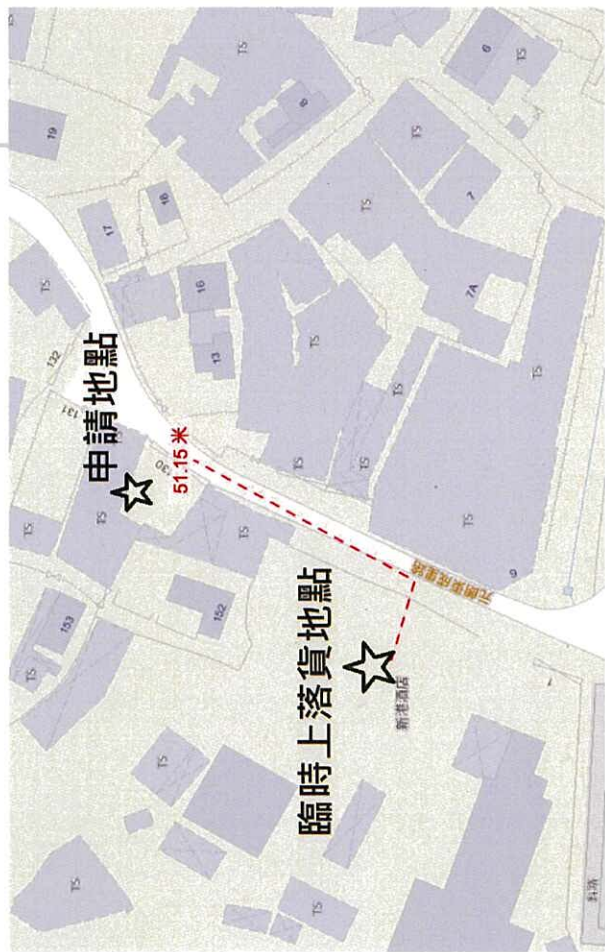
圖片3：申請地點的入口

圖片4：Layout plan

(d) 申請人知悉這道路不屬運輸處管理。

Thanks!

Ms Chong





申請地點的入口約6米闊

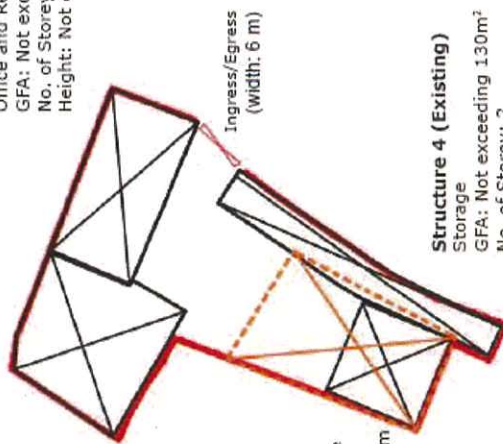


Structure 2 (Existing)

Storage
GFA: Not exceeding 228m²
No. of Storey: 2
Height: Not exceeding 7.5m

Structure 1 (Existing)

Office and Reception
GFA: Not exceeding 170m²
No. of Storey: 2
Height: Not exceeding 7.5m



Structure 3 (Existing)

Shop and Service
GFA: Not exceeding 100m²
No. of Storey: 2
Height: Not exceeding 7.5m

Structure 4 (Existing)

Storage
GFA: Not exceeding 130m²
No. of Storey: 2
Height: Not exceeding 7.5m

Project 88248

Proposed Temporary Shop and Services
(Sales of Hardware Accessories) for a
period of 3 Years at Lots 771(Part),
772(Part), 787(Part), 788(Part),
789(Part) in D.D. 115, Castle Peak
Road - Yuen Long Section, Yuen Long,
N.T.

Drawing Title 884492

Layout Plan

Remarks 8824

9720-3663

9720-3663

Metal Heat Shelter

Drawing No. 8844

Figure 1

Scale 1:500



A/YL-NSW/296 - request for FI (2)11/05/2022 10:10
From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "cwklau1@pland.gov.hk" <cwklau1@pland.gov.hk>
File Ref:

1 Attachment



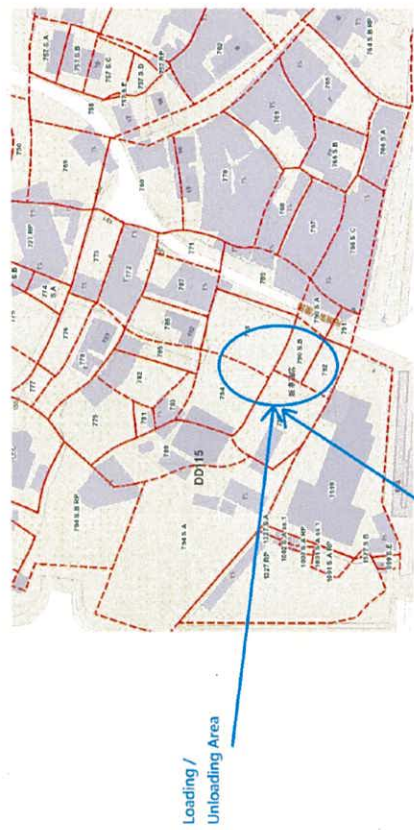
photo.png

致 城規會秘書處：

For A/YL-NSW/296, Here is our reply:

- (a) 每天早上8-9點，會送貨一次，每次停泊不超過10分鐘。
- (b) 申請人已取得私家地段的同意，才向貴處告知臨時上落貨地點，多謝提醒。
(該附近的地段，大部份都是私家地，但地主都已把那些土地開放出來，給村內居民或使用者作為道路或臨時上落貨或的士上落客)
如上落貨不超出30分鐘，是免費的，超過才會收費。

Ms Chong



臨時上落貨位置
 長期開放，沒有鎖上，任何人都能駛進
 停泊30分鐘內，免費
 超過30分鐘，付費即能停泊。

Similar s.16 Applications within the “Undetermined” Zone

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
A/YL-NSW/278	Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	26.6.2020 (<i>RNTPC</i>)
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 (<i>RNTPC</i>)
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 (<i>RNTPC</i>)
A/YL-NSW/286	Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	30.4.2021 (<i>RNTPC</i>)

Government Departments' General Comments

1. Land Administration

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

- (a) the Site comprises Old Schedule Agricultural Lots (OSALs) 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.
- (b) advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- (a) advisory comments as detailed in **Appendix IV**.

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

- (a) Yuen Long Tung Shing Lei Road is not maintained by HyD.
- (b) the proposed access arrangement of the Site from Castle Peak Road – Yuen Long should be commented and approved by TD.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Yuen Long. Presumably, the relevant department will provide their comments, if any.
- (d) advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) there was no substantiated environmental complaint received at the Site in the past three years.
- (b) advisory comments as detailed in **Appendix IV**.

4. Fire Services

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

- (a) he has no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.

(b) 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 this 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 FSI to be installed should be clearly marked on the layout plans.

(c) advisory comments as detailed in **Appendix IV**.

5. Building Matters

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

- (a) no objection to the application.
- (b) advisory comments as detailed in **Appendix IV**.

6. Drainage

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

- (a) he has no objection in principle to the proposed development from the public drainage point of view.
- (b) should the application be approved, the applicant is required to submit a drainage proposal, and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (c) advisory comments as detailed in **Appendix IV**.

7. Landscaping

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

- (a) she has no objection to the application from landscape planning perspective.
- (b) the site falls within "Undetermined" ("U") zone, which is a non-landscape sensitive zoning, and no significant landscape impact arising from the proposed development is anticipated.
- (c) it is not necessary to impose any landscape-related condition should the

application be approved by the TPB, as no adverse landscape impact arising from the proposed use within the Site is anticipated in the subject "U" zone.

8. Others

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD)
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues related to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) The lots owners will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application (s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (c) to note the comments of the Commissioner for Transport (C for T):
 - (i) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) The applicant is advised to follow the environmental mitigation measures and requirements in the latest COP issued by DEP.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirement, if any, would be formulated upon receipt of formal application via the Licensing Authority.

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) If the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application.
- (ii) For UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (iii) Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (iv) 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.
- (v) The Site does not abut on a specified street of not less than 4.5m wide. Its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.
- (vi) 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.
- (vii) Detailed checking under the BO will be carried out at building plan submission stage.

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) There is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the proposed development.

5-1

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

220325-153733-34104

提交限期**Deadline for submission:**

19/04/2022

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

25/03/2022 15:37:33

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

A/YL-NSW/296

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

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

5-1 附加

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

參考編號

Reference Number:

220411-151313-81785

提交限期

Deadline for submission:

19/04/2022

提交日期及時間

Date and time of submission:

11/04/2022 15:13:13

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NSW/296

「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。

5-2

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

220411-133839-73463

提交限期**Deadline for submission:**

19/04/2022

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

11/04/2022 13:38:39

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

A/YL-NSW/296

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

先生 Mr. 潘家祥

意見詳情**Details of the Comment :**

本人反對上述的申請,因這地方附近都是供人居住的,而不改變作商店或其他非居住用途改變,讓一條小村莊不再寧靜,還有這村也有很多長者及兒童出入,改變後多了車子及人群出入,今他們會容易發生意外,所以本人強烈反對。

5-3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 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-NSW/296

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關該規劃申請，本會經過查詢村民意見後，決定反對有關申請。

1. 該地盤出入車輛，存在風險，因路面狹窄
2. 排水問題
3. 停車問題
4. 鄰近申請地較多，非常多村民居住

「提意見人」姓名/名稱 Name of person/company making this comment 東成里村居民福利

簽署 Signature 張振宇 主席 日期 Date 10-4-2022



Town Planning Board secretariat – Fanling, Sheung Shui, and Yuen Long East District Planning Office
Unit 2202, 22/F
CDW Building,
388 Castle Peak Road, Tsuen Wan, New Territories
Hong Kong

April 18, 2022

Dear Sir/Madam

Re: Application No. A/YL-NSW/296 (the "Application") – Temporary Shop and Services (Sales of Hardware Accessories), Location DD115 Lots 771 (Part), 772 (Part), 787 (Part), 788 (Part), and 789 (Part) Castle Peak Road – Yuen Long Section, Yuen Long

I am writing to strongly oppose the application mentioned above on the development of Tung Shing Lane Village.

I am the Lau's family descendent, a grandson of Lau Wai Chau, under [REDACTED] (a listed registered trustee of [REDACTED]). I grew up in Tung Shing Lane Village and from time to time I would visit and reside in the village house to enjoy the green undeveloped nature which is slowly diminishing over times in the recent years and not to mention the noise and traffic pollution coming from cars and new faces in the village.

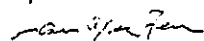
I understand the application above was submitted for development of Tung Shing Lane Village which I would like to ask the TPB to absolutely reject their application completely, given the reasons below:

- 1) I personally know the current occupier, Mr Sam Chan 陳月平, a Director of 東盈 East Gain Metal Works Engineering which they claimed they stationed at their current location for approximately 20 years. Each time when I walk pass his occupied rental space, their heavy engineering machineries create such loud unbearable noise pollution which is a nuisance for the residents of Tung Shing Lane village. The loud sound travels to the nearby villager's houses which I have received complaints from tenants.
- 2) In addition, DD115 Lot 760 & 768, 769 belongs to 2Fong Lau Leung Sheung estate and the captioned development application lots are too closed to my managed estate lands, which I strongly object to their development application for the reason being Tung Shing Lane (TSL road) is a single lane with 2 ways traffic plus pedestrian traffic. In the recent years, there are very noticeable increase in traffic congestion on the TSL road. Often incoming cars and outgoing cars collide with each other and either one will have to give way or back out to resolve the vehicle congestion conditions. The development application is at the entrance of the village, and the TSL road is the only road to access our heritage village house located at [REDACTED] and other Lau Leung Sheung estate lands. In order to provide a reality perspective for your understanding, attached a few pictures taken on 4/18/2022 (Easter Monday, a public holiday) reflecting the road conditions & traffic. See appendix 1 on page 2,3,4,5.
- 3) There are a lot of unknown illegal vehicles parked on private lands, with increasing number of new faces walking in and out of the village which I fear my privacy is gradually eroding within the village along with Town Planning development applications that is creating people, vehicle traffic nuisance and noise pollution for the villagers and myself.

I would strongly urge the Town Planning Board to fully reject the application to reduce the villagers of Tung Shing Lane living in fear of lacking privacy. And I believe these are our freedom rights to enjoy the green, quiet nature as residents of a heritage Tung Shing Lane village. I also fear with the increase in people and vehicle traffic, which is reasonably foreseeable that our heritage village houses which were built in the early 1900s might become a tourist attraction hotspot and could potentially become damaged by people and vehicle traffic and not to mention the social media effect.

To conclude, I would kindly ask you to reject the above-mentioned application as soon as possible. If you have any questions, do not hesitate to contact my daughter Joyce Lau on [REDACTED]

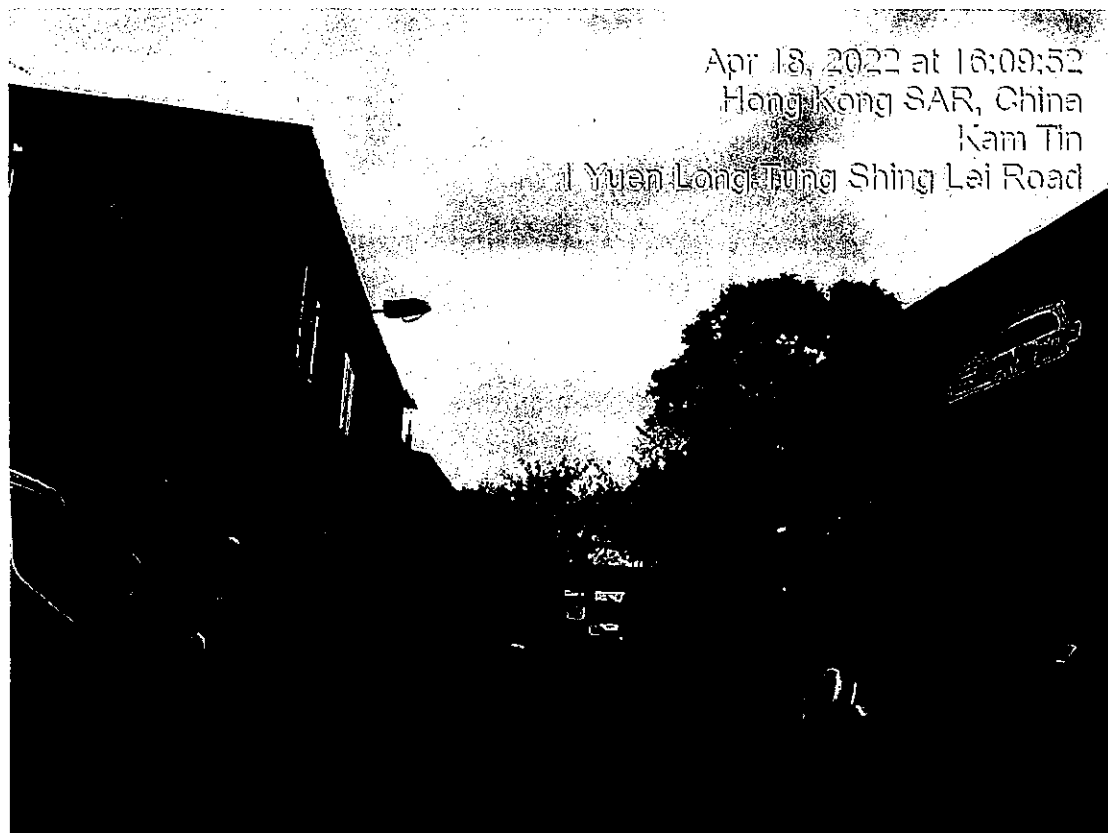
Yours faithfully



Lau Yu Fun (a beneficiary representative of Lau Leung Sheung estate)



APPENDIX 1





VERY NARROW LANE FOR BOTH VEHICLES AND PEDESTRIAN



TUNG SHING LANE ROAD ENTRANCE



UNKNOWN VEHICLES PARKED EVERYWHERE WITHIN TUNG SHING LANE VILLAGE, AS LONG AS THERE ARE SPACE



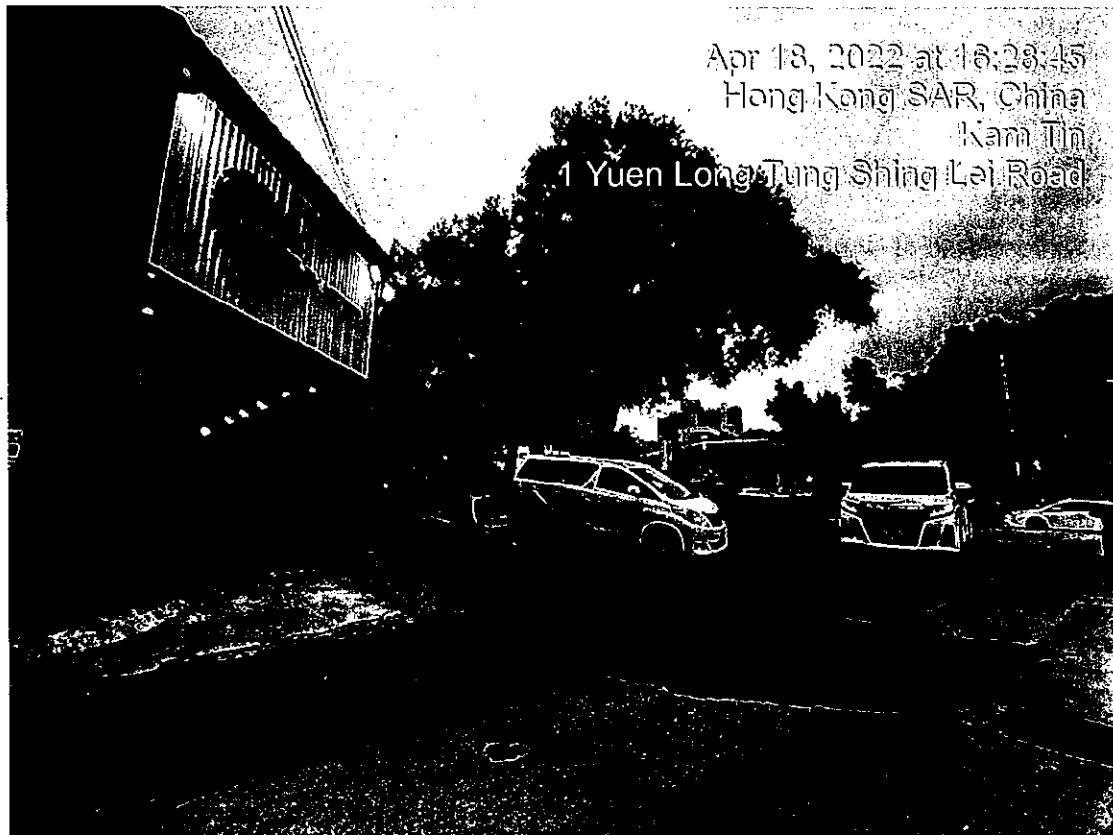
Apr 18, 2022 at 16:29:11

Hong Kong SAR, China

Kam Tin

1 Yuen Long Tung Shing Lei Road

THE ENTRANCE



Apr 18, 2022 at 16:28:45

Hong Kong SAR, China

Kam Tin

1 Yuen Long Tung Shing Lei Road

Town Planning Board secretariat – Fanling, Sheung Shui, and Yuen Long East District Planning Office
Unit 2202, 22/F
CDW Building,
388 Castle Peak Road, Tsuen Wan, New Territories
Hong Kong

April 18, 2022

Dear Sir/Madam

Re: Application No. A/YL-NSW/296 (the "Application") – Temporary Shop and Services (Sales of Hardware Accessories), Location DD115 Lots 771 (Part), 772 (Part), 787 (Part), 788 (Part), and 789 (Part) Castle Peak Road – Yuen Long Section, Yuen Long

I am writing to reject the development application of the above-mentioned land lots in Tung Shing Lane village and I kindly ask for the Town Planning Board to fully reject their application.

I am the Lau's family descendent, the great grandson of Lau Wai Chau, under [REDACTED] In addition, I am also the landowner holding possession right of half of [REDACTED] full possession right to [REDACTED] In recent years, I have observed there has been a lot of new faces in the village and increasing numbers of trespassers which are creating problems and issues on the Lau's family land.

I understand the application above was submitted for development of Tung Shing Lane Village which I would like to ask the TPB to kindly reject given the reasons below:

- 1) The Tung Shing Lane village road is a one lane road into the village. Each time when I visit the village lands, there are a lot of vehicle traffic congested around the entrance of Tung Shing Lane road which I have to give way to smooth the traffic congestion. I am concerned with the application would bring an influx of people and vehicle traffic, this could raise traffic safety concerns on the road and land.
- 2) This development application location is close to the entrance of the road, and the road is extremely narrow on parts with a lot of unidentified vehicles parked on the road side at all times which could potentially create traffic hazardous if this application approves. The village road capability does not fit town planning development requirement. As landowner, I would like to reject this application based on the rationale of lack of infrastructure to cater for development needs.
- 3) Occasionally I would drive my father to Tung Shing Lane village, we hear complaints within the neighbourhood that there are a lot of new faces in the village which is becoming a concern for the village residents, especially on their privacy and safety to live as residents and they are not happy when they heard about this development application.

I would kindly ask Town Planning Board to reject the application. As a landowner we just want to enjoy our land free from trespassers, trouble, noise and nuisance created by public visiting the village. If you have any questions, do not hesitate to contact my sister Joyce Lau on [REDACTED] or me directly.

Yours faithfully



Lau Tsz Wing



劉汝琛律師行
Y. S. LAU & PARTNERS
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

100934

56

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

Our Ref.: YSL/MIS(1)/2022

Your Ref.: A/YL-NSW/296

Date: 19 April 2022

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

By Post & By Fax:
2877 0245 / 2522 8426

URGENT

Dear Sirs,

Re : Application No. A/YL-NSW/296 (the "Application")

Introduction

1. We act for the Lau Family (the "Lau Family"), the descendants of the late Lau Wai Chau, the founder of Tung Shing Lane Village (the "Village"), Yuen Long, Hong Kong.
2. We write with respect to the subject Application. For reasons given below, we humbly ask the Town Planning Board to reject the Application.

Background

3. Since the early 1930s, the Lau Family has been, and to date remains to be one of the major beneficial landowners in the Village. After these many years, they have built up strong roots in the area. To this date, various members of the Lau Family still reside in the Village. For the others who no longer reside there, they would spend time in the Village from time to time.
4. The subject Application concerns Lots 771 (Part), 772 (Part), 787 (Part), 788 (Part) and 789 (Part), all in Demarcation District 115, Castle Peak Road, Yuen Long.
5. These lots are located within the Village. In particular, the subject lots are located near the entrance of the Village. Like the village, the subject lots are served by the Village's main and only road, Yuen Long-Tung Shing Lei Road.
6. By reason of their close connection to the Village, the Lau Family has sufficient interest to make representations on the Application.

PRINCIPALS

Lau Yue Sum LLB (Hons)
Lung Man On LLB (Hons)
Li Chun Tak LLB (Hons)

劉汝琛律師*
龍文安律師*
李駿德律師

CONSULTANTS

Yau Man Fai LLB (Hons)
Lee Kwong Yiu Philip BBA, ACIArb
Chan Suk Kam Ida CPA, ACIS

游文輝律師
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(1)/2022

Your Ref.: A/YL-NSW/296

Date: 19 April 2022

Continuation Sheet 2

7. The Lau Family objects to the Application for reasons given below.

Ground 1: Incompatibility of the Application with the Locality

8. Under the Application, it was suggested that the applicant intends to use the land as "*temporary shop and services (sale of hardware accessories)*".
9. We are instructed that the intended use is incompatible with the locality:
- (a) 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 the premises, throughout the last 80 years, there has been no major business activities in the Village.
 - (b) On this basis, it will be immediately apparent that the Application, which concerns construction of modern commercial shops and advanced equipment stores, are highly incompatible with the relatively relaxed and slow-paced locality.
 - (c) It is also clear and obvious that the proposed "*sale of hardware accessories*" would cause significant negative impacts to the locality and heavily pollute the environment.

Ground 2: No Reason for Changing the Zoning

10. As accepted by the applicant, the applicant's lots is not currently classified or zoned (i.e., that the land-use remains "*undetermined*").
11. 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, particularly to their detriment of their quality of lives.
 - (c) The Village serves as an important buffer zone between Mai Po wetlands and the Yuen Long town centre.
 - (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).

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

Our Ref.: YSL/MIS(1)/2022

Your Ref.: A/YL-NSW/296

Date: 19 April 2022

Continuation Sheet 3

- (e) 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.
12. The Lau Family takes the view that any change in zoning should not be done in a piece-meal manner. Instead, a full-scale review of the entire area should be considered (if necessary). This would ensure coherence, consistency and logic in the entire development scheme.
13. Accordingly, any change to the current zoning by the applicant is opposed, not least in the absence of positive justification from the applicant or before adequate public consultations having been conducted by the Board.

Ground 3: Traffic and Safety Concerns

14. Further, we also note that the applicant's lands have no direct access to the Castle Peak Road. As is evident from the plans submitted by the applicant, the applicant would need to rely on Yuen Long-Tung Shing Lane Road as the only means of entering and/or exiting his land.
15. Incidentally, Yuen Long-Tung Shing Lane Road is also the only road which connects Castle Peak Road with the Village. The Lau Family is therefore heavily reliant on the same. Without limitation, we are instructed that they regularly travel through the said road by way of vehicles, on foot, or by cycling.
16. It is highly probable that, if the Application is approved, serious traffic and safety concerns would arise:
- (a) First, Yuen Long-Tung Shing Lane Road is a single-lane road. The Lau Family has strong doubts as to whether the existing road is sufficient to cater for additional traffic.
- (b) Second, though no less importantly, no over-takes are possible on Yuen Long-Tung Shing Lane Road. Henceforth, there may be significant impediments to access to emergency services such as Fire Services and Ambulances if the Application is granted. Issues may also arise when there are increased bi-directional traffic.
- (c) Third, the road is currently shared by pedestrians, cyclists and motor vehicle drivers. Since the Application would bring more road users to the area, the current road users might be put at risk when using the road.

Our Ref.: YSL/MIS(1)/2022

Your Ref.: A/YL-NSW/296

Date: 19 April 2022

Continuation Sheet 4

- (d) Fourth, there are also limited enforcement of speed limits on the road. With increased traffic, one can reasonably infer that the situation would only worsen with risks to other road users increased.
 - (e) Finally, there is also an important (yet troubling) question of maintenance expenses. We are instructed that the narrow road has not been paved for over 30 years and is eminently in need of repaving. The applicant has not expressly accepted or undertook any responsibility to repair the road. As a matter of principle, it is difficult to see why he can have his cake and eat it.
17. In addition, the Board would no doubt also appreciate that there is a cycling track running parallel to the Castle Peak Road. If the Application is permitted, significant risks may be posed to pedestrian and cyclists. We specifically wish to draw the Board's attention to the fact that many such travellers are local tourists with limited understanding on the locality.

Ground 4: Infrastructure Concerns

18. Fourthly, 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.
19. 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.
 - (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.
 - (f) Whether there are impediments to access to emergency services such as Fire Services and Ambulances.

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

Our Ref.: YSL/MIS(1)/2022

Your Ref.: A/YL-NSW/296

Date: 19 April 2022

Continuation Sheet 5


Ground 5: Lack of Justification

20. Last but not least, our concerns as stated above are heightened by reason of the lack of the following supporting materials, including the lack of the following assessment(s) or report(s):
- (a) Lack of environmental assessment on noise, air and/or water pollution.
 - (b) Lack of traffic impact assessment on vehicles and/or pedestrians.
 - (c) Lack of visual impact assessment.
 - (d) Lack of landscape impact assessment.
 - (e) Lack of geotechnical impact assessment.
 - (f) Lack of drainage and/or sewage impact assessment.

Conclusion

21. By reason of the aforesaid, we are instructed to humbly invite the Board to reject the Application.
22. We reserve the right to make further or other representations in due course.
23. Meanwhile, all rights are expressly reserved.

Yours faithfully,


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

