

2022年 4月 28日

此文件在 收到。城市規劃委員會
 已正式接納此項申請及文件後才正式接收收到
 申請的日期。

28 APR 2022

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

Form No. S16-III
 表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
 *其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

2200847 1 APR 2022

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-NSW/298
	Date Received 收到日期	28 APR 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路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 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)
日森集團有限公司 Somerest Group Limited

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)	元朗新田丈量約份第104約地段第3250號B分段第46小分段(部份) Lot 3250 S.B ss.46(part) in D.D. 104 in San Tin, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 700 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 342 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
(e) Land use zone(s) involved 涉及的土地用途地帶	其他指定用途 (綜合發展包括濕地修復區)
(f) Current use(s) 現時用途	現時空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (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. 如上述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」[#]遞交要求同意書^{*}

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 _____ (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 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會^{*}

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	Temporary Shop and Services 臨時商店及服務行業 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	358sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	342sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9
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	342sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	342sq.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)	
共有9個構築物，每個構築物面積/高度/用途都是一樣。	
構築物1-9：臨時商店，每層面積不多於38平方米，1層高，高度不多於3米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	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			
星期一至日上午9時至下午8時 (包括公眾假期)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 經由錦望路轉入地區小路前往	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	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)

	N/A

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

請參考附件的申請報告書

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature
簽署



☐ 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

01/04/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，

應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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 available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	元朗新田丈量約份第104約地段第3250號B分段第46小分段(部份) Lot 3250 S.B ss.46(part) in D.D. 104 in San Tin, Yuen Long	
Site area 地盤面積	700	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	其他指定用途(綜合發展包括濕地修復區) Other Specified Uses (COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA)	
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	Temporary Shop and Services 臨時商店及服務行業	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	342 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.489 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 <input type="checkbox"/> (Not more than 不多於) m 米	
		0 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	48.86 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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"/>
<hr/>		
位置圖 Location Plan, 地盤平面圖 Site Plan, 行車路線圖 Vehicular Access Plan		
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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

元朗新田丈量約份第 104 約地段第 3250 號 B 分段

第 46 小分段(部份)

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P. 1
2. 申請原因-----P. 2
3. 擬議發展計劃的各方面影響-----P.3-5

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，提交有關元朗新田丈量約份第 104 約地段第 3250 號 B 分段第 46 小分段(部份)的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於元朗錦壘路附近，在《南生圍分區計劃大綱圖 S/YL-NSW/8》上劃為其他指定用途（綜合發展包括濕地修復區）。
3. 申請地盤面積為約 700 平方米，上蓋總面積 342 平方米，露天地方面積為 358 平方米，上蓋覆蓋率為 48.9%。
4. 申請地點將設有 9 個臨時構築物，每個構築物的面積、高度及用途都相同，總樓面面積不多於 342 平方米，用途如下：

構築物 1-9：臨時商店，每個構築物每層面積不多於 38 平方米，1 層高，高度不多於 3 米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店、日用品零售、寵物美容、雜貨飲品零售、凍肉零售或醫務所等等，主要為附近的居民提供服務。
6. 申請地點不涉及任何訪客或職員停車位。
7. 申請地點可從元朗錦壘路經地區小路步行前往。
8. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時(包括公眾假期)。

申請原因

1. 申請地點的面積約為 700 平方米，根據南生圍分區計劃大綱圖 S/YL-NSW/8，申請地點現時被規劃為「其他指定用途（綜合發展包括濕地修復區）」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「其他指定用途（綜合發展包括濕地修復區）」並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展是在申請地點上設 9 個由貨櫃改建的簡單臨時上蓋物，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的日用品、提供美容或醫療服務。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 6-8 人，不會有人在留宿，他們只在營業時間內上班。除了補及貨品，沒有其他運輸工作，也不會提供職員/訪客泊車位。
8. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合「其他指定用途（綜合發展包括濕地修復區）」地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 附近亦有大量商店，與附近的環境協調；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗新田丈量約份第 104 約地段第 3250 號 B 分段第 46 小分段(部份)作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

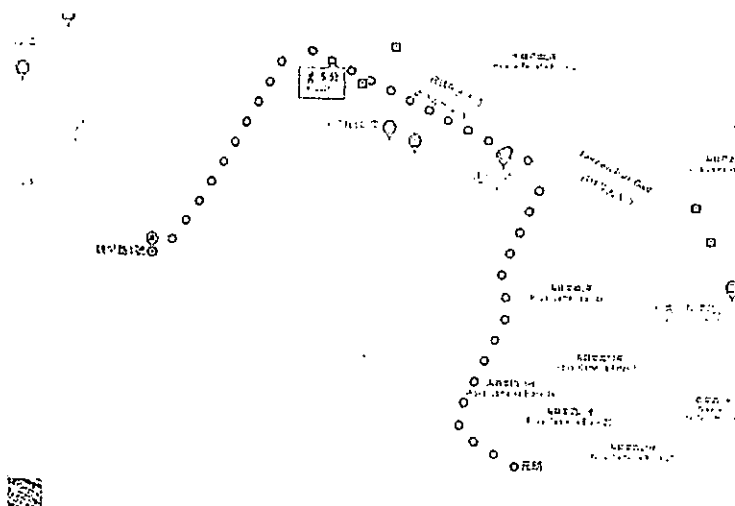
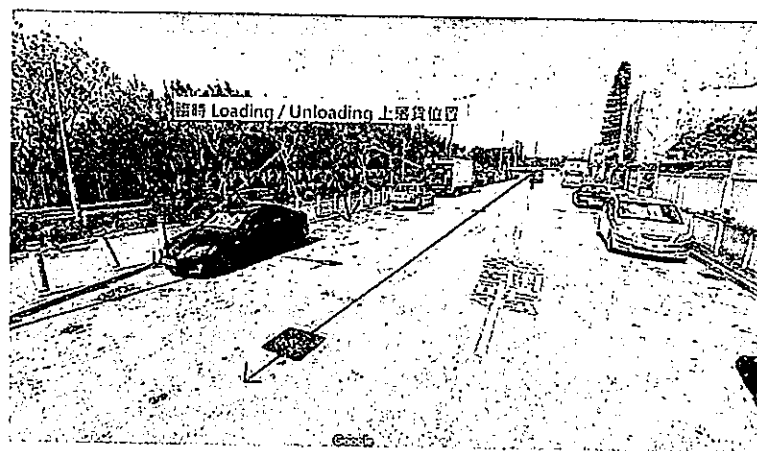
申點地點涉及 1 個私家地段，擬議發展涉及 9 個上蓋構築物。如獲批准，申請人會向元朗地政處申請短期豁免書。

2. 擬議發展的入口

申請地點有行人徑連接元朗錦墜路，訪客或職員可步行前往申請地點。

3. 擬議發展的交通安排

申請用途不涉及任何停車位。除了補給貨品及物資，不會有其他運輸工作，也不會提供職員或訪客泊車位。補貨主要用輕型客貨車運送，停泊在附近的地方，然後由司機用手推車把貨品或物資運送到商店門外，不會影響附近的交通。請看以下圖片：顯示送貨路徑圖及上落貨位置。



4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途如涉及洗手間，將會按相關部門指引建造化糞池。

8. 渠務方面

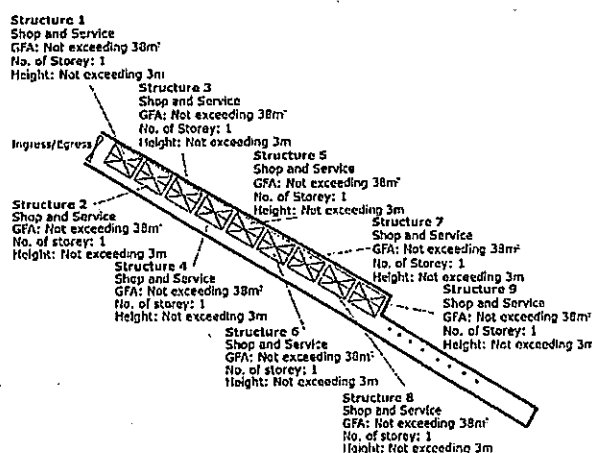
申請人已按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

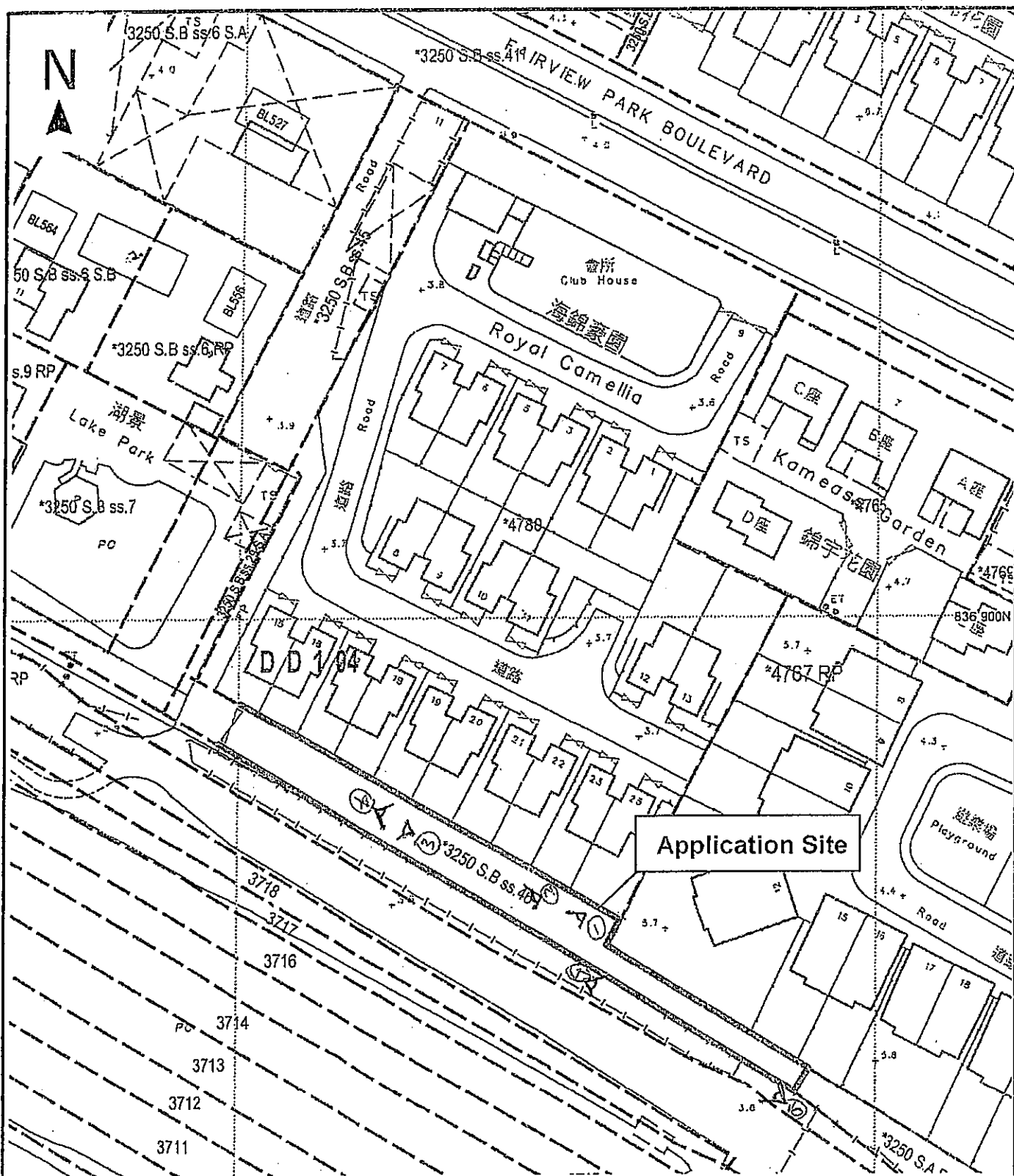
10. 綠化園景方面

參考附件 1 的申請地點照片，可看到有一些樹木是存在的，並已在下面的 Layout Plan 上標示。有樹木的土地位置並不會興建任何上蓋或構築物。而在興建臨時上蓋的土地位置上，從照片看到只是一堆雜草，相信影響不大。



附件 1：申請地點的照片

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
元朗新田丈量約份第 104 約地段第 3250 號 B 分段第 46 小分段(部份)作
為期不超過三年的臨時商店及服務行業。



Project 项目名称:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.46(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

Figure 1



Remarks 備註:

Scale 比例:

1



2

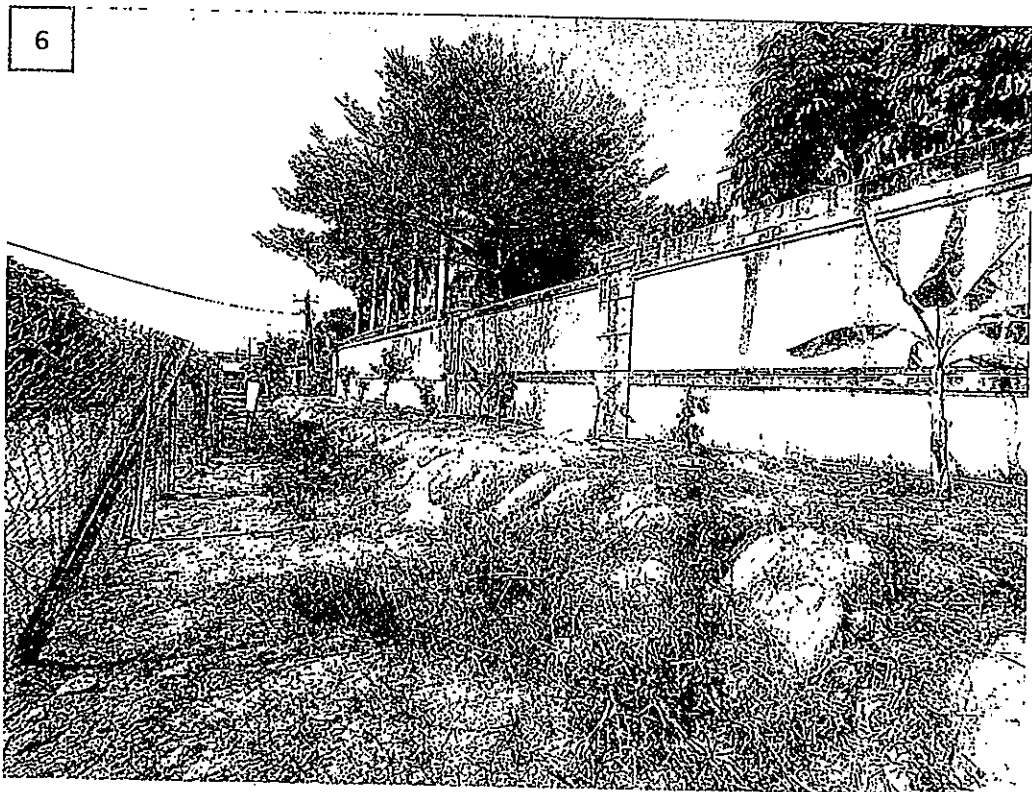
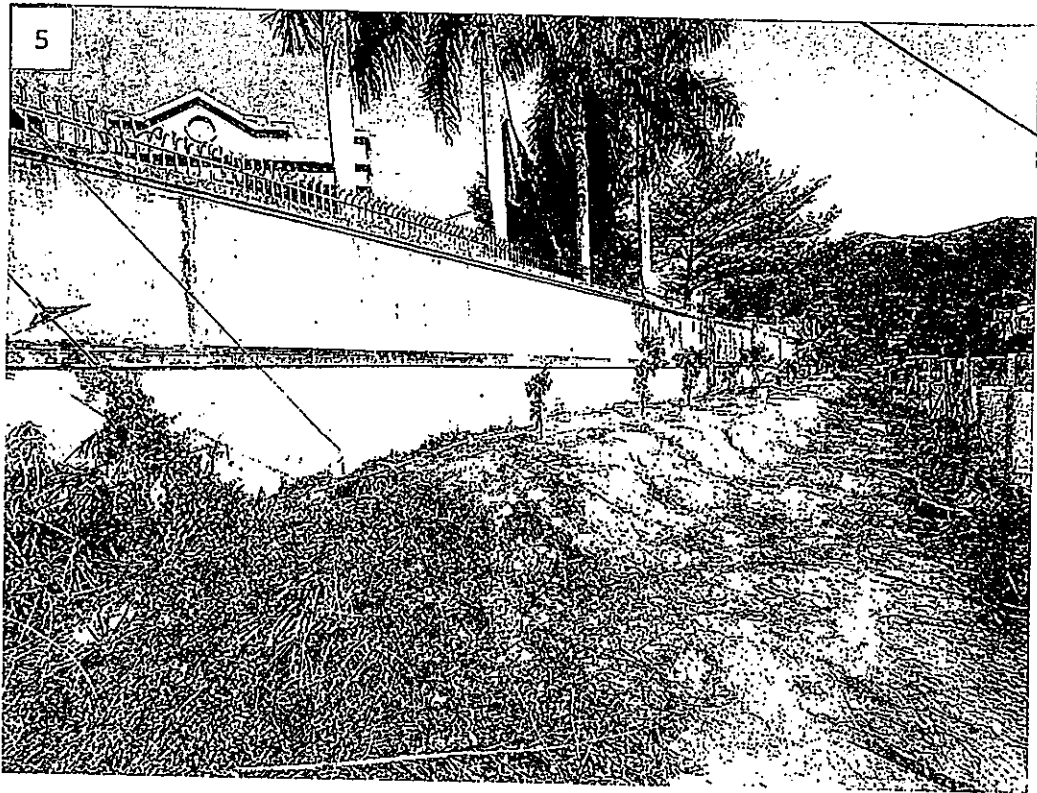


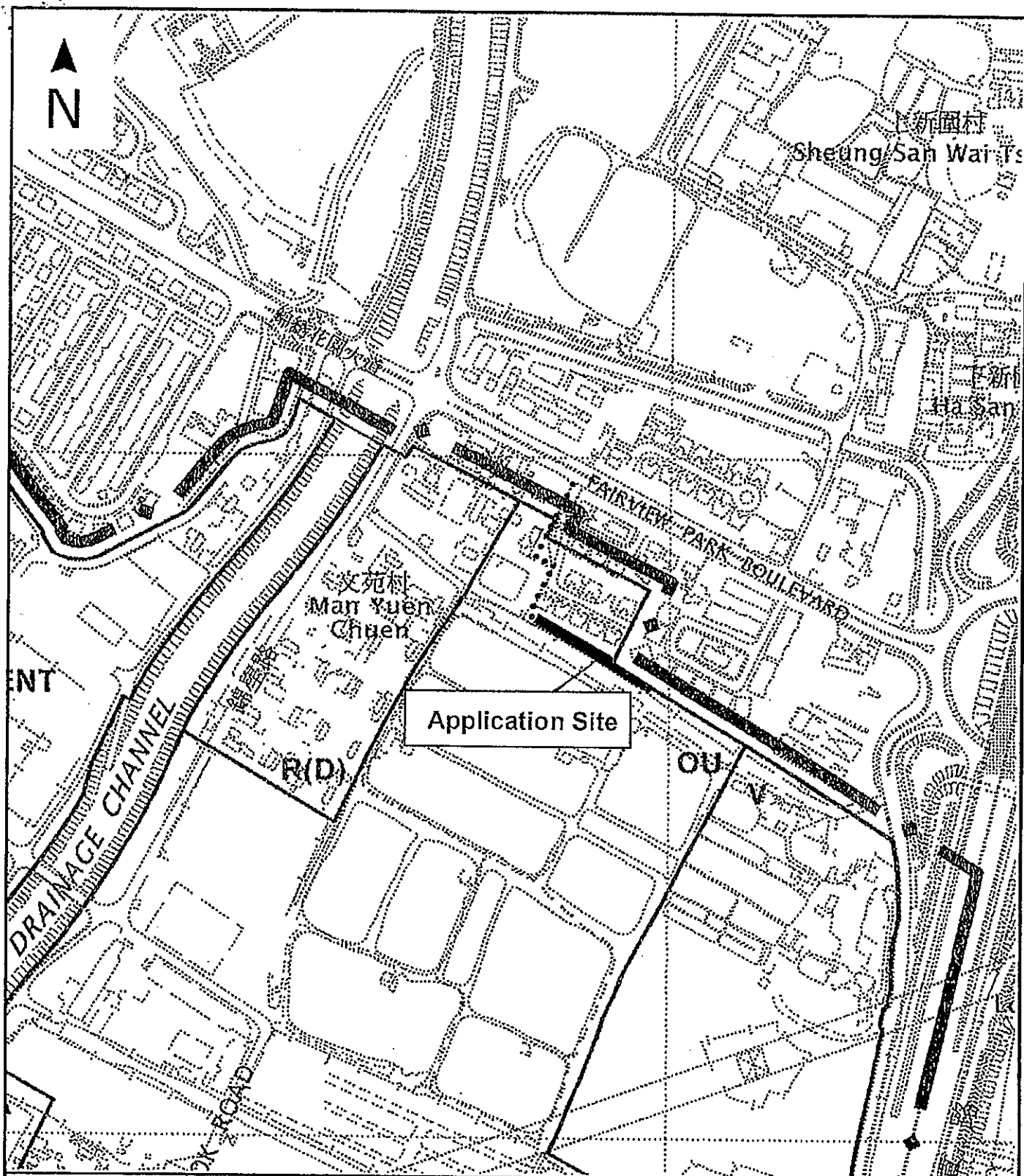
3



4







Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.46(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖則標題:

Location Plan



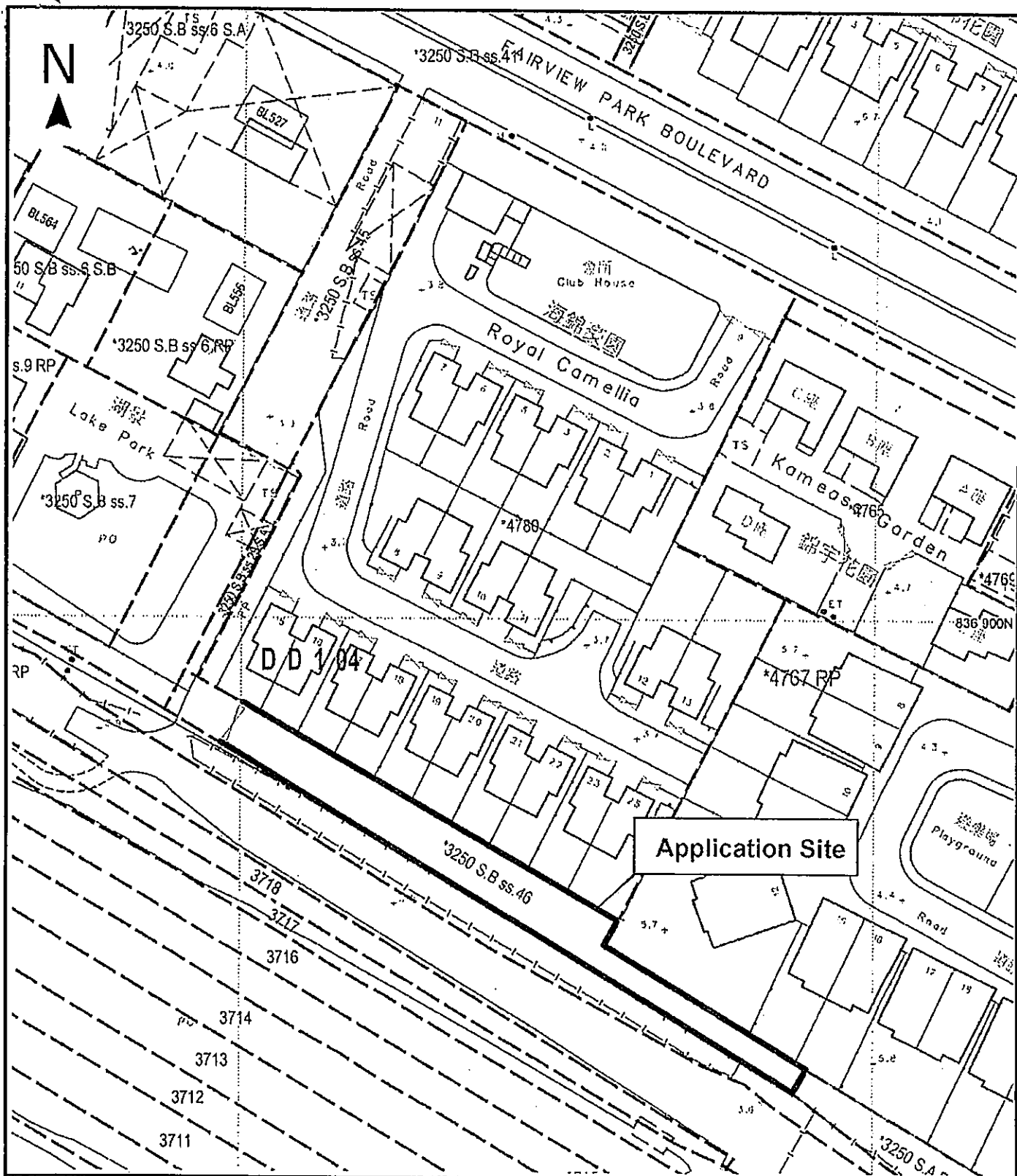
Drawing No. 圖號:

Figure 1

Remarks 備註:

- ● ● Walking access leading from Fairview Park Boulevard

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B ss.46(Part) in D.D. 104, San Tin, Yuen Long, N.T.

Drawing Title 圖則名稱:

Site Plan



Drawing No 圖號:

Figure 1

Remarks 備註:

Scale 比例:

Structure 1

Shop and Service

GFA: Not exceeding 38m²

No. of Storey: 1

Height: Not exceeding 3m

Structure 3

Shop and Service

GFA: Not exceeding 38m²

No. of Storey: 1

Height: Not exceeding 3m

Structure 5

Shop and Service

GFA: Not exceeding 38m²

No. of Storey: 1

Height: Not exceeding 3m

Structure 2

Shop and Service

GFA: Not exceeding 38m²

No. of storey: 1

Height: Not exceeding 3m

Structure 4

Shop and Service

GFA: Not exceeding 38m²

No. of storey: 1

Height: Not exceeding 3m

Structure 6

Shop and Service

GFA: Not exceeding 38m²

No. of storey: 1

Height: Not exceeding 3m

Structure 7

Shop and Service

GFA: Not exceeding 38m²

No. of Storey: 1

Height: Not exceeding 3m

Structure 9

Shop and Service

GFA: Not exceeding 38m²

No. of Storey: 1

Height: Not exceeding 3m

Structure 8

Shop and Service

GFA: Not exceeding 38m²

No. of storey: 1

Height: Not exceeding 3m

Ingress/Egress

Project 项目名称:

Proposed Temporary Shop and
Services for a Period of 3 Years at
Lot 3250 S.B ss.46(Part) in D.D. 104,
San Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

Figure 3

全
堅

9720-3663

Remarks 備註:

Scale 比例:

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



NSW_298_回應部門意見
17/06/2022 11:45

From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>,

1 attachment



NSW_298_回應部門意見.pdf

城規會/規劃處：

有關規劃許可：A/YL-NSW/298，現附上申請人回應相關部門的意見。
請查收。

謝謝。

Ms Chong

以下是申請人回應運輸處意見的回覆：

(a). The Site is connected to public road network via a section of a private road which is not managed by TD. The land status of the local access road should be clarified with Lands D by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

ANS：申請人知悉部份道路並非由運輸處管理，申請人會自行向相關部門查詢相關道路的使用情況和維護保養工作。

但按照經驗，申請人每次都能順利進入申請地點。

(b). The proposed goods delivery route, which is not managed by TD, falls within the private lots.

ANS：申請人知悉以上道路並非由運輸處管理，申請人會在取得相關地段地主的同意後才使用該道路，該附近的地段很大部份都是私家地，但地主都已把那些土地開放出來，給居民免費使用。

(c). Please provide breakdown of estimated trip generation and attraction rates during operation hours for proposed goods delivery.

ANS：每天早上 7-8 點，會送貨一次，每次停泊和送貨時間不超過 15 分鐘。

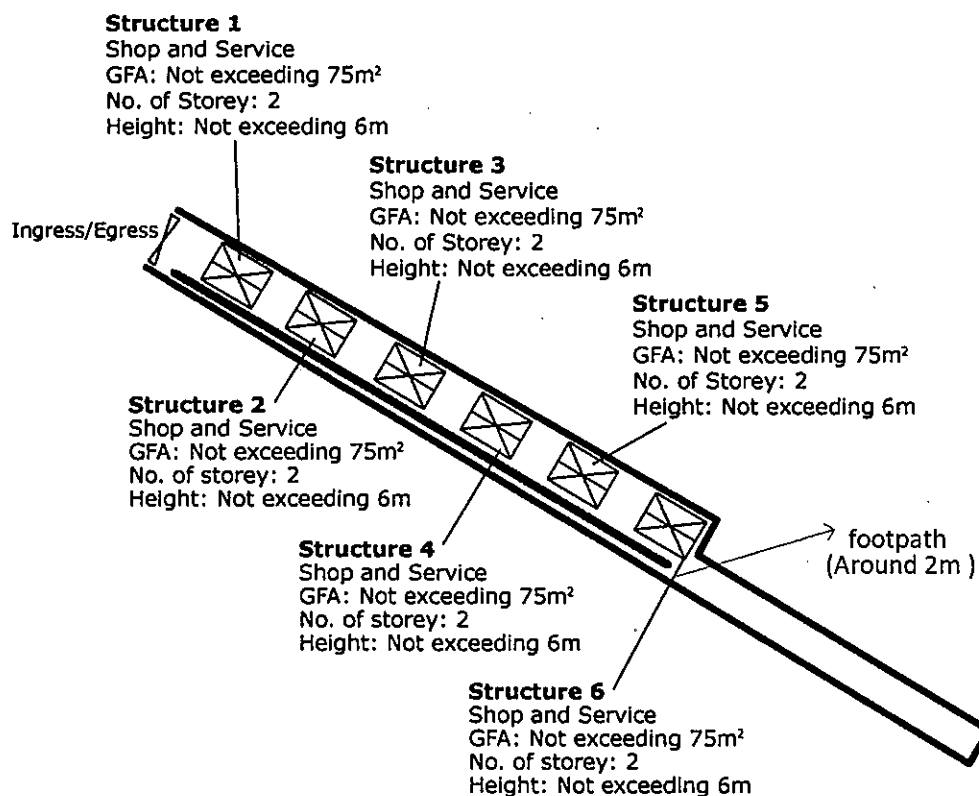
(d). The applicant should advise the transportation arrangement for staff and visitors for temporary shop and services.

ANS：申請地點不設任何訪客或職員車位，附近交通方便，設有巴士站/小巴站，他們下車後可以容易地步行到申請地點。

(e). Please advise any footpath will be provided within the Site. If affirmative, please advise the width of footpath and demonstrate sufficient space will be provide for visitor.

ANS：申請地點內有行人道路，約 2 米闊左右（紅色部份），足夠讓訪客/行人/職員步行。

請見下面的圖片。



有關中海物業的意見，現申請人作出為下回應：

擬議發展是臨時商店及服務行業，包括：便利店、日用品零售、寵物美容、雜貨飲品零售、凍肉零售或醫務所等等，主要為附近的居民提供服務；

較早前在相同的申請地點，曾入了相同用途的申請（A/YL-NSW/295），臨時構築物的高度為6米，2層高。為了減少中海物業的憂慮，是次申請的構築物高度由6米（2層高）降為3米（1層高）。如獲城規會批出，申請人亦會在申請範圍內加設保安監控系統，廿四小時監控申請範圍的出入口及商店周圍，確保申請地點及附近一帶環境安全，保障商戶和顧客的利益。

第1個意見：中海物業擔憂有關構築物會造成保安隱憂。

本申請為了減少中海物業的憂慮，臨時構築物的高度已由6米降為3米，低於該屋苑3.5米高的圍牆，而且商舖都會有專人管理，並設有24小時CCTV系統，而申請人相信光顧的顧客絕大部份都是住在附近的居民，甚少外人前來；而申請人更加相信附近的居民很多本來已經是貴屋苑的住客，每天經大閘進出屋苑，他們無需經3米高的構築物爬圍牆回家，申請人相信那些「顧客」絕不會對貴屋苑造成「嚴重威脅」。

第2個意見：中海物業指出申請地點雜草叢生，容易被人匿藏影響保安問題；

如獲批出申請，申請人會管理好申請範圍，會除掉全部雜草，並搭建臨時構築物，大大改善現時荒廢的環境，相信到時不法之徒已沒有地方藏匿（因雜草已除掉），大大消除貴公司的疑慮，減少周邊安全隱患。

第3個意見：

擬議發展的商店及服務行業是有營業時間限制，申請人只會在合理時間營業，而且到時商舖會有人負責管理，可確保環境衛生及噪音問題有人監控不會出現問題，並不會影響附近居民寧靜的生活環境及質素。

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A/YL-NSW/298__Clarification

20/06/2022 10:37

From: Chong Hermose
To: "tpbpd@pland.gov.hk"

Dear TPB / Planning Department,
For the application: A/YL-NSW/298,
No dismantling, assembly repairing or workshop activities are allowed on the site.
Thanks so much.
Ms Chong

Previous s.16 Application at the Application Site

Rejected s.16 Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Reasons for Rejection</u>
1.	A/YL-NSW/153	Temporary open storage of construction materials and ancillary site office for a period of 2 years	4.2.2005 Rejected by Town Planning Board on review	(1), (2), (3), (4)

Main Reasons for Rejection:

- (1) The proposed development was not in line with the planning intention of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone which was to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area and to phase out existing sporadic open storage and port back-up uses on degraded wetlands.
- (2) The proposed development was not compatible with the surrounding area including contiguous active fish ponds, the "Conservation Area" zone to the south and the residential developments to the north and west.
- (3) The application was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13C) in that there was insufficient information in the submission to demonstrate that the proposed development would not have adverse ecological, environmental, traffic, drainage and visual impacts on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent for similar open storage uses, the cumulative effect of approving such applications would result in a general degradation of the environment of the area.

**Similar s.16 Application for Temporary Shop and Services Use
within the “OU(CDWRA)” Zone on the Nam Sang Wai OZP**

Approved s.16 Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-NSW/284	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	5.2.2021 Approved by RNTPC

* denotes permission revoked

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 V**.

2. Traffic

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

- (a) it is observed that the proposed goods delivery route, which is not managed by TD, falls within the private lot(s). Comment from LandsD shall be sought on its status and the restriction on the use by public.
- (b) advisory comments as detailed in **Appendix V**.

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

- (a) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Pok Road. Presumably, the relevant department will provide their comments, if any.
- (b) advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

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

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 V**.

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 Board consider that the application is acceptable from planning point of view, conditions should be stipulated requiring the applicant (i) to submit a drainage proposal; and (ii) to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.
- (c) advisory comments as detailed in **Appendix V**.

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) based on aerial photo of 2021, the Site is situated at the periphery of comprehensive residential development landscape character while the area to the south is rural fringe landscape character. The Site is adjoining fish ponds to the south and low-rise houses are found to the north, west and east of the Site. The proposed development with 9 nos. of one-storey structures is considered not incompatible with the surrounding landscape setting.
- (c) according to the site photos attached in the submission, the Site is vacant, covered by grass and shrubs. Some existing trees are observed in the east within the Site and are not in conflict with the proposed layout. Significant adverse landscape impact arising from the proposed development is not anticipated.
- (d) advisory comments as detailed in **Appendix V**.

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

- (i) The lots owner will need to apply to his office for permitting the structures to be erected or to 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 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 is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

(b) to note the comments of the Commissioner for Transport (C for T):

- (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 clarified with LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (ii) No vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period.

(c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- (i) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

(d) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) The applicant is advised to follow the environmental mitigation measures and requirements in the latest COP issued by DEP.

(e) 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.
- (ii) 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:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

- the location of where the proposed FSI to be installed should be clearly marked on the layout plans.

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

- (i) Before any new building works (including containers/open sheds as temporary buildings, demolition and land fillings, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO.
- (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) 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.
- (iv) 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.
- (v) 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.
- (vi) Detailed checking under the BO will be carried out at building plan submission stage.

(g) 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.

(h) to note the comments of the the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- (i) 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 relevant authority on the proposed tree works and compensatory proposal, where appropriate.

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

220518-171231-45629

Reference Number:**提交限期**

27/05/2022

Deadline for submission:**提交日期及時間**

18/05/2022 17:12:31

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

A/YL-NSW/298

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

先生 Mr. Lam Ka Hing

Name of person making this comment:**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。

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A/YL-NSW/298 DD 104 Nam Sang Wai Wetlands

25/05/2022 23:57

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

295 withdrawn, back with 9 shops and no parking. Ummm so how are goods delivered to the stores?

Fairview Park has its own mall, no need for additional retail nodes.

Previous objections upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 18 February 2022 1:50 AM CST

Subject: A/YL-NSW/295 DD 104 Nam Sang Wai Wetlands

A/YL-NSW/295

Lot 3250 S.B ss.46 (Part) in D.D. 104, Nam Sang Wai

Site area : 700sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use : 6 Shops / ??? Parking

Dear TPB Members,

Strongest objections. This is a buffer zone with trees close to and opposite to a group of large ponds.

No data as to how many trees would be felled.

The function of this buffer is obviously to mitigate the impact of noise and light pollution on the ecosystem of the wetlands.

There are hundreds of empty shop premises around the territory and, going by

what I see in my district, more on the way. There is absolutely no justification in disturbing the WRA for commercial purposes.

No mention of parking that would generate additional negative impact on the local environment.

Members must reject this inappropriate application.

Mary Mulvihill



中海物業

CHINA OVERSEAS PROPERTY

編號: HKH/L005/22/cnh

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會秘書

(郵遞及電郵: tpbpd@pland.gov.hk)

敬啟者:

有關: 向規劃申請編號 A/YL-NSW/298 的擬議用途/發展規範提出意見事宜

本司乃元朗錦綉花園大道 9 號海錦豪園之管理公司, 海錦豪園業主立案法團於 2022 年 5 月 11 日接獲元朗民政事務處來函[信函檔號: (75)in HAD YL C&D 17-45/45/15/73], 邀請向 貴署就題述規劃申請提供意見。經本司檢閱相關文件後, 發現潛在不少保安問題和隱憂, 故現代表海錦豪園業主立案法團提出以下意見:

1. 根據 貴署提供之申請文件, 有關申請地段為本苑後方位置, 將擬建 9 座 1 層高之臨時構築物, 有關高度接近約 3 米高, 並會緊貼本苑後方圍牆, 而本苑圍牆高只有約 3.5 米, 有關臨時構築物會令本苑保安問題出現隱憂, 外人有可能經臨時構築物頂進入本苑範圍, 對本苑保安構成嚴重威脅;
2. 由於有關位置較為僻靜, 而周邊均為荒廢農地, 雜草叢生, 無論於日間或深夜期間均容易被人匿藏於暗處, 嚴重影響本苑保安安全。
3. 擬議的臨時商店及服務行業會引至大量人流進出附近位置聚集, 引起環境衛生及噪音問題, 嚴重影響附近居民寧靜的生活環境及質素。

請 貴署在考慮批出上述規劃申請時, 必須提供解決本苑就上述保安問題和隱憂的方法, 例如與本苑圍牆須保持最少一米距離、加裝防盜棘線及閉路電視等, 以保障公眾利益及安全。如有查詢, 請於辦公時間致電: 與高級物業主任陳先生或致電 與本人聯絡。

中國海外物業服務有限公司



高級物業經理 葉慧嫻

2022 年 5 月 27 日

副本抄送: 海錦豪園業主立案法團

