

2022年 8月 2 日

Appendix I of  
RNTPC Paper No. A/YL-PH/927B

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

This document is received on 2 AUG 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://vwww.info.gov.hk/tpb/en/plan\\_application/apply.html](https://vwww.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://vwww.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://vwww.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/YC-PH 1927
	Date Received 收到日期	2 AUG 2022

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

## 1. Name of Applicant 申請人姓名/名稱

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

張志光

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

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

許幸如

## 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)新界元朗八鄉丈量約份第111約地段第749號C分段、  
第750號B分段餘段(部分)及第749號餘段(部分)(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積
☒ Site area 地盤面積 ..... 870 ..... sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 ..... 224 ..... sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any)  
所包括的政府土地面積(倘有)..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	八鄉分區計劃大綱核准圖編號 S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「鄉村式發展」
(f) Current use(s) 現時用途	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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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



- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞交要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 08/06/2022 (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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 08/06/2022 (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<sup>&</sup>或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他(請指明)

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Note: May insert more than one "✓".  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號。  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料。



6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時商店及服務行業(單車用品專門店及便利店)  (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	758 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	112 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	224 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	224 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 一個由金屬及貨櫃搭建的上蓋物，樓高兩層，高約6.5米，佔面積112平方米，總樓面面積為224平方米，上層作經營便利店，下層作經營單車用品專門店。 ..... .....	
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	2 .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1 .....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至日(包括公眾假期), 上午9時至下午8時。			
(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)) 可經由粉錦公路到達申請地點	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

是次規劃申請與A/YL-PH/867規劃性質相同，用途為擬議臨時商店及服務行業（單車用品專門店及便利店）。A/YL-PH/867的經辦人郭志文先生上年度不幸身故，而未能妥善跟進當中的附帶條件。另外，找尋新代理人接手處理需時，且當時文件不齊備又需與申請人交接，令附帶條件未能如期完成，導致此申請的出現。詳情可參閱附頁申請理由。懇請貴署批准是次申請，謝謝！



**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

許幸如

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

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

Date 日期

08/06/2022

(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	新界元朗八鄉丈量約份第111約地段第749號C分段、 第750號B分段餘段(部分)及第749號餘段(部分)
Site area 地盤面積	870 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	S/YL-PH/11
Zoning 地帶	「鄉村式發展」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業(單車用品專門店及便利店)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	224 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6.5 <input checked="" type="checkbox"/> (Not more than 不多於)	m 米
		2 <input checked="" type="checkbox"/> (Not more than 不多於)	Storeys(s) 層
(iv) Site coverage 上蓋面積	% <input 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		2
	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)		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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)		1

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

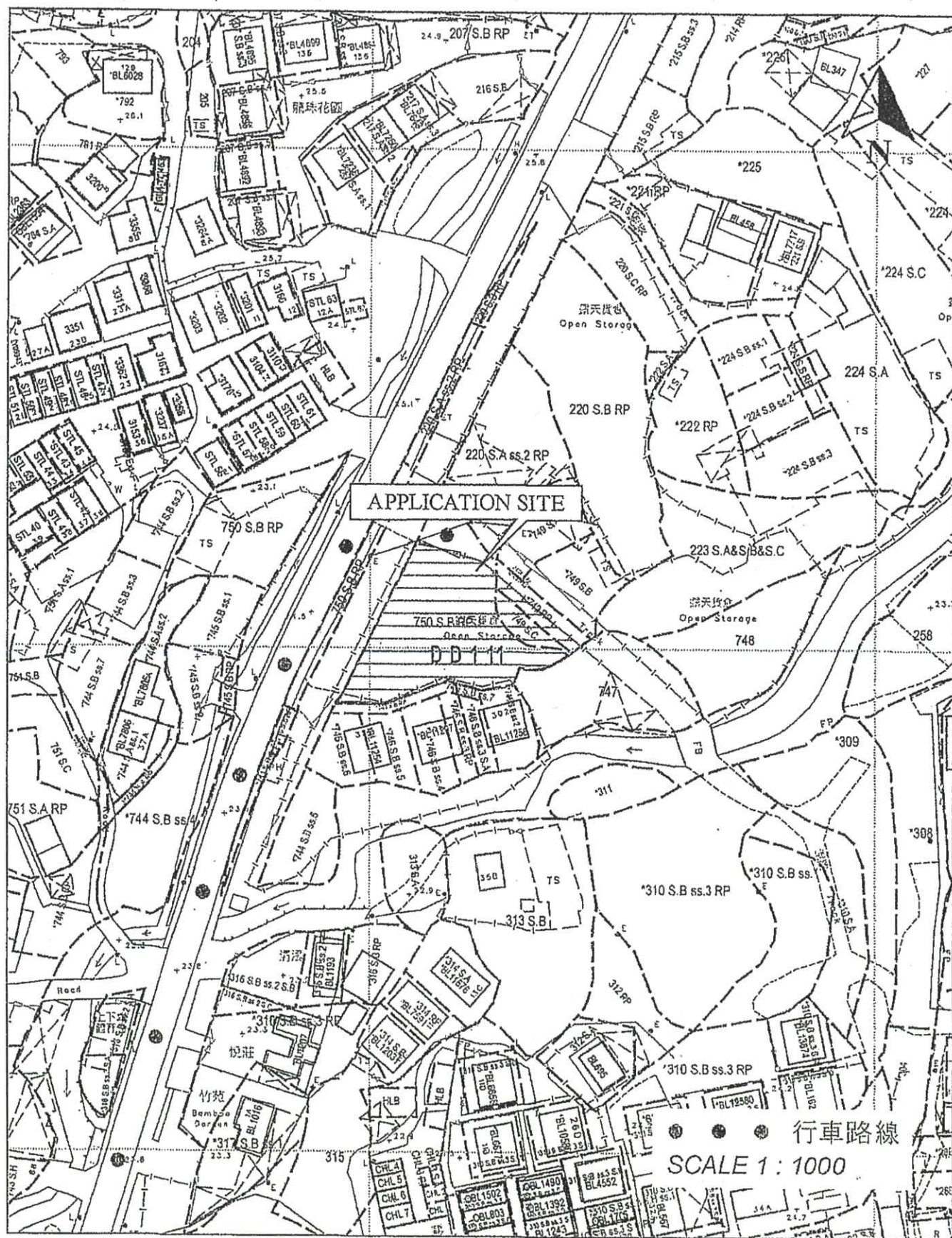
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
場地位置圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

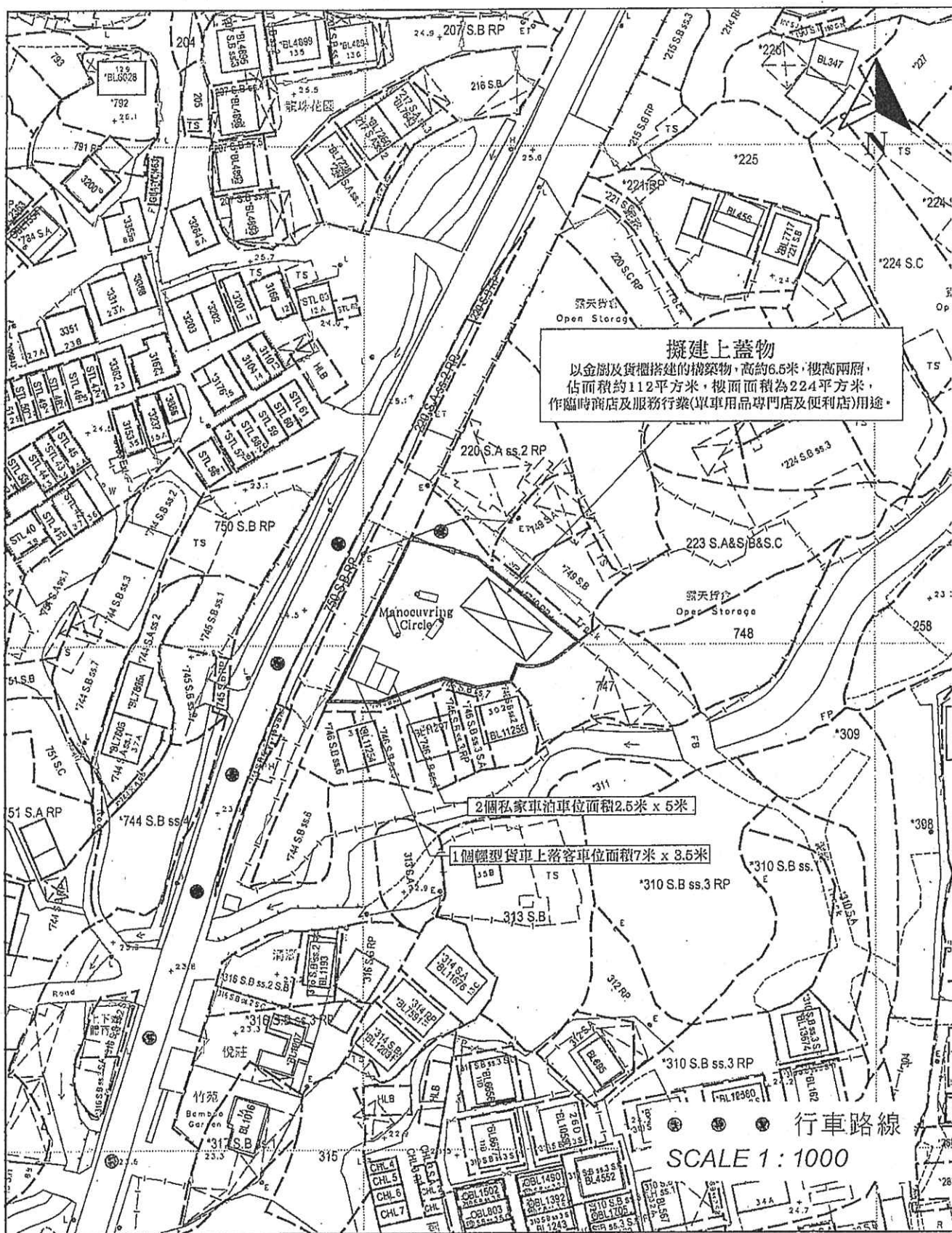


# 場地位置圖





# 場地設計圖





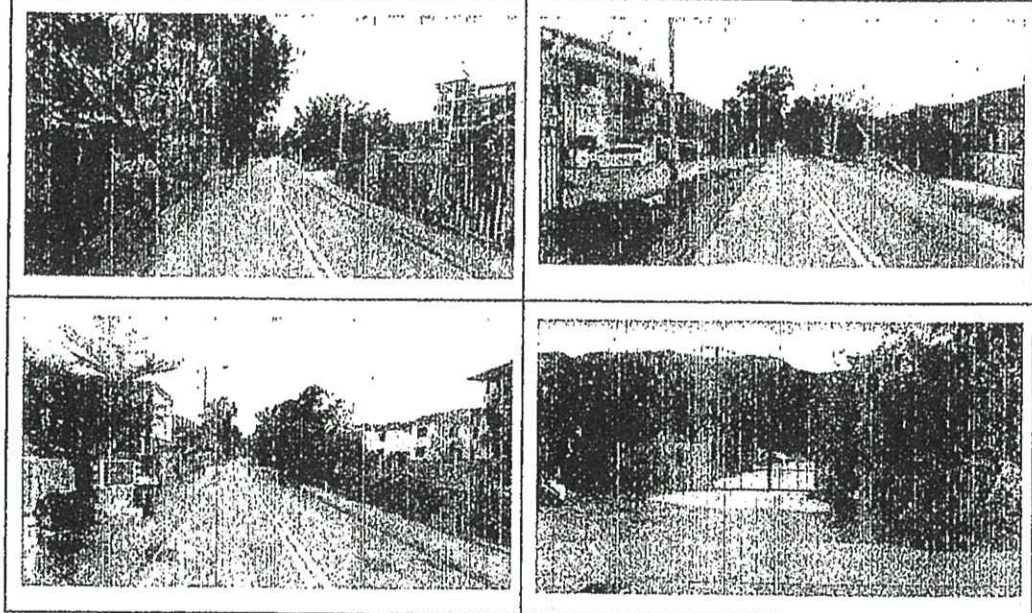
### 申請理由

1. 此申請由張志光先生提出，位於新界元朗八鄉丈量約份第111約地段第749號C分段、第750號B分段餘段（部分）及第749號餘段（部分），總面積約870平方米，發展作為期三年的擬議臨時商店及服務行業（單車用品專門店及便利店）用途。
2. 申請地點位於八鄉分區計劃大綱圖S/YL-PH/11的「鄉村式發展」地帶內，擬議申請性質屬商店及服務行業，屬「鄉村式發展」地帶第二欄的用途類別，即發展須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。（可參閱：場地位置圖）
3. 擬議申請並非倉庫或露天貯物用途，擬議發展用途屬小規模運作，與「鄉村式發展」地帶的規劃意向並無衝突，亦與四周具鄉郊特色的土地用途並非不相協調。申請人希望名正言順在申請地點發展標題用途，將發展納入規管，故主動提出是次規劃申請。擬議發展屬臨時性質，設施簡單容易還完，不會妨礙落實「鄉村式發展」的長遠規劃意向。
4. 申請地點只涉及三幅私人土地，不涉政府土地。申請地點地型不規則，地勢平坦並已平整。申請地點發展作擬議臨時商店及服務行業（單車用品專門店及便利店），商店由附近原居民經營，申請地點設計力求簡單，內設一個以貨櫃及金屬搭建的上蓋物，樓高兩層，高約6.5米，佔面積約112平方米，樓面面積約224平方米。上蓋物上層用作經營便利店，屬小規模經營並非大集團的加盟連鎖商店；下層用作經營單車用品專門店，以售賣單車用品。（可參閱：場地設計圖）
5. 按規劃署記錄，在申請地點的同一「鄉村式發展」地帶內，申請地點四周有不少宗擬議臨時商店及服務行業的申請獲通過。一宗申請擬議臨時商店及服務行業（為期3年），（檔案編號：A/YL-PH/837），於04/09/2020在有條件下批給臨時性質的許可；一宗申請擬議臨時商店及服務行業（單車用品專門店及便利店）（為期3年），（檔案編號：A/YL-PH/867），於08/01/2021在有條件下批給臨時性質的許可；一宗申請擬議臨時商店及服務行業（為期3年），（檔案編號：A/YL-PH/816），於04/10/2019在有條件下批給臨時性質的許可。

6. 申請發展屬臨時性質，有關發展不會有任何損害環境設施，不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾、不會使用擴音器、不會設置音響或播放音樂。申請地點發展作擬議臨時商店及服務行業（單車用品專門店及便利店），沒有喧嘩活動，不會有聲浪過大的噪音問題。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》所載的緩解環境影響措施，以盡量紓減申請發展對環境可能造成的滋擾。
7. 申請地點開放時間為星期一至星期日（包括公眾假期），每日上午九時至下午八時。夜間不會產生噪音。申請地點的工作人員約 1-2 人，不會有人在申請地點留宿。除了補充物資外，並無其他運輸工作。申請地點不會提供訪客泊車位，上門購物的人客皆居於附近的村民，他們會以步行及踏單車方式光顧。經營者會提醒所有顧客，申請地點不設訪客泊車位，請顧客不要駕車到申請地點購物。
8. 申請地點劃有共三個泊車位，包括 2 個私家車泊車位（2.5 米 × 5 米）作員工代步，1 個輕型貨車上落車位（3.5 米 × 7 米）作補給物資。平均而言，輕型貨車每星期會有兩次補給物資，補給物資一般早出晚歸。所有運輸工作，都會在申請地點開放時間內進行。申請地點車輛流量低，加上申請地點可以完全控制貨物交收時間，避過繁忙時間，不會對周邊地區的交通構成顯著影響。
9. 申請地點位於元朗上嶺粉錦公路沿線，有行車通道連接粉錦公路，可經由粉錦公路接通元朗道路網。申請地點出入口設於場地北邊，位置寬敞明確，可供如消防車之類的緊急車輛進入。行車通道為一段現有村路，已使用多年。即申請地點與粉錦公路之間的距離。行車通道闊度約 10 米，長度約 10 米，車道平坦沒有彎位，可供駕駛者安全使用。行車通道地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。



粉錦公路實況照片



10. 同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。為了加強此申請的安全性，申請人會在進入申請地點的路口豎立限制車速路牌，以提高道路使用者的警覺。
11. 由於進出申請地點的車輛很少，數目亦極為穩定，故此車輛流量都可在預計之內。申請地點車次流量很低，對附近交通不會構成壓力。在良好的管理下，不可能出現車輛在申請地點外輪候或以倒車方式進入場地的情況。以下是申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算					
	星期一至日				每小時車輛 出入次數
	私家車		輕型貨車		
	入	出	入	出	
09:00 - 10:00	2	0	0	1	3
10:00 - 11:00	0	0	0	0	0
11:00 - 12:00	0	0	0	0	0
12:00 - 13:00	0	1	0	0	1
13:00 - 14:00	1	0	0	0	1
14:00 - 15:00	0	0	1	0	1
15:00 - 16:00	0	0	0	0	0
16:00 - 17:00	0	0	0	1	1
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	1	0	0	1
19:00 - 20:00	0	1	0	0	1
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

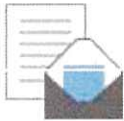
12. 現有與場地有關的公共交通服務，包括的士、紅色小巴和九巴77K號路線巴士。的士或紅色小巴會在粉錦公路沿路上落客，並無固定位置。而九巴77K號路線巴士，在粉錦公路來回線路旁都設有巴士站，最接近申請地點的巴士站是竹坑站(CHUK HANG)及水濶石站(SHUI KAN SHEK)。

13. 擬議發展以靜態形式存在，從事工作整齊，不會有任何損害環境設施。申請地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。



14. 除了申請標題的發展外，不會有其他用途。倘申請獲通過，申請人會依足規定向地政處就申請地點內的上蓋物提出短期豁免書（STW）申請，包括繳付地價或費用。
15. 此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。政府可將發展納入規管，有助於抑制同區其他違規發展，對規劃及環境均帶有好處及產生正面作用。申請人無意永遠作標題的發展，假使政府在申請地點有其他發展，此擬議發展便會自然地消失。
16. 申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請只屬過渡性質，發展項目簡單，容易還原。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。

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



**Fw: DD111 LOT749C 許可申請文件更正**  
02/08/2022 10:02

**From:** 陳灝然

**Sent:** Monday, August 1, 2022 11:38 AM

**To:** tpbpd@pland.gov.hk

**Cc:** wtleung@pland.gov.hk

**Subject:** DD111 LOT749C 許可申請文件更正

敬啟者

這是有關地段：新界元朗八鄉丈量約份第 111 約地段第749號C分段、第750號B分段餘段（部分）及第749號餘段（部分）之規劃許可申請文件更正，現附上相關文件，謝謝！

若有任何疑問，歡迎致電

與許小姐聯絡，謝謝！

此致

城市規劃委員會/ 梁小姐

申請代理人  
許小姐



二零二二年八月一日 申請理由p1.pdf p5.pdf 場地設計圖.pdf



## 申請理由

1. 此申請由張志光先生提出，位於新界元朗八鄉丈量約份第 111 約地段第749號C分段、第750號B分段餘段（部分）及第749號餘段（部分），總面積約 870 平方米，發展作為期三年的擬議臨時商店及服務行業（單車用品專門店及便利店）用途。
2. 申請地點位於八鄉分區計劃大綱圖 S/YL-PH/11的「鄉村式發展」地帶內。擬議申請性質屬商店及服務行業，屬「鄉村式發展」地帶第二欄的用途類別，即發展須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。（可參閱：場地位置圖）
3. 擬議申請並非倉庫或露天貯物用途，擬議發展用途屬小規模運作，與「鄉村式發展」地帶的規劃意向並無衝突，亦與四周具鄉郊特色的土地用途並非不相協調。申請人希望名正言順在申請地點發展標題用途，將發展納入規管，故主動提出是次規劃申請。擬議發展屬臨時性質，設施簡單容易還完，不會妨礙落實「鄉村式發展」的長遠規劃意向。
4. 申請地點只涉及三幅私人土地，不涉政府土地。申請地點地型不規則，地勢平坦並已平整。申請地點發展作擬議臨時商店及服務行業（單車用品專門店及便利店），商店由附近原居民經營，申請地點設計力求簡單，內設一個以貨櫃及金屬搭建的上蓋物，樓高兩層，高約 6.5 米，佔面積約 112 平方米，樓面面積約 224 平方米。上蓋物上層用作經營便利店，屬小規模經營並非大集團的加盟連鎖商店；下層用作經營單車用品專門店，以售賣單車用品。（可參閱：場地設計圖）
5. 按規劃署記錄，在申請地點的同一「鄉村式發展」地帶內，申請地點四周有不少宗擬議臨時商店及服務行業的申請獲通過。一宗申請擬議臨時商店及服務行業（為期3年），（檔案編號：A/YL-PH/837），於04/09/2020在有條件下批給臨時性質的許可；一宗申請擬議臨時商店及服務行業（單車用品專門店及便利店）（為期3年），（檔案編號：A/YL-PH/867），於 08/01/2021在有條件下批給臨時性質的許可；一宗申請擬議臨時商店及服務行業（為期 3 年），（檔案編號：A/YL-PH/816），於04/10/2019在有條件下批給臨時性質的許可。

**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(單車用品專門店及便利店)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of  
permission applied for  
申請的許可有效期
☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....
**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 758 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 112 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 .....

Proposed domestic floor area 擬議住用樓面面積 ..... sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 224 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 224 .....sq.m ☒ About 約

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

一個由金屬及貨櫃搭建的上蓋物，樓高兩層，高約6.5米，佔面積112平方米，總樓面面積為224平方米，上層作經營便利店，下層作經營單車用品專門店。

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 ..... 2 .....

Motorcycle Parking Spaces 電單車車位 .....

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

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

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

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

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....

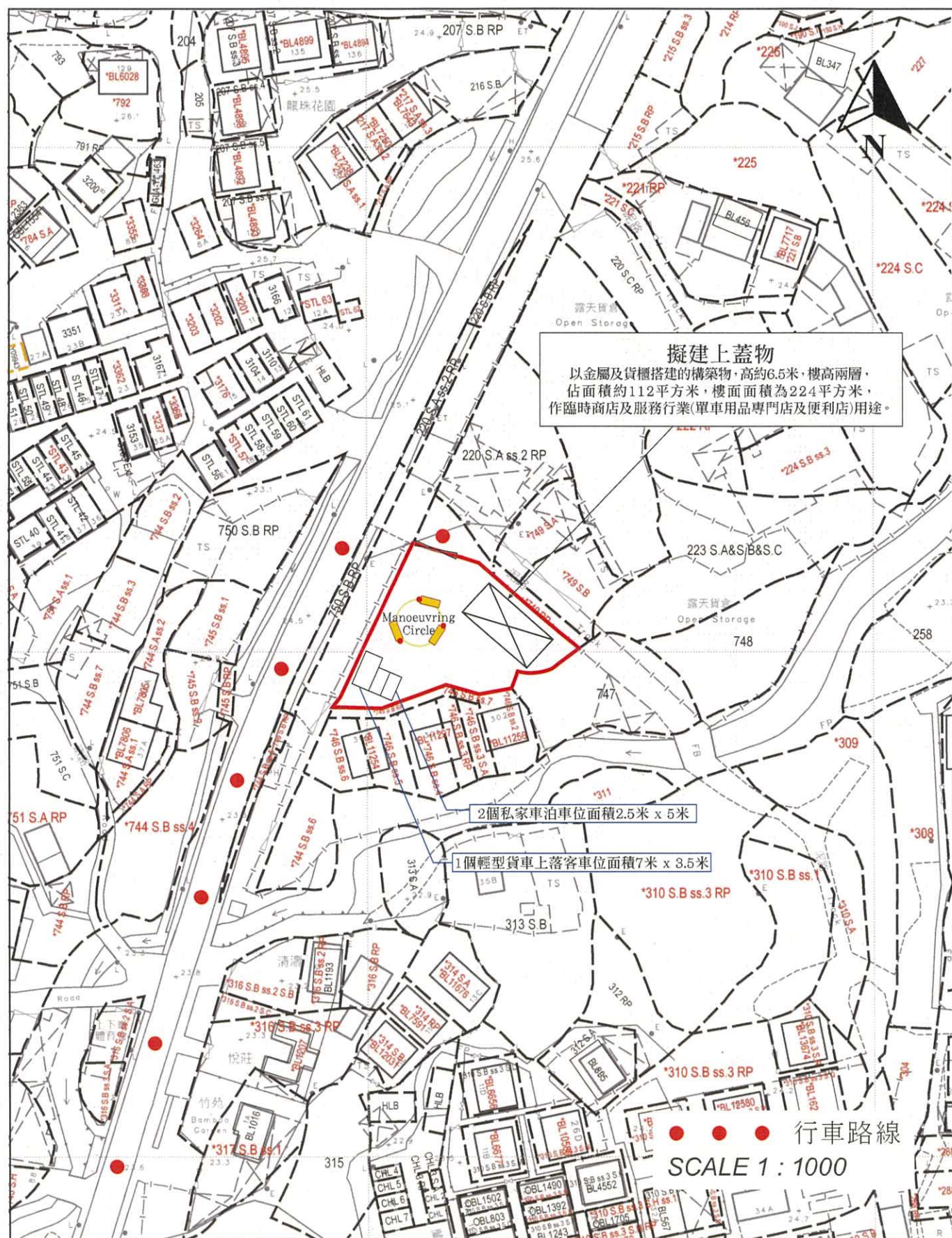
Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

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



# 場地設計圖



From: 陳灝然  
To: tpbpd@pland.gov.hk  
Cc: 規劃處 彭楚喬 <vckpang@pland.gov.hk>  
Date: 08/08/2022 11:01  
Subject: 有關DD111 LOT749之排水建議計劃圖

---

敬啟者：

此申請作臨時商店及服務行業（單車用品專門店及便利店），以下附件為排水建議。

如有任何疑問，歡迎致電：  
與許小姐聯絡。

或郵寄至新界元朗厦村新生村 839 號



排水建議計劃圖.pdf

此致  
城規會 / 規劃署

申請代理人  
許幸如

二零二二年八月八日



**擬建上蓋物**  
以金屬及貨櫃搭建的構築物, 高約6.5米, 樓高兩層, 佔面積約112平方米, 樓面面積為224平方米, 作臨時商店及服務行業(單車用品專門店及便利店)用途。

2個私家車泊車位面積2.5米 x 5米  
1個輕型貨車上落客車位面積7米 x 3.5米

300mm U型明渠  
沙井  
地表逕流  
雨水流向  
行車路線

SCALE 1 : 1000

以金屬及貨櫃搭建的構築物，高約6.5米，樓高兩層，佔面積約112平方米，樓面面積為224平方米，臨時商店及服務行業（單車用品專門店及便利店）用途。

1個輕型貨車上落客車位面積7米 x 3.5米

SCALE 1 : 1000

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To:  
Cc:  
Bcc:  
Subject:  
File Ref:

From: 陳灝然 <  
To: tpbpd@pland.gov.hk  
Cc: 規劃處 彭楚喬 <vckpang@pland.gov.hk>  
Date: 08/08/2022 10:40  
Subject: 有關DD111 LOT749之消防裝置建議

敬啟者：

此申請作臨時商店及服務行業（單車用品專門店及便利店），場內共有1個構築物，只作臨時單車用品專門店及便利店，消防裝置建議如下：

此申請共安裝3支四公斤乾粉滅火筒，位置分別於地下及一樓。上蓋物純粹作臨時商店用途，佔面積112平方米，樓面面積為約224平方米。上蓋物高約6.5米，樓高兩層，上層樓面面積為約112平方米，作經營便利店；下層樓面面積為約112平方米，作經營單車用品專門店。上蓋物位於粉錦公路沿線，不超過30米。粉錦公路屬標準道路，闊度約6米，是一條南北行雙向跨區道路，可供緊急車輛進入如消防車。基於以上條件，申請人建議在上蓋物內安裝三支四公斤乾粉滅火筒。

如有任何疑問，歡迎致電  
與許小姐聯絡。

或郵寄至新界元朗厦村新生村 839 號

此致  
城規會 / 規劃署

申請代理人  
許幸如

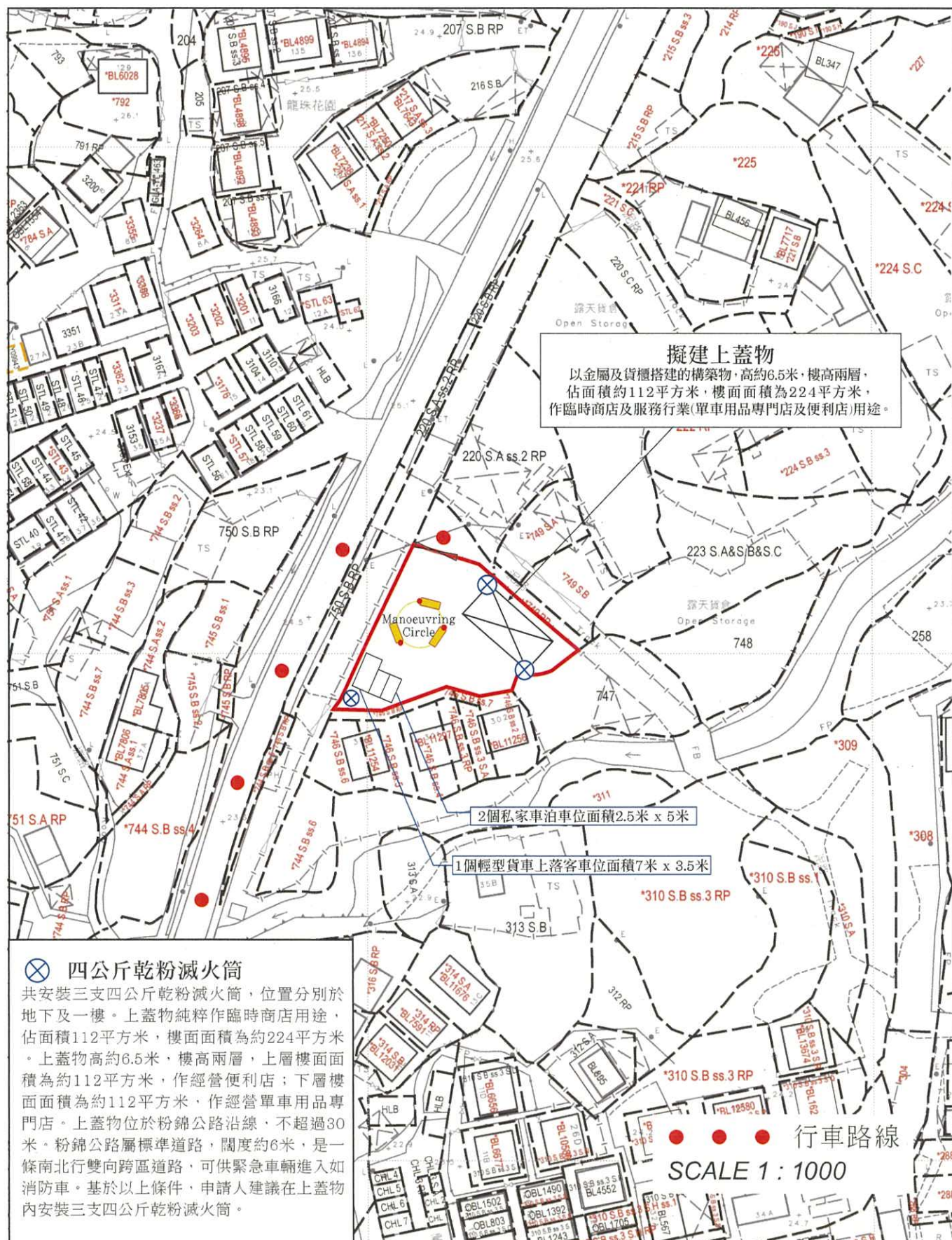


消防裝置建議.pdf

二零二二年八月八日



# 消防裝置建議計劃圖







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



**A/YL-PH/927提交進一步資料**  
30/09/2022 04:57 PM

From: 陳灝然  
To: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
Cc: [llkwong@pland.gov.hk](mailto:llkwong@pland.gov.hk)  
File Ref:

檔案編號：A/YL-PH/927

敬啟者：

此申請作為期三年的擬議臨時商店及服務行業（單車用品專門店及便利店）用途，現提交進一步資料並回應部門意見：

運輸署方面，乘搭公共交通工具到達申請地點的方法有四，包括九巴77K線、陽光巴士NR917線、公共小巴18線及608線。九巴77K線及小巴18線都是往返元朗至上水，途經全段粉錦公路，77K乘客可於竹坑站上落車再步行兩分鐘即目的地，18線乘客則可於申請地點上落車。陽光巴士NR917線是來往粉錦公路及灣仔，服務時間僅限於06:50 - 07:45，乘客可於竹坑站上落車。小巴608線是來往橫台山及元朗，乘客可於橫台山村公所上落車再步行12分鐘到目的地。（可參閱：場地設計圖）此外，場地的車輛出入口的淨寬度有10米。

渠務方面，申請地點於上兩次申請已落實並接受排水建議，現附上圖片作記錄。

最後，有關A/YL-PH/867案件被撤銷原因，當時申請代理人為郭志文先生。案件於二零二一年一月八日，在有附帶條件下批給臨時性質的許可。其後，郭先生成功申請16A為案件延期，更需於二零二二年一月八日或之前完成附帶條件。郭先生於二零二一年八月不幸身故，申請者不知道郭先生去世的消息，加上有關規劃署文件的來往都是經由郭先生處理，導致案件直至今年三月才發現附帶條件已過期。

倘若新申請A/YL-PH/927獲得通過，申請人承諾定必履行所有附帶條件。若有任何答覆或疑問，歡迎與許小姐聯絡，謝謝！

此致

城規會/ 規劃署/ 黃小姐

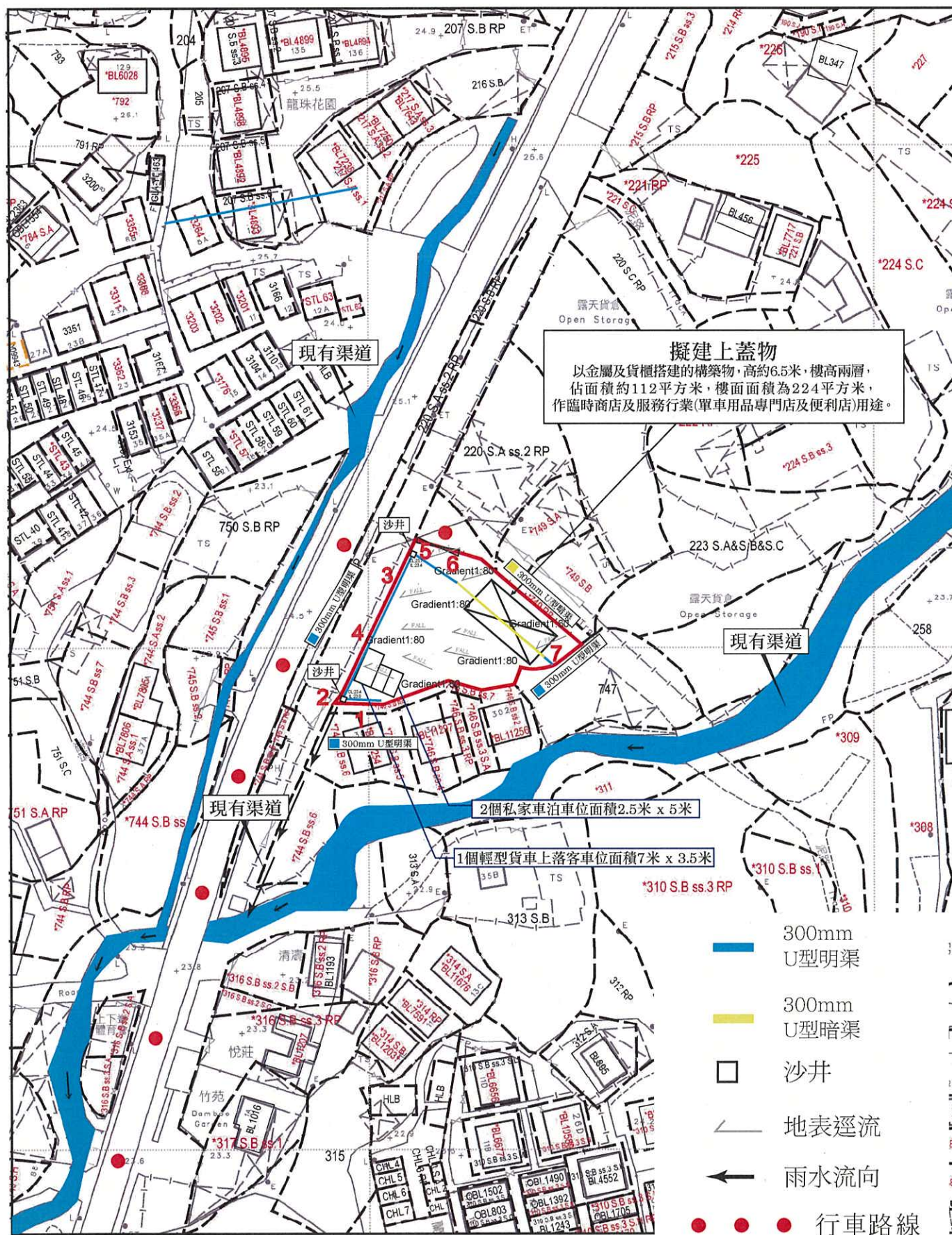
申請代理人  
許幸如



二零二二年九月三十日 場地設計圖.pdf 排水建議計劃圖.pdf



# 排水建議計劃圖





# 排水設施狀況

1



2



3



4





5



6



7





# 場地設計圖







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A/YL-PH/927提交進一步資料  
17/12/2022 17:59

From: 陳灝然  
To: tpbpd@pland.gov.hk  
Cc: cyfpang@pland.gov.hk, chtwong@pland.gov.hk  
File Ref:

History: This message has been forwarded.

檔案編號：A/YL-PH/927

敬啟者：

此申請作為期三年的擬議臨時商店及服務行業（單車用品專門店及便利店）用途，現提交進一步排水資料若有任何答覆或疑問，歡迎  
！與許小姐聯絡，謝謝！

此致

城規會/ 規劃署/ 黃小姐

申請代理人  
許幸如



二零二二年十二月十七日 20221214\_DR-02.pdf 20221214\_drainage calculation.pdf



20221214\_DR-01.pdf

# CALCULATION

FOR

STORMWATER DRAINAGE SYSTEM

FOR

PROPOSED TEMPORARY SHOP AND SERVICES (BICYCLE GOODS SHOP  
AND CONVENIENCE STORE) FOR A PERIOD OF 3 YEARS AT LOTS 749  
S.C, 750 S.B RP (Part) AND 749 RP (Part) in D.D. 111, Pat Heung, Yuen  
Long

Rev. No.    Date of Issuance

--            14 Dec. 2022



# Calculation for Stormwater Drainage System

PROPOSED TEMPORARY SHOP AND SERVICES (BICYCLE GOODS SHOP AND CONVENIENCE STORE) FOR A PERIOD OF 3 YEARS AT LOTS 749 S.C, 750 S.B RP (Part) AND 749 RP (Part) in D.D. 111, Pat Heung, Yuen Long

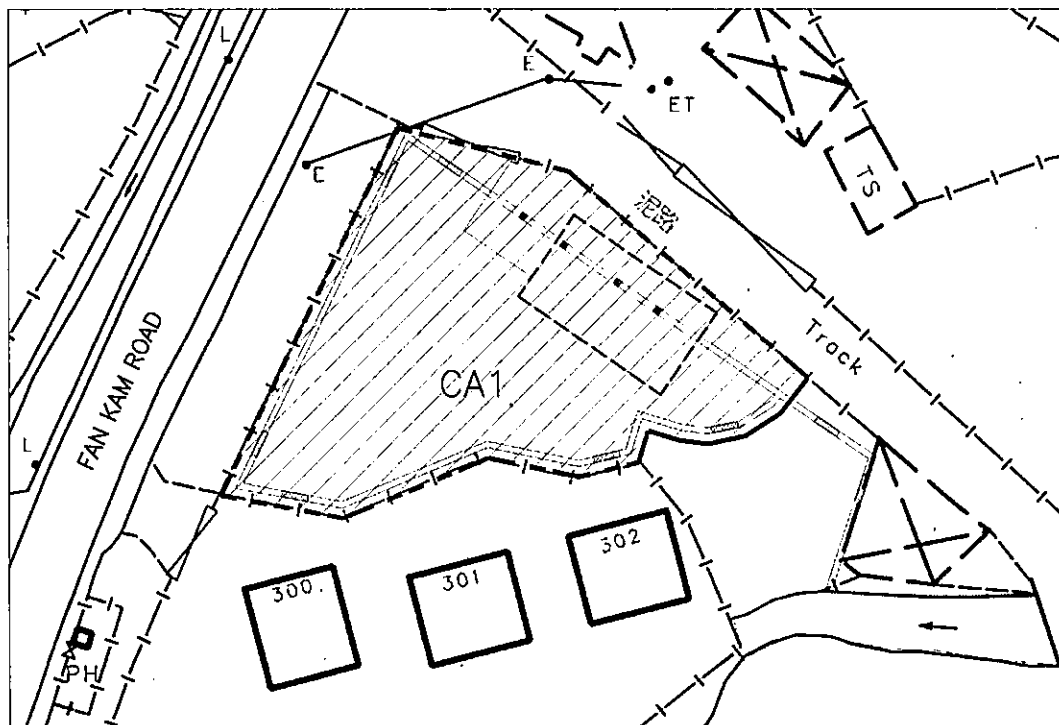
## 1. Site Location

The Site is at LOTS 749 S.C, 750 S.B RP (Part) AND 749 RP (Part) in D.D. 111, Pat Heung, Yuen Long

## 2. Site Area and Catchment Area

The Total area of the site is 870m<sup>2</sup> approximately, and 1 catchment area as follows:

Total Site area (m <sup>2</sup> )	Catchment Area	Approximate Area (m <sup>2</sup> )
870	CA1	870



PROPOSED TEMPORARY SHOP AND SERVICES (BICYCLE GOODS SHOP AND CONVENIENCE STORE) FOR A PERIOD OF 3 YEARS AT LOTS 749 S.C, 750 S.B RP (Part) AND 749 RP (Part) in D.D. 111, Pat Heung, Yuen Long

### 3.1 Calculation for Estimated Runoff

Where  $Q$  = Maximum runoff (l/s)  
 $i$  = Design mean density of rainfall (mm/hr)  
 $A$  = Area of catchment ( $m^2$ )  
 $K$  = Runoff coefficient (Recommended)

For Catchment Area CA1, the estimated maximum runoff =  $(1.0 \times 200 \times 870) / 3600$   
= 48.3 l/s



Calculation for Stormwater Drainage System  
 PROPOSED TEMPORARY SHOP AND SERVICES (BICYCLE GOODS SHOP AND CONVENIENCE STORE) FOR  
 A PERIOD OF 3 YEARS AT LOTS 749 S.C, 750 S.B RP (Part) AND 749 RP (Part) in D.D. 111, Pat Heung,  
Yuen Long

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### 3.2 Calculation for U-channel Drainage Capacity

By the flowing capacity of U-channel drainage,

$$q = k \times d^{8/3}$$

Where  $q$  = discharge capacity in l/s

$k$  = Roughness Factor,  $k = 3.2 \times 10^{-5}$  when the channel is at one quarter full

$k = 5.2 \times 10^{-5}$  when the channel is at one-third full

$d$  = diameter of the channel in mm

If  $d = 250$ , and the channel is  $1/4$  full,

$$\begin{aligned} q &= k \times d^{8/3} \\ &= 3.2 \times 10^{-5} \times 250^{8/3} \\ &= 79.4 \text{ l/s} \end{aligned}$$

If  $d = 250$ , and the channel is  $1/3$  full,


$$\begin{aligned} q &= k \times d^{8/3} \\ &= 5.2 \times 10^{-5} \times 250^{8/3} \\ &= 129.0 \text{ l/s} \end{aligned}$$

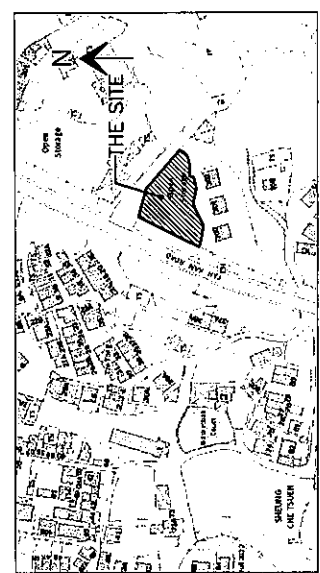
### 3.3 Conclusions

Based on the calculation results acquired in Section 3.1 & 3.2 above, the rainwater drainage system for each Catchment Area is selected herebelow :

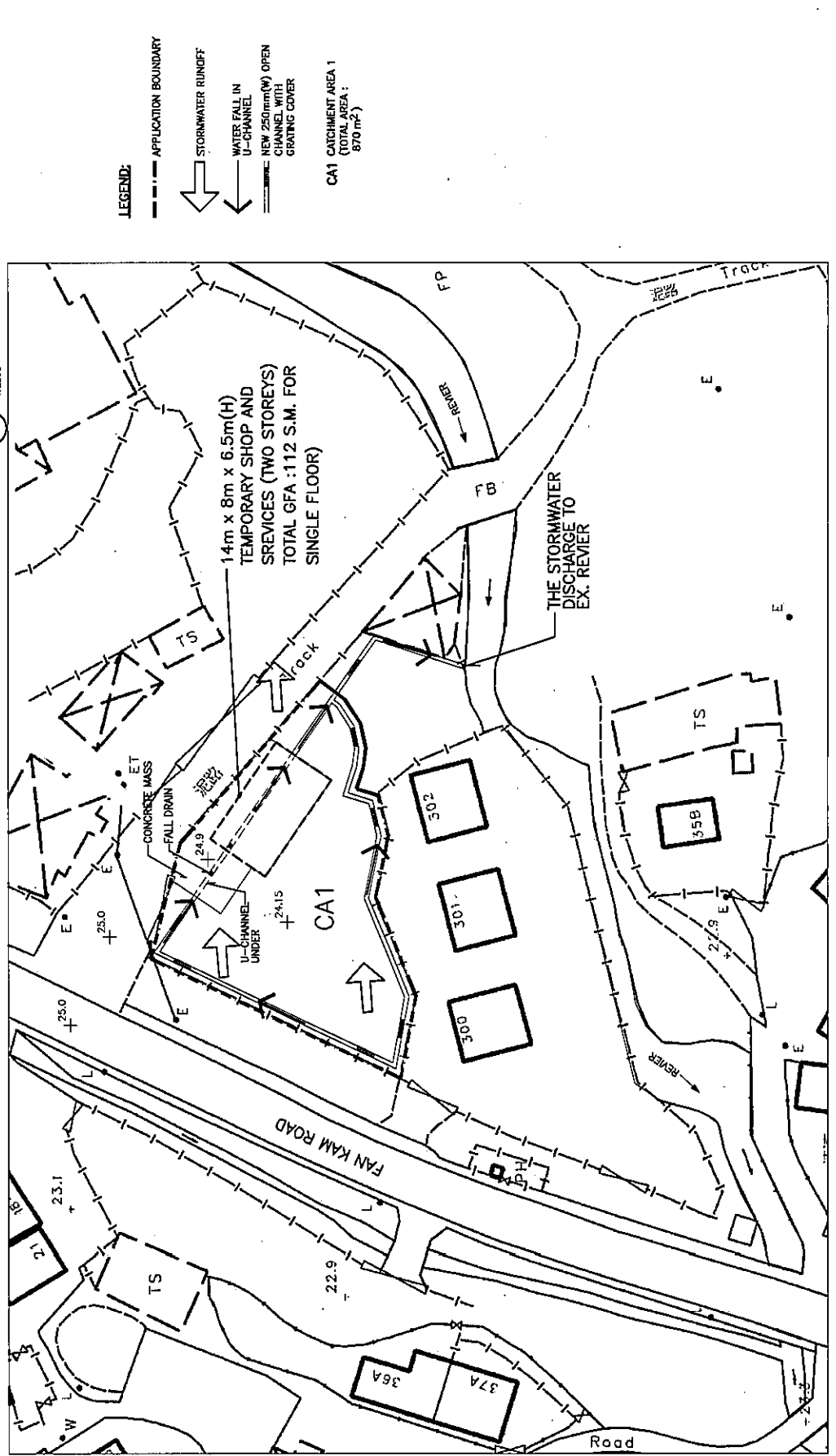
Catchment Area	Approximate Area	Estimated Maximum Runoff	U-Channel Size
CA1	870	48.3 l/s	250mm(width)

--- The End ---

The Employer / 僱主 :		Project Title / 項目名稱 : Proposed Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years		Project Address / 項目地址 : Lots 749 SC, 750 SB RP (Part) and 749 RP (Part) in D.D. 111, Pat Heung, Yuen Long		Project Consultant/Designer 項目顧問/設計師 :		 M2B Solutions Limited		Note: All drawings should be prepared on the Any discrepancy found must be stated immediately. The copyright of this drawing reserved by M2B Solutions Limited. 註: 所有圖紙均應以電腦繪圖製作。 如發現任何錯誤, 必須即時通知。 此圖紙之版權由 M2B Solutions Limited 保留。		Revision No. / 修訂號碼 : Issue Date / 發行日期 : Approved by : AUTHORIZED SIGNATURE Date: <input type="checkbox"/> With comment <input type="checkbox"/> No additional comment		Project No. / 項目編號 : 22375 Drawn By / 繪圖 : TY Scale / 比例 : 1:500 @ A3 Checked by / 校核 : YK Date / 日期 : 14 Dec 2022		Drawing Title / 圖目 : DRAINAGE LAYOUT PLAN OF G/F		Drawing No. / 圖號 : DR-01 ESD Ref : B0 Ref : FSD Ref : Remark / 備註 :	
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2 LOCATION MAP  
1:2500



1 DRAINAGE LAYOUT PLAN OF G/F









**Previous s.16 Applications covering the Application Site on the Pat Heung OZP**

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-PH/291	Public Car/Lorry Park	27.8.1999 (approved for 3 years)
A/YL-PH/468	Temporary Sale of Second-hand Cars for a Period of 3 Years	28.5.2004
A/YL-PH/496	Temporary Sale of Second Hand Cars for a Period of 3 Years	18.11.2005 [on review]
A/YL-PH/867	Proposed Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	8.1.2021 [revoked on 8.1.2022]

**Similar s.16 Applications in the vicinity of the Application Site within the “V” Zone**

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-PH/761	Proposed Temporary Shop and Services (Pet Clinic) for a Period of 3 Years	8.12.2017 [revoked on 8.5.2020]
A/YL-PH/813	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	5.7.2019
A/YL-PH/816	Proposed Temporary Shop and Services for a Period of 3 Years	4.10.2019 [revoked on 4.3.2022]
A/YL-PH/818	Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 5 Years	3.1.2020
A/YL-PH/837	Proposed Temporary Shop and Service for a Period of 3 Years	4.9.2020
A/YL-PH/850	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years	20.11.2020
A/YL-PH/880	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	11.6.2021
A/YL-PH/889	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021
A/YL-PH/925	Temporary Shop and Services for a Period of 3 Years	23.9.2022





**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application; and
- there is no Small House application approved or under processing at the Site.

**2. Traffic**

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

- no further comment on the application from traffic engineering perspective having regard to the FI submitted (**Appendix Ia**).

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

- no objection to the application.

**3. Environment**

Comments of Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint received against the Site in the past 3 years.

**4. Drainage**

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of his department.

## 5. Fire Safety

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

- no objection in-principle to the proposal subject to the fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services; and
- the FSIs proposal in **Appendix I** is considered acceptable.

## 6. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- as the Site falls within the “V” zone and the majority of the Site has been paved, he has no comment on the application from nature conservation perspective.

## 7. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application.

## 8. Building Matters

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

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling) 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. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO); and
- detailed checking under the BO will be carried out at building plan submission stage.

## 9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any local's comment on the application and he has no specific comment on the application.

## 10. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Commissioner of Police (C of P) and Director of Electrical and Mechanical Services (DEMS) have no adverse comment on / no objection to the application.



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed development with the concerned owners of the Site;
- (b) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (c) to note the comments of the District Lands Officer / Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government; and
  - the concerned lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on Site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with the LandsD. Moreover, 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - his department does not and will not maintain any access connecting the Site and Fan Kam Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;

- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- should the application be approved, the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation (**Plan A-2**);
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by his department as required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - depending on the mode of operation, generally there are several types of food business licence / permits that the operator of a convenience store may apply for under the Food Business Regulation; and
  - the operators of related shop or store should take measures to prevent the existence and accumulation of refuse at the Site. The refuse generated by the proposed development are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- regarding the implementation of the accepted FSI's proposal, the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
  - the applicant is reminded that 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; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

- 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 application site under the BO;
- before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.





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

參考編號

Reference Number:

220822-150502-83491

提交限期

Deadline for submission:

30/08/2022

提交日期及時間

Date and time of submission:

22/08/2022 15:05:02

有關的規劃申請編號

The application no. to which the comment relates: A/YL-PH/927

「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。

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



**A/YL-PH/927**

30/08/2022 14:20

From:

To:

TOWN PLANNING BOARD <tpbpd@pland.gov.hk>

File Ref:

敬啟者：

反對上述有關的規劃申請理由如下：

1. 申請地點為鄉村式發展土地
2. 申請地點用作單車服務店，店舖的服務對象大多是騎單車人士，客人大多數是騎單車經粉錦公路進入店舖，由於粉錦公路沒有單車徑及粉錦公路是60年代的路段不宜騎單車，人車爭路的情況必定發生，還有會導致交通意外。
3. 申請地點是屬於臨時性，故地點未有長遠的探土報告及渠務報告，確保東南面河道的安全性及發展地點所產生的排水。
4. 申請地點將搭建一組上蓋，面積為244平方米，這上蓋直接影響申請地點南面一帶的居民生活及景觀。日反必定產生大量的投訴，最後多個政府部門的工作量必定大增。
5. 申請地點面積與現時的民居連接，而地點有870平方米人流，車流必定大量增加。故必定影響鄉村的寧靜生活。

現懇請有關部門考慮這類型的行業，可以在大多數的工廈或市區商店進行。故本人代表各村民反對這申請！

張志坤

上輦村原居民代表

日期：2022年8月30日

取得 Android 版 Outlook