

2023年 8月 7日

Appendix I of RNTPC
Paper No. A/YL-PH/966A

此文件亦 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請的日期。

7 AUG 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

23 02052 28/7 by hml

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	A17L-PH/966
	Date Received 收到日期	7 AUG 2023

- 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)

Top Reward (China) Limited (威進(中國)有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 335 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 230 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	Vacant site (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. 如上述任何方格的空間不足，請另頁說明)

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

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

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)[#]
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書⁶

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⁶
- ☐ 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⁶
- ☐ 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，或有關的鄉事委員會⁶

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	Proposed Temporary Shop & Services for a Period of 3 Years and Excavation of Land (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	220 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	115 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	NA sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 230 sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 230 sq.m <input 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) Structure 1: Shop & services & toilet (Not exceeding 7m, 2 storey)	
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	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 9:00p.m. from Mondays to Sundays including public holidays																																	
(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)) Vehicular access leading from Fan Kam Road																															
	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)																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 22.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.3 m 米 <input checked="" type="checkbox"/> About 約																															
	No 否	<input 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(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。


1. The proposed development is a shop and services. The applicant wishes to rent the application site to a tenant to operate a shop & services including a grocery shop and a real estate agency.
2. The proposed development is a column 2 use in the 'Village Type Development' zone.
3. The proposed development would benefit the residents in the vicinity.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including village houses.
6. Similar shop and services such as A/YL-PH/927 has been approved adjacent to the application site. Similar preferential treatment should be granted to the current application.
7. The proposed development would not be operated during sensitive hours (i.e. from 9:00p.m. to 9:00a.m.) next morning.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and the static nature of the proposed development.
10. Insignificant drainage impact as proven in the submitted drainage proposal.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌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


.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

28/7/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

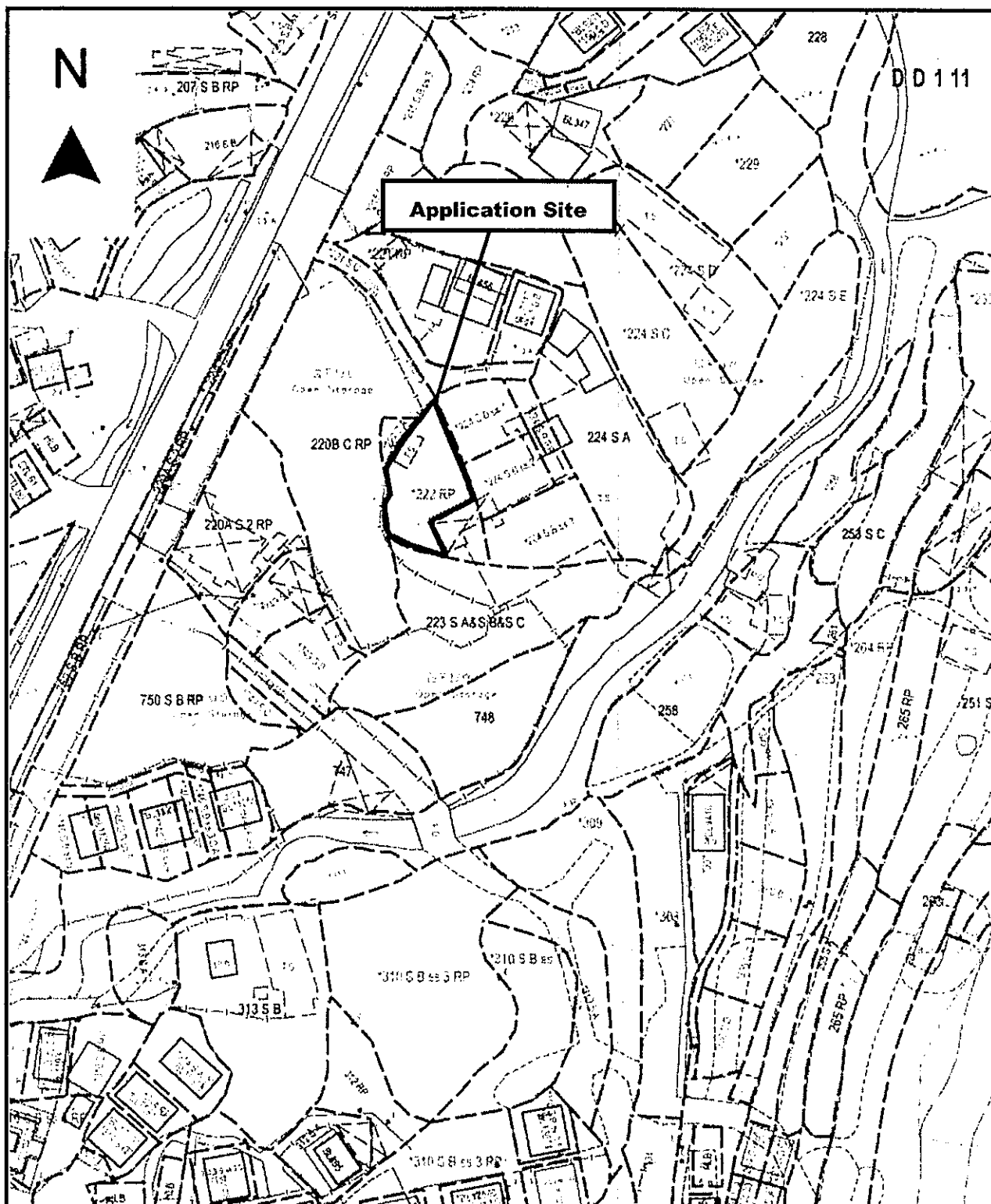
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.
Site area 地盤面積	335 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	'Village Type Development' ("V")
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	Proposed Temporary Shop & Services for a Period of 3 Years and Excavation of Land

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	230 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.686 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	34.33 % <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		1
	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) NA		1 0 0 0 0
	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) NA		0 0 1 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"/>
Proposed drainage plan, site plan, vehicular access plan and excavation of land 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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



Project 項目名稱:

Proposed Temporary Shop & Services
for a Period of 3 Years & Excavation of
Land at Lot 222 RP (Part) in D.D. 111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000

**Proposed Temporary Shop & Services for a Period of 3 Years and
Excavation of Land
at
Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.**

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The site possesses an area of about 335m². The surface of the site has been hard paved.
- 1.1.2 The application site will be occupied by a shop and services for selling grocery and provide real estate agency service to serve the nearby community.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 335m². It has a gradient sloping from north to south from about +24.9mPD to +24.4mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the north, east, south and west is slightly lower or at the same level as the application site. The land to the north is a bit higher than the application site. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.6 There is an existing natural open drain to the east of the application site.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 300mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.2.2 The collected surface runoff will be conveyed to existing open drain to the east of the site. (**Figure 4**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (b) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 670m²; (Figure 4)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 25.3\text{m} - 24.5\text{m} = 0.8\text{m}$$

$$L = 48\text{m}$$

$$\therefore \text{Average fall} = 0.8\text{m in } 4.8\text{m} \text{ or } 1\text{m in } 60\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [48 / (1.67^{0.2} \times 670^{0.1})]$$

$$t_c = 3.27 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 305 mm/hr

$$\text{By Rational Method, } Q = 1 \times 305 \times 670 / 3,600$$

$$\therefore Q = 56.76 \text{ l/s} = 3,405.83 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:70 & 1:85 along the site periphery of the site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

Annex 2 Estimated Traffic Generation

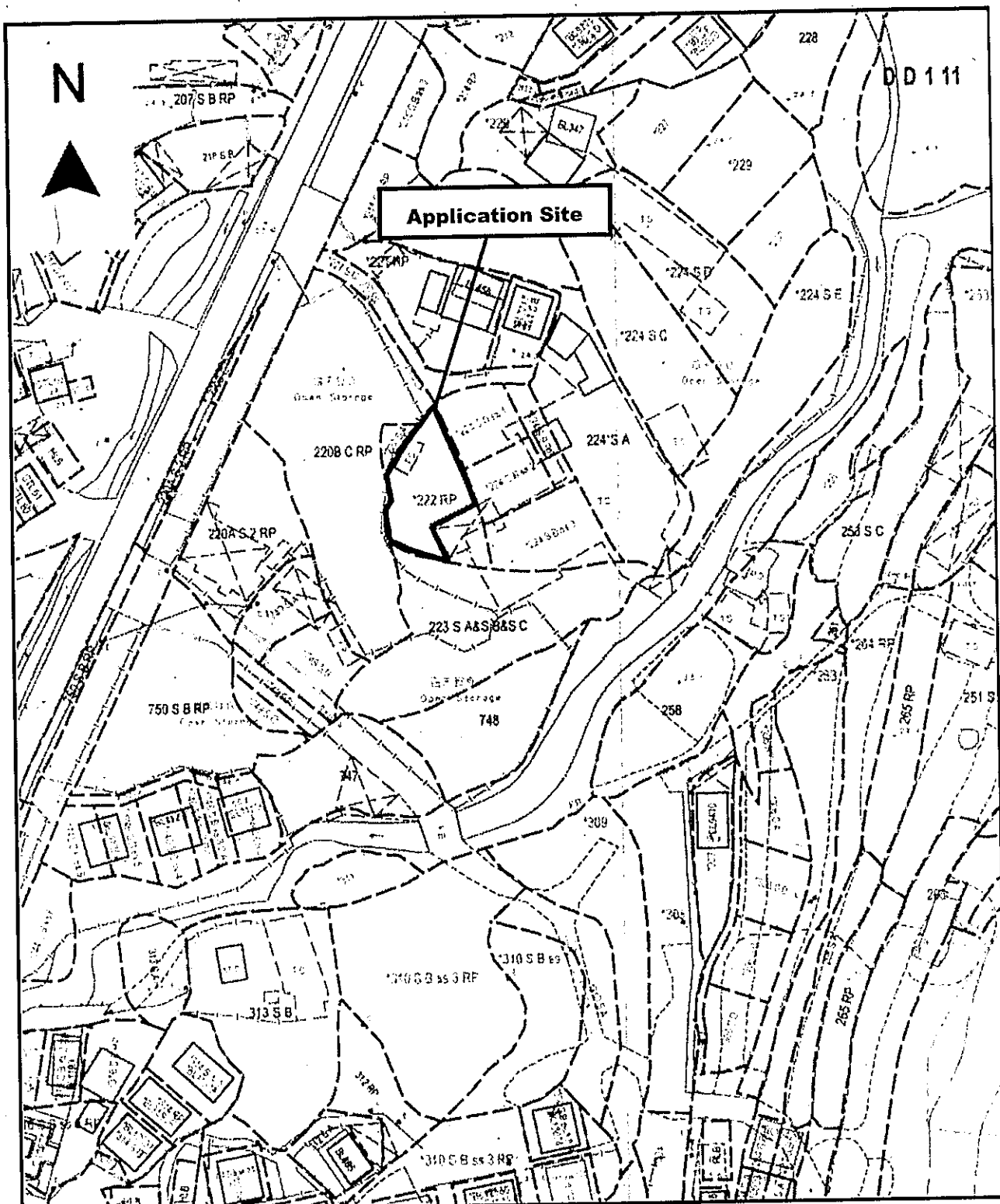
- 2.1 The entrance of the application site is abutting a local vehicular track leading to Fan Kam Road. (Figure 1)
- 2.2 Only light good vehicle is required to deliver grocery to and from the application site. The application site is very limited in size so that one parking space is available within the application site. The application site is close to adjoining village houses so that almost all of the visitors will arrive the application site on foot.
- 2.3 The proposed parking space and loading/unloading space will be opened only for visitors with prior booking.
- 2.4 The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.25	0.25	1.5	0
Private car	0.17	0.17	1	0
Total	0.42	0.42	2.5	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; and

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.



Project 項目名稱:

Proposed Temporary Shop & Services
for a Period of 3 Years & Excavation of
Land at Lot 222 RP (Part) in D.D. 111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

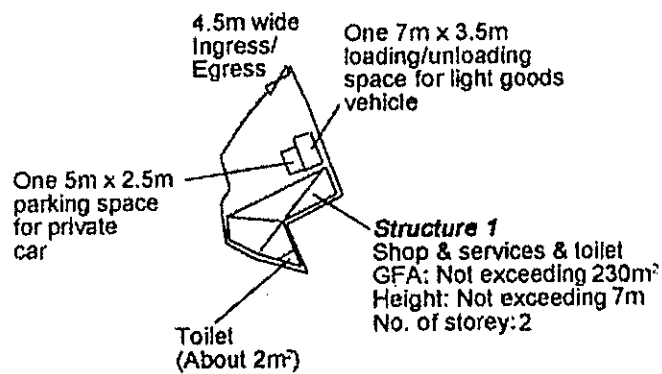
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例尺:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years & Excavation of Land at Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

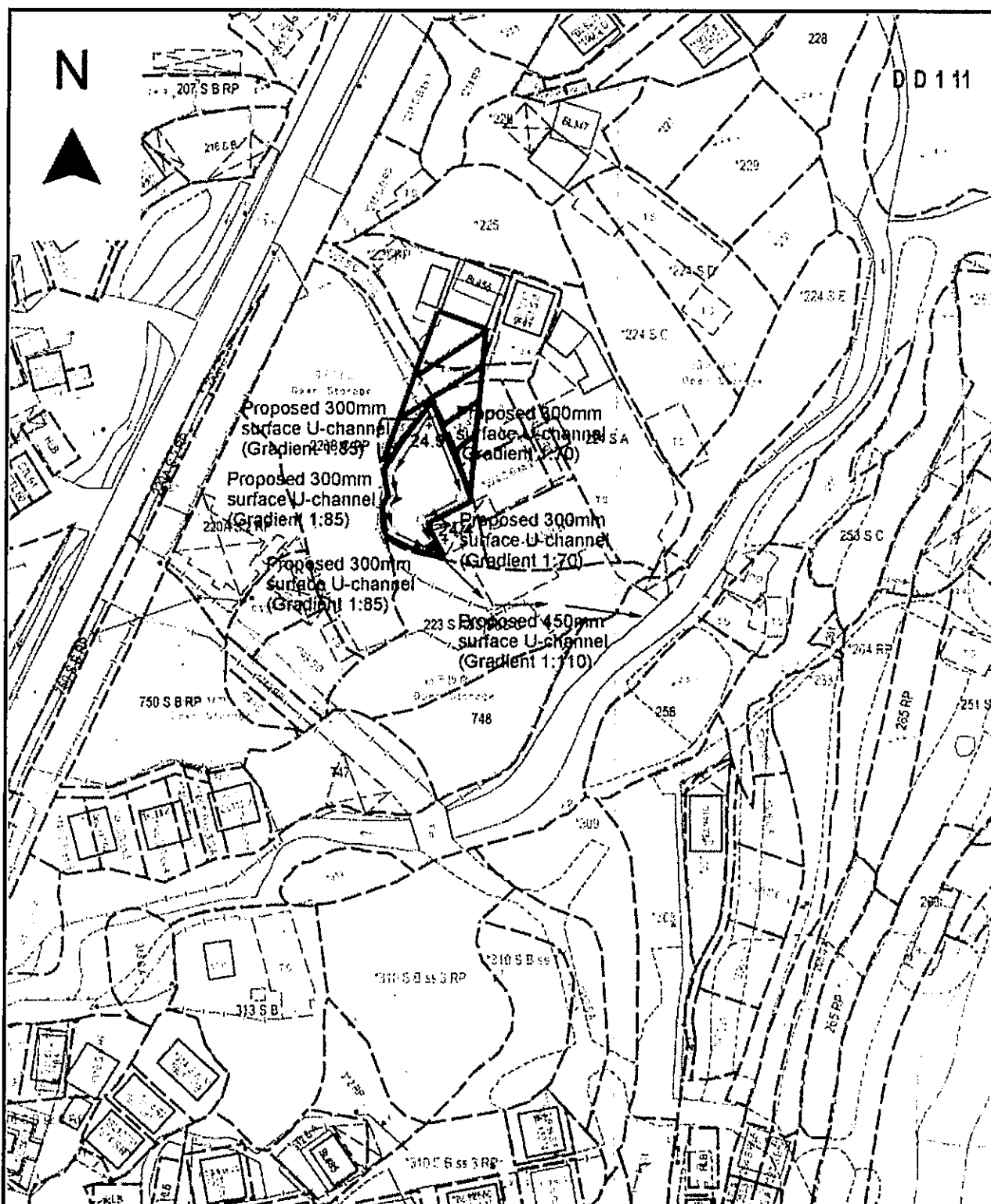
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services
for a Period of 3 Years & Excavation of
Land at Lot 222 RP (Part) in D.D. 111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

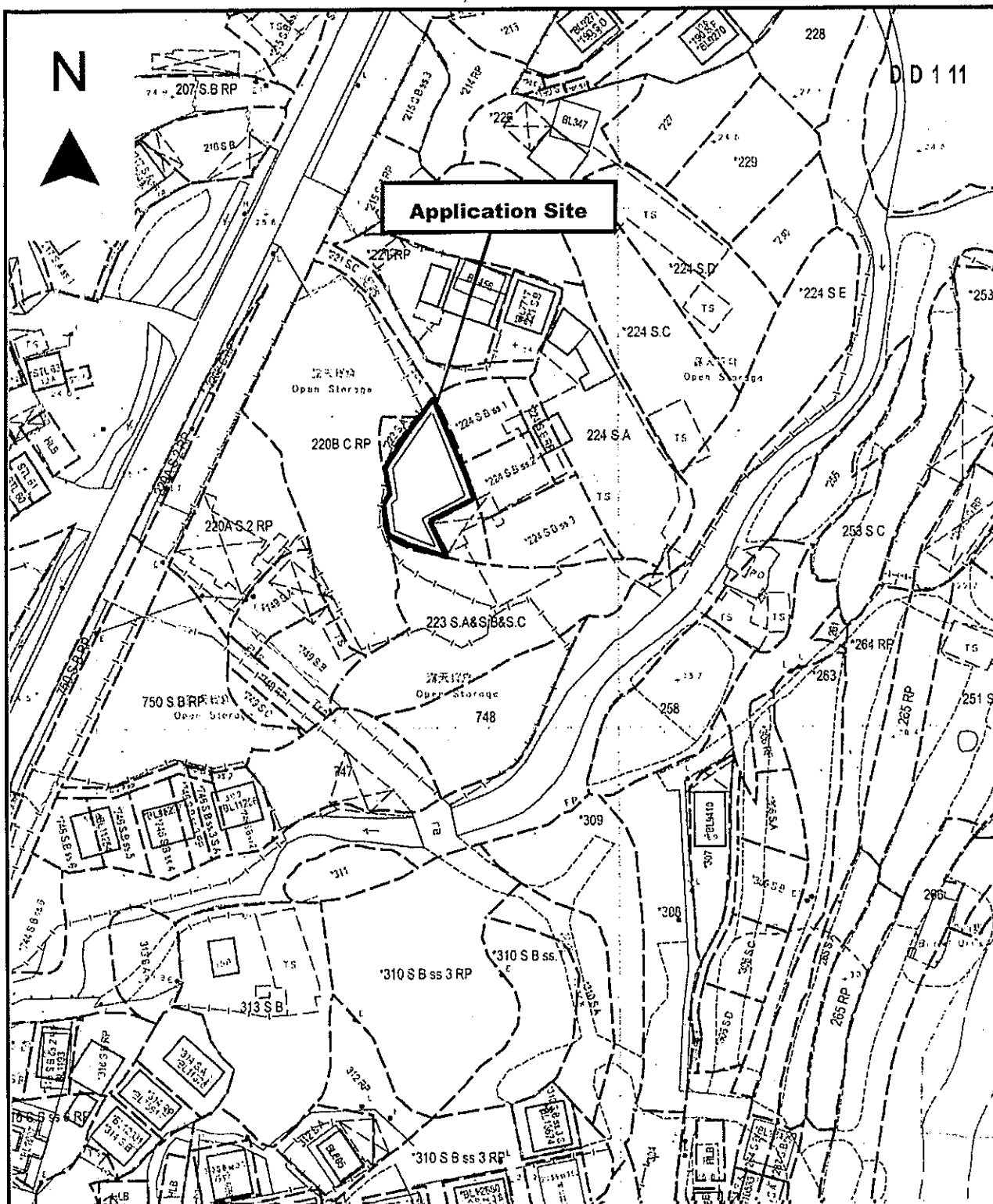
Figure 4

Remarks 備註:

- Proposed catchpit
- Catchpit with sand trap
- +24.9 Level (mPD)
- ← Flow of Surface Runoff
- ▨ External catchment

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services
for a Period of 3 Years & Excavation of
Land at Lot 222 RP (Part) in D.D. 111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Excavation of Land Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

— Proposed excavation of land
for the provision of 300mm
surface U-channel

Scale 比例:

1:1000

Total: 18 pages

Date: 5 December 2023

TPB Ref.: A/YL-PH/966

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop & Services for a Period of 3 Years and Filling of Land at Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

This letter intends to supersede our letter dated 21.11.2023, our email dated 28.11.2023 & two letters dated 4.12.2023. The applicant confirmed that filling of land is applied in the current planning application. The site has been filled a long time ago and it is not filled by the applicant so that the depth of filling of land is unknown. The updated page 5, 6 and 10 of S.16-III application form are attached. The existing level of the site is 24.4mPD to 24.9mPD. In view of that excavation of land is not applied in the current planning application, the applicant requested to withdraw Figure 5 for the further processing of the captioned application.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(i) Para. 1.2.1 – Please clarify and revise the first sentence “Subject to the above calculations”	Para 1.2.1 is revised as follows: Subject to the calculations in Annex 1.3
(ii) Please advise if any site formation/ land filling works to be carried out under this application Please note that the overland flow from the adjacent lands should not be affected.	No site formation/land filling works will be carried out. No overland flow from the adjacent lands would be affected
(iii) The cover and invert levels of the proposed u-channels and catchpits should be shown on the drainage plan.	Noted. Please see updated drainage plan.
(iv) The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	Noted. Please see updated drainage plan.

<p>(v) The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by Drainage Services Department. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted.</p>	<p>Noted.</p>
<p>(vi) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.</p>	<p>Noted. The existing drainage facilities is receiving the stormwater from the application site and adjacent land due to topography even though there is no proposed development. The proposed development would not add additional stormwater to the existing drainage facilities.</p>
<p>(vii) Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.</p>	<p>The existing drainage facilities is receiving the stormwater from the application site and adjacent land due to topography even though there is no proposed development. The proposed development would not add additional stormwater to the existing drainage facilities. The existing drainage facilities is also the only drainage facilities adjacent to the application site to accept the stormwater. In addition, no site formation and land filing will be carried out at the application site.</p>
<p>(viii) Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.</p>	<p>Site hoarding would be provided along the site periphery. 100mm opening would be provided at the toe of the site hoarding to allow the uninterrupted flow of stormwater.</p>
<p>(ix) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.</p>	<p>Noted. Please see updated drainage plan.</p>
<p>(x) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit.</p>	<p>Noted.</p>

<p>(xi) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>(xii) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.</p> <p>(xiii) The proposed 450mm u-channel falls within private lots, the applicant should seek consent from relevant owners before commencement of the drainage works.</p>	<p>The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>The applicant would consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.</p> <p>The applicant would seek consent from relevant owners before commencement of the drainage works.</p>
---	--

Photo of existing drainage facilities to receive the stormwater form the application site



Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to/ from Fan Kam Road, along the local access and within the site;	Noted. Please see swept path analysis in attached drawings.
(b) The applicant should note the local access between Fan Kam Road and the Site is not managed by the Transport Department.	Noted.

Our response to the comments of the Lands Department is as follows:

Lands Department's comments	Applicant's response
LandsD have grave concerns that there are unauthorized building works and/or uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	The applicant will demolish the existing structures at the site and to apply for short term waiver in the event that the captioned planning application be approved by the Town Planning Board.

In order to address the public comments, the applicant confirmed that he is intended to operate a shop & services for selling grocery and provide real estate service to the nearby residents. The shop & services will not be related to tofu making factory as alleged in the public comments.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at :
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Hilary WONG) – By Email

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop & Services for a Period of 3 Years & Filling of Land (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	220sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	115sq.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	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 230sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 230sq.m <input 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) Structure 1: Shop & services & toilet (Not exceeding 7m, 2 storey)	
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	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴士車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 9:00p.m. from Mondays to Sundays including public holidays			
(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)) Vehicular access leading from Fan Kam Road <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 335 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 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"/>		

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.
Site area 地盤面積	335 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	'Village Type Development' ('V')
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	Proposed Temporary Shop & Services for a Period of 3 Years & Filling of Land

**Proposed Temporary Shop & Services for a Period of 3 Years & Filling of Land
at
Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.**

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The site possesses an area of about 335m². The surface of the site has been hard paved.
- 1.1.2 The application site will be occupied by a shop and services for selling grocery and provide real estate agency service to serve the nearby community.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 335m². It has a gradient sloping from north to south from about +24.9mPD to +24.4mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the north, east, south and west is slightly lower or at the same level as the application site. The land to the north is a bit higher than the application site. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.6 There is an existing natural open drain to the east of the application site.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the calculations in Annex 1.3, it is determined that 300mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.2.2 The collected surface runoff will be conveyed to existing open drain to the east of the site. (**Figure 4**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (b) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 670m²; (**Figure 4**)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 25.3\text{m} - 24.5\text{m} = 0.8\text{m}$$

$$L = 48\text{m}$$

$$\therefore \text{Average fall} = 0.8\text{m in } 48\text{m} \text{ or } 1\text{m in } 60\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [48 / (1.67^{0.2} \times 670^{0.1})]$$

$$t_c = 3.27 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 305 mm/hr

$$\text{By Rational Method, } Q = 1 \times 305 \times 670 / 3,600$$

$$\therefore Q = 56.76 \text{ l/s} = 3,405.83 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:70 & 1:85 along the site periphery of the site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

Annex 2 Estimated Traffic Generation

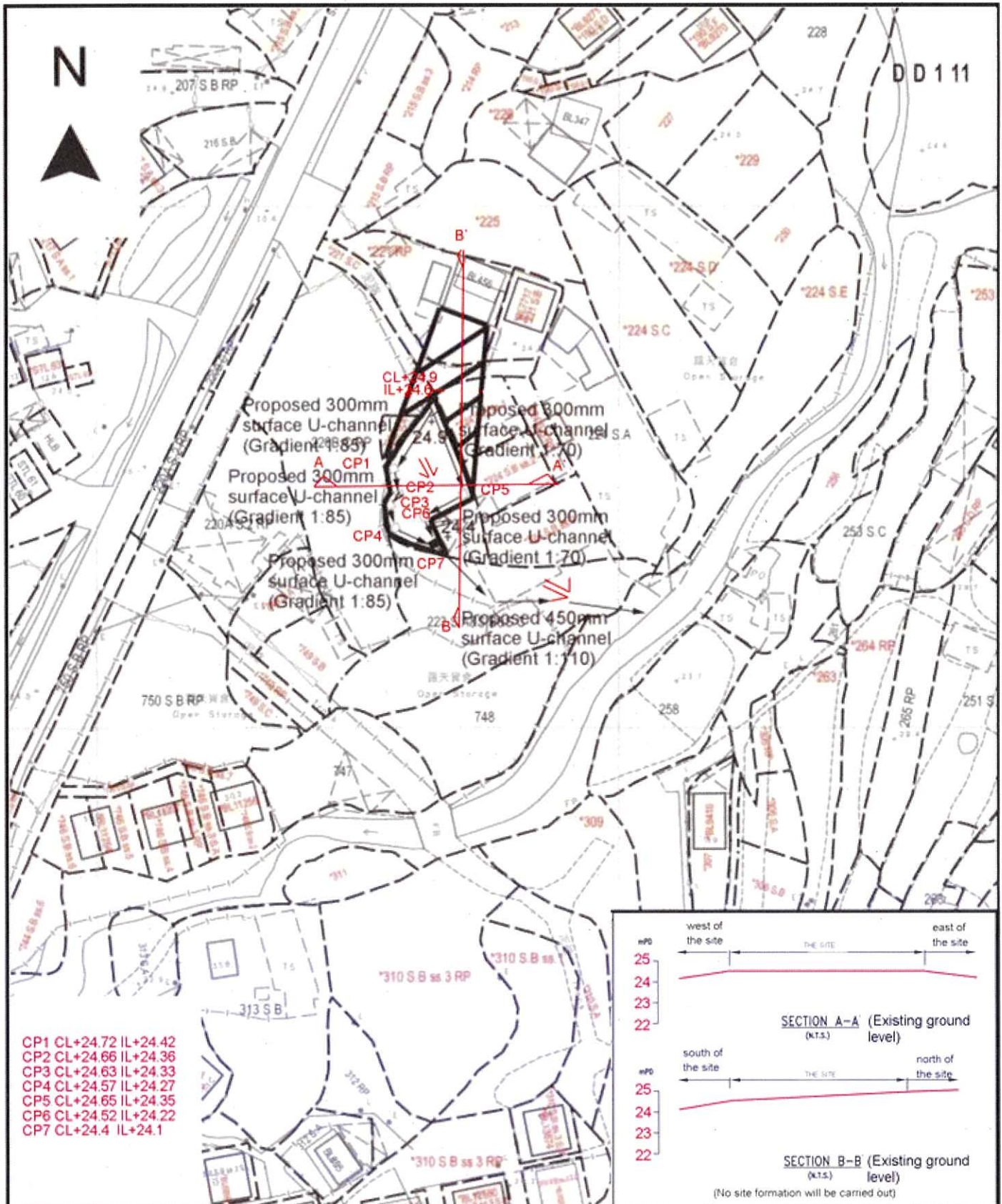
- 2.1 The entrance of the application site is abutting a local vehicular track leading to Fan Kam Road. (**Figure 1**)
- 2.2 Only light good vehicle is required to deliver grocery to and from the application site. The application site is very limited in size so that one parking space is available within the application site. The application site is close to adjoining village houses so that almost all of the visitors will arrive the application site on foot.
- 2.3 The proposed parking space and loading/unloading space will be opened only for visitors with prior booking.
- 2.4 The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light goods vehicle	0.25	0.25	1.5	0
Private car	0.17	0.17	1	0
Total	0.42	0.42	2.5	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; and

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years & Filling of Land at Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

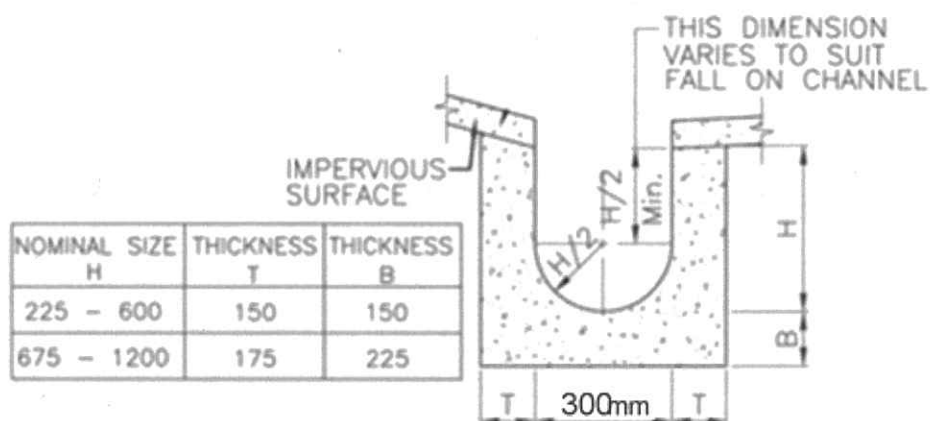
Figure 4

Remarks 備註:

- Proposed catchpit
- Catchpit with sand trap
- +24.9 Level (mPD)
- ⇐ Flow of Surface Runoff
- ▨ External catchment

Scale 比例:

1:1000



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Shop & Services
 for a Period of 3 Years & Filling of Land
 at Lot 222 RP (Part) in D.D. 111, Pat
 Heung, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed
 Surface U-channel

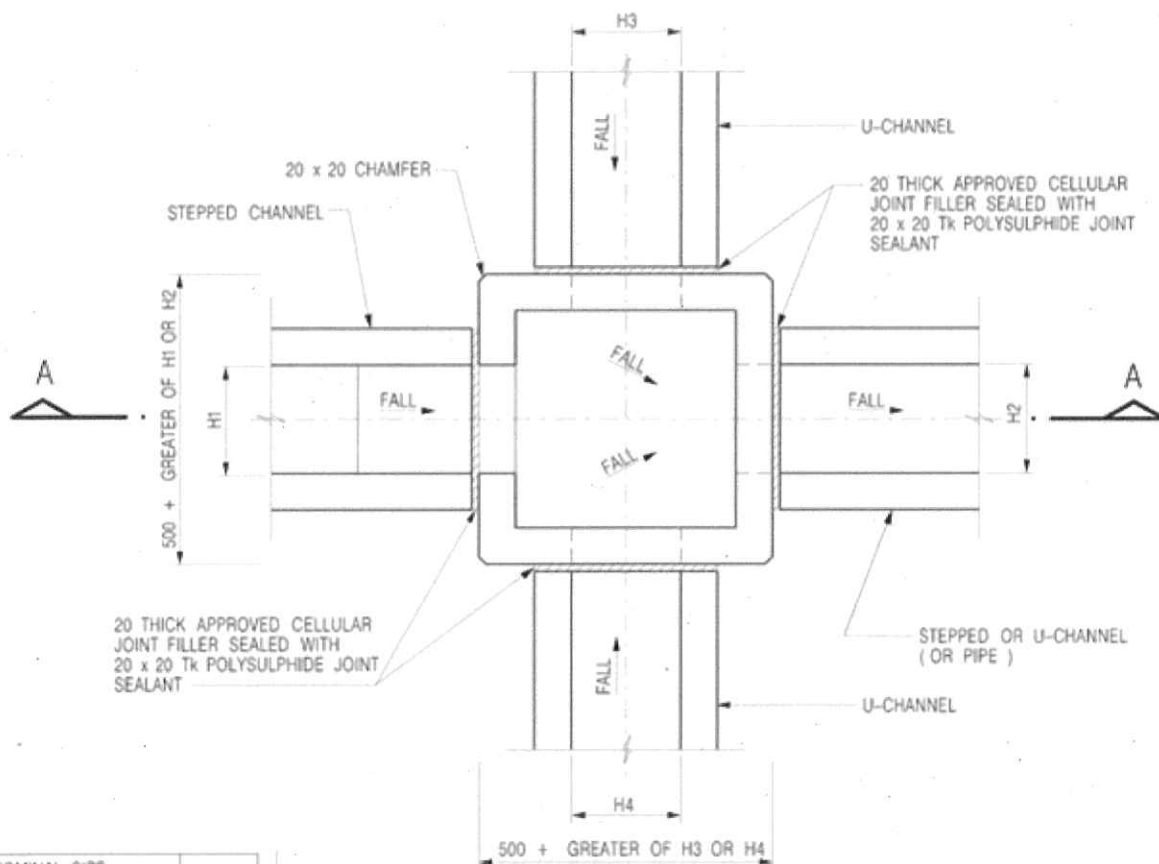
Drawing No. 圖號:

Figure 6

Remarks 備註:

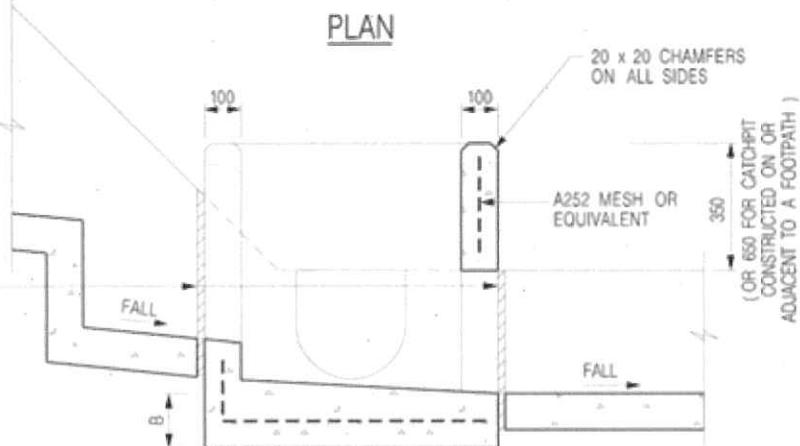
Scale 比例:

Not to scale



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years & Filling of Land at Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

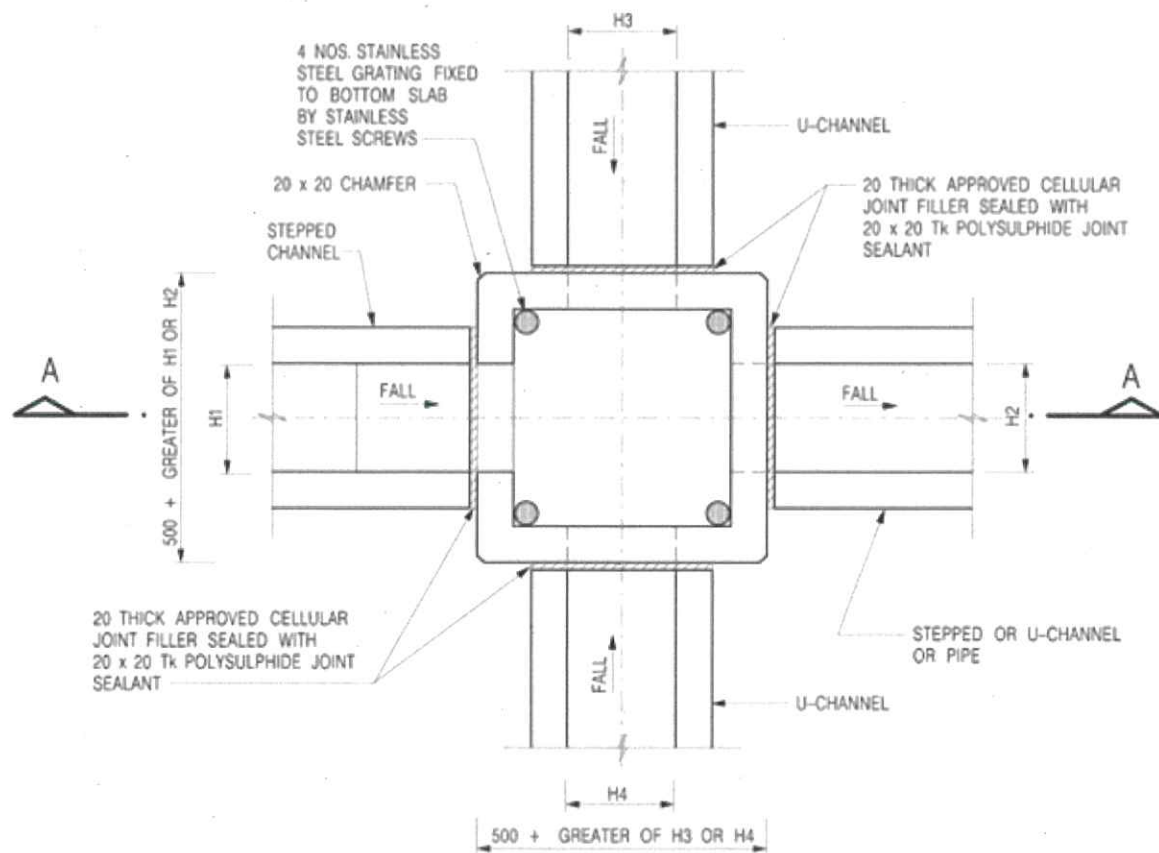
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

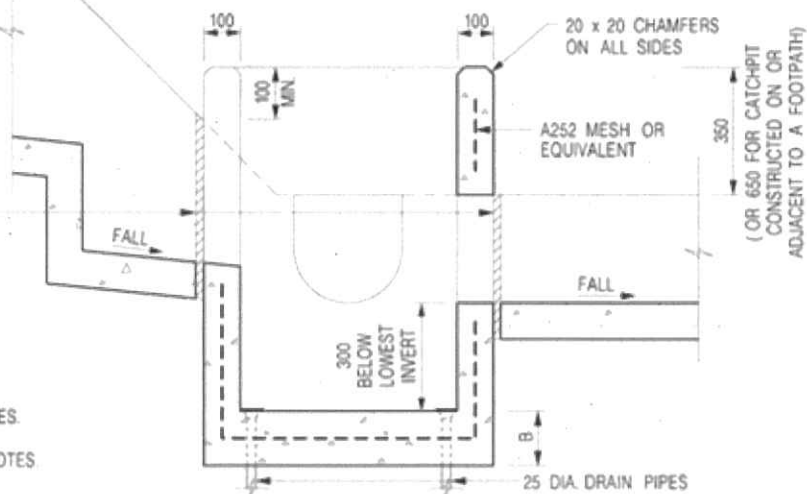
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES

Project 附註:

Proposed Temporary Shop & Services for a Period of 3 Years & Filling of Land at Lot 222 RP (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

Not to scale



Project 項目名稱:

Proposed Temporary Shop & Services
for a Period of 3 Years & Filling of Land
at Lot 222 RP (Part) in D.D. 111, Pat
Heung, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis for
Light Goods Vehicle
Getting Into the Site
from Fan Kam Road

Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop & Services
for a Period of 3 Years & Filling of Land
at Lot 222 RP (Part) in D.D. 111, Pat
Heung, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis for
Light Goods Vehicle
Leaving the Site to
Fan Kam Road

Remarks 備註:

Drawing No. 圖號:

Figure 10

Scale 比例:

1:500

Similar s.16 Applications in the vicinity of the Application Site within the “Village Type Development” Zones

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-PH/788	Temporary Shop and Services (Daily Supplies and Food Retail Shop) for a Period of 3 Years	7.9.2018
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 [revoked on 3.10.2023]
A/YL-PH/837	Proposed Temporary Shop and Service for a Period of 3 Years	4.9.2020
A/YL-PH/839	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	12.6.2020
A/YL-PH/850	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years	20.11.2020
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]
A/YL-PH/880	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	11.6.2021 [revoked on 11.11.2023]
A/YL-PH/889	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021 [revoked on 24.12.2023]
A/YL-PH/925	Temporary Shop and Services for a Period of 3 Years	23.9.2022
A/YL-PH/927	Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	17.2.2023
A/YL-PH/948	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	19.5.2023
A/YL-PH/964	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-PH/970	Proposed Temporary Shop and Services (Sales of Motor-vehicle and Showroom) for a Period of 3 Years and Filling of Land	13.10.2023

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection:

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

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the proposed use from public drainage point of view; and
- should the application be approved, approval conditions should be stipulated 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 or the Town Planning Board.

4. Fire Safety

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

- no objection in-principle to the application subject to the fire service installations (FSIs) being provided to the satisfaction of D of FS; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.

5. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no objection to the application.

6. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- as the major of the Site has been paved, he has no comment on the application from nature conservation perspective.

7. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within "Village Type Development" zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application.

9. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, his office is not in a position to offer comments on their suitability for the use proposed in the application.

10. District Officer's Comments

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

- his office has not received comment from locals upon close of consultation and he has no particular comment on the application.

11. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department;
- the Director of Electrical and Mechanical Services; and
- the Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the permission is given to the proposed use and structures under application. It does not condone any other development and structures which currently occur on the Site but are not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owners 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 proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD; and
 - there are unauthorised building works and/or uses on Lot 222 RP in D.D. 111. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (d) to note the comments of the Commissioner for Transport 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:
 - HyD is not/ shall not be responsible for the maintenance of 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 the nearby public roads 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 revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP to minimize any potential environmental

nuisances;

(g) to note the comments of the Director of Food and Environmental Hygiene that:

- proper licence/permit issued by this Department is required if there is any food business/catering service/activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the Food and Environmental Hygiene Department (FEHD) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop/store may apply for under the Food Business Regulation :
 - a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - c) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - d) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- 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 use is 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;
- proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- no FEHD's facilities will be affected;
- (h) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (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 do 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 structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBWs) under the 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 BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing 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 the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator 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.

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反對申請編號：A/YL-PH/966-元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段
(部分)擬議臨時商店及服務行業(為期3年)及挖土工程
05/09/2023 15:29

From: [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

5 attachments



icon-table-address-mobile.svg icon-table-triangle.svg icon-table-officetel-mobile.svg icon-table-fax-mobile.svg



icon-table-email-mobile.svg

=Quote=

城市規劃委員會組

香港渣華道333號北角政府合署15樓

2231 4821

2877 0245

2522 8426

tpbpd@pland.gov.hk

=Unquote=

致城規會 / 粉嶺上水及元朗東規劃處規劃助理 [REDACTED]

REF:

執事先生您好，

由本人長年於海外工幹不在港，並沒有收到你們這個上述諮詢公告。只是這幾天天在街坊wts群組才得悉，可能已過了你們的諮詢期？望見諒，通融一下，請接受我今天提交的意見。

因為你們提供的資訊十分匱乏：

申請人是誰？臨時商店是那類型的商店，服務行業又是什麼？

以上這些多麼重要，讓我們通盤考量的資訊，完全是0！

如果是申請做便利店、食肆、補習社那些，才真的能對鄰近的村民大眾能夠有便民作用，真的是能為市民「服務」作用！這些我們會接受。

現在他們的申請如斯鬼鬼祟祟，顧左右而言他的，我們最怕，又是那家豆臭名遠播，劣行斑斑的豆腐廠，在掛羊頭賣狗肉，拿申請什麼商店、服務業，來欺騙你們繼續給地他們。如果真的是由樹記豆腐廠申請，我們所有人，這麼多條村也不同意，100萬個不願意。

他們只是為他們自己的荷包利益「服務」，不是為我們鄰近的香港市民服務，他們是在受苦受難，望城規會明察。

因為自從他們在這兒設廠，不斷坐大，霸佔地方，這麼數十年來弄到所有地方污煙瘴氣，空氣污染，環境污染，水源污染，時常東挖西挖破壞，常挑起紛爭跟村民衝突，我們建議不單不可以批地給他們，最好馬上收回他們所有使用的土地！因為實在不適

合在民居附近設置這種廠房，危害市民健康。

如蒙惠允，無任銘感！

敬祝 鈞安

Mrs. LAU

4-9/23

| 附 加

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反對：元朗八鄉上輦村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店
及服務行業（為期3年）及挖土工程（申請編號：A/VL-PH/966）
05/09/2023 15:43

From: [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

=Quote=

城市規劃委員會組
香港渣華道333號北角政府合署15樓
2231 4821
2877 0245
2522 8426

tpbpd@pland.gov.hk

=Unquote=

致城規會 / 粉嶺上水及元朗東規劃處規劃助理 [REDACTED]

REF:

元朗八鄉上輦村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業
（為期3年）及挖土工程
（申請編號：A/VL-PH/966）

執事先生您好，

由本人長年於海外工幹不在港，並沒有收到你們這個上述諮詢公告。只是這幾天天在街坊wts群組才得悉，可能已過了你們的諮詢期？望見諒，通融一下，請接受我今天提交的意見。

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如蒙惠允，無任銘感！

敬祝 鈞安

4-9/23

1 附加

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Re: 反對：元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程（申請編號：A/VL-PH/966）
05/09/2023 16:19

From: [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

=Quote=

城市規劃委員會組
香港渣華道333號北角政府合署15樓
2231 4821
2877 0245
2522 8426

tpbpd@pland.gov.hk

=Unquote=

致城規會 / 粉嶺上水及元朗東規劃處規劃助理 [REDACTED]

REF:

元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程
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如蒙惠允，無任銘感！

敬祝 鈞安

4-9/23

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我反對 — 元朗八鄉上輦村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程（申請編號：A/YL-PH/966）
05/09/2023 01:38

From:

To:

File Ref:

"lpbpd" <lpbpd@pland.gov.hk>

城規會你好，我反對 ——

元朗八鄉上輦村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程
（申請編號：A/YL-PH/966）

呢間豆腐廠十幾廿年年搞到周圍污煙瘴氣，你哋咁多年持續批地俾佢，縱容到佢，等佢坐大肆無忌憚，就好像造就成了一個“樹記豆腐王國”
佢係咪背後有勢力人士人撐腰？成塊地任佢舞，公然在民居前面用整咗個鐵皮倉庫，我哋花園都被佢封死，暗無天日，又堆積卡板，焚燒，黑煙，臭味，對鄰近市民，影響呼吸系統，身體受損，又排污水，又發出噪音，又堆積廢鐵，又成日挖土挖，破壞河道，又養羊，又放任狗隻周圍搞周圍屎，搞到四周圍污煙瘴氣，你哋繼續容許這間劣廠存在，仲想繼續比地佢，有冇諗過對附近所有村的香港市民，萬害而無一利，請果斷reject佢申請，放我們大家所有人一條生路吧，功德無量，多謝晒

Mr. Ho

[Redacted signature]

5-Sep-2023

Sent using [Zoho Mail](#)

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強烈反對：元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程（申請編號：A/YL-PH/966）
04/09/2023 22:05

From:

To:

File Ref:

tpbpd@pland.gov.hk

城規會

強烈反對：

元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程
（申請編號：A/YL-PH/966）

我們作為住在該腐竹廠附近的村民，長年累月飽受他們像惡霸一樣的折磨欺負，有怨無路訴，「懇請」「懇求」「跪拜」

城規會各位長官門能否高抬貴手，多加考慮我們這些所有住在樹記腐竹廠附近村落的市民福祉，不要再批地給予樹記做豆腐廠了！！

他們所說申請做什麼商店及服務行業？！根本是個幌子！他們只是想繼續在這地段生生世世做豆腐竹廠生產線自肥賺錢盤滿鉢滿吧，卻賠上我們其他市民的健康，以及安寧生活。

你們批地給他們，他們卻任意違規用鋅鐵搭建1層樓高的大型倉庫，分租給其他公司作建築材料廢料倉庫，把我家的窗戶全部重重被封死，密不透光，已經好幾年了，依然故我，毫無後果，好像背後被受有勢力人士包庇？

又每晚開工生產時，焚燒燃料排出毒煙，又臭又攻眼攻鼻，每晚如是，空氣污染，還有，非法亂挖土做井，也引污水到公家地下，十惡不赦，這種廠房你們政府還容許他們存在民居附近？根本不用來問我們，問也物也不用問，我們所有村民的答案一定是否定的！！你們100個人100個人都是相同答案，都不會同意的！

請問你們要如何才能夠收回他們的土地？

是否要我們發動八鄉那麼多條村齊齊聯署？

或者要否找傳媒TVB東張西望來採訪協助？

上官卓文

4-9-2023 22:05

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反對發牌給樹記豆腐廠繼續經營。元朗八鄉上嶺村丈量約份第 111 約地段第222號
餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程（申請編號：
A/VL-PH/966)

05/09/2023 16:28

From:

To:

File Ref:

tpbpd@pland.gov.hk

敬啟者你好

我們上嶺村一帶，多年已受到樹記豆腐廠的滋擾，他們不但把環境弄得烏煙瘴氣，製造不必要噪音，甚至延燒木板製造有毒毒氣，更甚的是曾經發生火災，令到我們生活在惶惶不可終日的環境，他們廠內的煙通，每天定期噴出有毒的黑煙，以令到大部分居民呼吸道出現問題，我們申訴多年，也沒有任何追討辦法。現在希望貴處能作出跟進，撥亂反正。不要再租地給樹記豆腐廠及關連人士。

謝謝

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



反對發給牌照予樹記豆腐廠，元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段
(部分)擬議臨時商店及服務行業(為期3年)及挖土工程(申請編號：
A/VL-PH/966)

05/09/2023 16:17

From:

To:

File Ref:

tpbpd@pland.gov.hk

城規會規劃署署長你好

得知樹記豆腐廠要重新申請使用以上土地，本人為八鄉村其中一村的居民，現強力反對貴處批給他們牌照，我們多年來受到他們的滋擾，不但製造噪音和鼠患，最嚴重的是燃燒出來的廢氣，包括燃燒木卡板及煙通長久噴出來有害的氣體和黑煙，已把我們村民滋擾了十多年。

八鄉的人口以越來越多，包括有小孩子和老人家，更加有長期病患的人士。我們的健康是絕對受到他們的烏煙所威脅。甚至有些老人家他們噴出來的黑煙而得了肺病。

這些唯利是圖，不顧週邊村民的衛生和生活環境的麻煩製造者，希望貴處能馬上採取行動，我們八鄉村的生活環境，不再發給牌照這些唯利是圖埋沒良心的商人。

謝謝你們的介入。

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拒絕樹記豆腐廠元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段（部分）擬議
臨時商店及服務行業（為期3年）及挖土工程（申請編號：AVL-PH/966）
05/09/2023 16:06

From:

To:

File Ref:

tpbpd@pland.gov.hk

規劃署署長你好

本人是八鄉村其中一村屋村民，我們家人已住了八鄉十多年，承受了樹記豆腐廠多年來
來的滋擾。不但燃燒卡板製造毒氣，豆腐廠設備簡陋，骯髒程度極之嚴重而且引起鼠
患。他們每日定期把煙通噴出有害毒氣，我們已有些居民因為此情況生了肺癌，無從
入手追討。現希望貴處馬上否決他們延續豆腐廠的牌照，重新令到我們能重新過新生
活，不受有毒氣體滋擾。

謝謝你們的關注和適當行動

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堅決否決元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程（申請編號：A/VL-PH/966）
05/09/2023 15:57

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

規劃署署長你好

關於此用地已多年租給樹記豆腐廠，做了大量廢物和有毒空氣。我們居民已忍受多年。現在希望勞煩貴處撤回租地給樹記豆腐廠。確保八鄉村民居住環境和空氣質素能夠改善。

不能為他一己私利，令到八鄉村所有居民受苦

希望貴處能確實執行

謝謝

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反對元朗八鄉上嶺村丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程（申請編號：A/VL-PH/966）
05/09/2023 15:50

From: [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

致：城市規劃委員會

粉嶺、上水及元朗東規劃處規劃助理 [REDACTED]

關於：

元朗八鄉上嶺村人丈量約份第 111 約地段第222號餘段（部分）擬議臨時商店及服務行業（為期3年）及挖土工程
（申請編號：A/YL-PH/966）

葉先生你好，

我們作為住在鄰近的村民，強烈反對上述申請！

該豆腐/枝竹廠周圍鄰近民居的村落，之前已經長期對我們居住的周遭環境產生不同的污染，例如長年每到晚上7、8時後焚燒木/膠卡板作生產時的燃料，產生大量黑灰色煙，臭氣熏天，內含有毒物質，致癌物質，長期令附近市民健康風險大增！而上述污染空氣由煙囪吹出，不受控隨風飄散，因此，除了附近的上嶺村、下嶺村、水間石村、竹坑、遠至橫台山方向的民居也不知不覺備受影響，由此可評估，其影響甚廣，牽連甚大，懇請貴會能為鄰近居民健康設想，從今以後均駁回他們所有的申請，撥亂反正！我們所有村民感激萬分！

此豆腐廠，在如此接近民居住的地方設廠，對附近居民是百害而無一利，只有他們廠方，自己享受金錢利益而已，長年累月，把他們的快樂建築在我們所有村民痛苦之上，我們苦不堪言。

望城規會明察秋毫。

5-Sep-2023

